



PROPERTY NOTES

CALISTOGA MODERN BARN

2095 Mora Ave., Calistoga

OVERVIEW

- + 0.908 +/- acre parcel
- + Quiet, private neighborhood on corner lot
- + Modern barn style design
- + HybridCore and conventional construction
- + Built-in 2017
- + Main residence: 2,813 +/- sq. ft., 3BR, 3.5BA
- + Detached 2-car garage with bonus room
- + Open concept floorplan
- + Great indoor/outdoor entertaining
- + Wine storage room that holds 800+ bottles
- + Expansive outdoor living areas
- + Space for gardens, bocce, and other outdoor activities
- + Conveniently located minutes from downtown Calistoga

THE RESIDENCE

Exterior

- + Wood board and batten exterior
- + Corrugated metal and composition shingle roof

Features Throughout

- + Wide plank oak floors
- + Custom built soft close cabinets
- + Recessed lighting
- + Abundant storage

Great Room: Living, Dining and Kitchen

- + Living and Dining
 - o Open concept perfect for entertaining
 - o Seamless transition to exterior
 - o High ceiling with exposed beams
 - o Large windows for abundant natural light
 - o Gas fireplace with decorative mantle above
 - o Accordion glass doors to access covered back patio
 - o Wine storage room that holds up to 800+ bottles, custom tile floor and temperature control
- + Kitchen
 - o Large center island with quartz countertop and bar seating
 - o Kohler farm style sink
 - o Custom cabinetry with under cabinet lighting
 - o Black granite counter with leathered finish
 - o Abundant counter space and storage
 - o Pendant lights
 - o Butler's pantry with outdoor access
 - o 6-burner Monogram gas range with exhaust hood and white subway tile backsplash
 - o Electrolux single oven
 - o Monogram dishwasher
 - o Monogram side-by-side refrigerator
 - o Built-in Electrolux convection microwave
 - o Large Kohler bar sink
 - o Large walk-in pantry with built-in shelves

Laundry Room

- + Side-by-side LG washer and dryer
- + Spacious folding counter
- + Decorative custom tile floor
- + Abundant storage

Entry

- + Coat closet
- + Tray ceiling with chandelier
- + Access into office/additional room

Primary Bedroom

- + Multiple windows, perfectly placed for privacy
- + Tray ceiling
- + Walk-in custom closet with shelves, drawers and hanging space
- + En-suite bathroom
 - o Heated tile floor
 - o Double sink vanity with quartz top, HansGrohe faucets and reclaimed wood accent wall
 - o Private water closet with pocket door and built-in storage cabinet
 - o Large MTI soaking tub
 - o Sconce lighting

- Walk-in shower with tile, built-in shampoo shelf, towel rack and window for natural light
- Abundant storage and shelves

Guest Bedroom Suite #1

- + Wall-to-wall carpet
- + Tray ceiling
- + Walk-in closet
- + En-suite bathroom
 - Tile flooring
 - Single sink vanity with quartz top, tile backsplash and Moen faucet
 - Sconce and recessed lighting
 - Walk-in shower with built-in shampoo shelf

Guest Bedroom Suite #2

- + Wall-to-wall carpet
- + Walk-in closet
- + Tray ceiling
- + En-suite bathroom
 - Single sink vanity with quartz top, custom tile backsplash and Pfister faucet
 - Sconce lighting
 - Soft close cabinets
 - Private water closet
 - Shower room with floor to ceiling custom towel cabinet
 - Beautiful custom tile walk-in shower with glass front and built-in shampoo shelf

Powder Room

- + Single sink vanity with storage
- + Sconce lighting
- + Decorative custom tile flooring

Office

- + High ceilings with exposed beams
- + Ceiling fan
- + Multiple windows provide abundant natural light

Detached Garage:

- + 2-car side-by-side
- + Automatic garage door opener
- + Large separate room, perfect for an office or exercise room
- + Built in cabinets and drawers for organization and storage

OUTDOOR LIVING

- + Charming covered front porch
- + Circular driveway

- + Expansive fenced-in yard
- + Mostly drought tolerant landscape with automatic irrigation
- + Gravel walkways and seating area
- + Calming fountain
- + Bird bath
- + Storage shed
- + Turf area for corn hole (corn hole equipment is staging and not included)
- + Covered back patio/entertainment area with gas fireplace, TV and electric screen
- + Abundant parking

INFRASTRUCTURE

- + Water: Calistoga city water
- + Sewer: Calistoga city sewer
- + HVAC: Dual zone Bryant forced air heating and air conditioning units, electric air filter, natural gas
- + Gas: Natural gas
- + Electric : PG&E
- + Water heaters: 2 on-demand units, natural gas
- + Internet: Xfinity
- + TV: Cable available
- + Security : Xfinity
- + Flame and ember-resistant Vulcan Vents on the foundation, roof, gables and eaves
- + Automatic Kohler whole-house generator

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