



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

## PROPERTY NOTES

# CHIMNEY ROCK ESTATE

5440 Silverado Trail, Napa

[www.ChimneyRockEstate.com](http://www.ChimneyRockEstate.com)

## OVERVIEW

- + Contemporary style luxury estate
- + Developed by Del Mar Restoration
- + 41.98 +/- acre parcel in prime Stags Leap District
- + Centrally located between Yountville and Napa
- + Panoramic vineyard, valley floor & mountain views
- + Main House: 4 bedrooms, and study with attached bath
- + Guest House: 1 bedroom suite plus living room
- + Design by Nick Noyes Architecture
- + COR TEN steel modern barn with bath
- + Pool, spa, covered dining loggia, outdoor lounge areas
- + Private gated entrance
- + Convenient proximity to airports and Bay Area communities
  - o Napa Airport: 16 miles
  - o Downtown Napa: 7.5 miles
  - o Yountville: 5 miles
  - o San Francisco: approximately 1 hour 20 minutes
  - o Oakland airport: 60 miles, San Francisco airport: 66 miles, Sacramento airport: 72 miles

## SQUARE FOOTAGE

- + Main residence: 5,118 +/- sq ft
- + Guest house: 697 +/- sq ft
- + Total conditioned space: 5,815 +/- sq ft
- + Garage: 821 +/- sq ft
- + Barn: 3,952 +/- sq ft

## RESIDENTIAL OVERVIEW

- + High-end construction and finishes
- + Custom built-ins and recessed LED lighting
- + Doors and windows: Marvin and All Weather with exterior metal cladding
- + Exterior: fire resistant HardiePlank lap siding and resawn thermally modified Abodo wood from New Zealand
- + Roof: corrugated metal and flat energy efficient TPO

## MAIN RESIDENCE DETAILS

- + Open living room and dining room with gas fireplace and large scale glass doors leading to the pool terrace
- + Open family room/kitchen with large scale glass doors leading to the covered dining loggia
- + Hestan appliances
- + Bar and wine towers in kitchen
- + Primary suite with dual walk-in closets, views of Mt. St. Helena, and access to north courtyard
- + Two guest suites with full bathrooms
- + Additional bedroom/rumpus room, approximately 14' x 22'
- + Study with attached full bath
- + Wine cellar
- + Other: powder room, laundry room, mud room
- + Attached 3-car garage

## GUEST HOUSE DETAILS

- + En-suite bedroom with walk-in closet
- + Living room with wet bar
- + Laundry room
- + Access to North courtyard

## BARN

- + COR TEN steel construction
- + Standing seam metal roof
- + Glass roll-up doors
- + Full bath

## OUTDOOR LIVING

- + Covered 400 +/- sq ft dining loggia with gas fireplace
- + Expansive lower view terrace for dining and lounging
- + Pool with integral spa

- + Trellised dining courtyard with outdoor fire feature
- + Professionally landscaped gardens and hardscape
- + Newly planted olive grove
- + Plenty of room for hiking trails

## INFRASTRUCTURE

- + Private well: approximately 11 gallons per minute, 7,500 gallon storage tank
- + Shared well: approximately 60 gallons per minute, 10,000 gallon storage tank
- + Septic: standard 5-bedroom system
- + Gas: propane
- + Electric: PG&E
- + Robust whole home modern WiFi and networking systems
- + Lutron HomeWorks lighting controls with Alisse keypads
- + AV and surveillance with Savant smart system control
- + Concealed high efficiency HVAC mini-splits

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