



PROPERTY NOTES

FOREVER VIEWS NAPA VALLEY

www.ForeverViewsNapaValley.com

1200 Loma Vista Drive, Napa

OVERVIEW

- + 34.37 +/- acre parcel
- + Quiet, private setting with impressive panoramic vineyard and mountain views
- + Large meadow with 15 +/- acres under 30% slope with vineyard potential
- + Newly built, warm contemporary home with high-end finishes and fixtures
- + Design/build team
 - o Architecture: Mark Becker
 - o Construction: Hawk Development
 - o Landscape: Frederika Moller
- + Main residence: Two story 4,239 +/- sq. ft., 3 bedroom suites, half bath, full pool bath
- + Second dwelling: 1,200 +/- sq. ft. 2 bedroom suites, spacious indoor/outdoor living room
- + Detached, two-car garage: 698 +/- sq. ft.
- + Loft/studio above garage: 837 +/- sq. ft., 1 full bath
- + Heated in-ground salt water pool with integral spa and automatic cover
- + Expansive outdoor entertaining areas
- + Gated entrance with keyed and remote access
- + Located only 15 minutes from downtown Napa

PRIME LOCATION

- + Desirable Napa Valley neighborhood of scenic vineyards and distinctive homes
- + Tight-knit community along Loma Vista Drive with several active neighborhood groups
- + Twelve minutes from Trancas Street in Napa (Nob Hill Foods, Providence Medical Center, Whole Foods, Trader Joes)
- + Fifteen Minutes from world class restaurants in Yountville (French Laundry, R+D Kitchen, Bouchon Bakery)

MAIN RESIDENCE

Exterior

- + Fire proof exterior: stucco, corrugated powder coated metal, Hardie plank
- + Corrugated metal roof
- + Massive Fleetwood sliding doors
- + Sierra Pacific exterior metal clad and interior wood windows

Features Throughout

- + Programmable Lutron lighting system
- + Recessed LED lighting with square trim detail
- + Wide plank European oak floors
- + Large format Mate porcelain tile floors in full bathrooms
- + Floor-to-ceiling vertical Adex or Arto studio field tile in bathrooms
- + European white oak soft close cabinetry and built-ins
- + Solid core 8 ft. white oak interior doors
- + Caesarstone quartz countertops
- + Kohler and Grohe polished chrome fixtures
- + Seamless indoor/outdoor transitions

Entry

- + Custom floor-to-ceiling glass pivot door by Fleetwood
- + Coat closet

Wine Room

- + Glass door entry
- + Built-in European oak storage
- + Wine racks holding up to 300 +/- bottles
- + Large format Mate porcelain tile

Powder Room (located off entry)

- + Floating alpine mist Caesarstone vanity with trough rectangle undermount sink
- + In Common Width pendant light

Great Room Kitchen

- + Honed rugged concrete Caesarstone quartz countertops
- + Abundant counter space and storage
- + Custom European white oak floating shelves and cabinetry with soft close feature
- + Large scale center island
 - o Thermador Professional 48" gas range top with 6 burners and griddle
 - o Thermador Professional 54" stainless steel island hood with integrated blower
- + Two Thermador Professional 30" stainless steel built-in ovens
- + Two Built-in Thermador 24" dishwashers with custom panels
- + Side-by-side, cabinet front 30" Thermador refrigerator and 30" Thermador freezer
- + Oversized under-mount sink with polished chrome fixtures
- + Large mullioned window overlooking a central courtyard

Great Room Dining and Living Space

- + Gas burning fireplace with vertical Arto studio tile surround
- + Open concept, great for indoor/outdoor entertainment
- + 22 ft vaulted ceilings
- + Noguchi lantern style pendant light
- + Large scale Fleetwood sliding doors on two walls
- + Upper dormer window
- + Seamless transition to West fire pit patio
- + Adjacent to media room with access to the East side courtyard
- + Sonnenman dining area pendant
- + Built-in buffet area with custom oak cabinets for extra storage

Butler's Pantry/Laundry Room

- + Custom European white oak floating shelves and abundant cabinet space
- + Honed rugged concrete Caesarstone quartz countertops and Adex field tile backsplash
- + Sub-Zero Designer 30" wine tower; holds 80+/- bottles
- + Sub-Zero Designer 30" stainless steel refrigerator with double stacked bottom freezer
- + Elkay stainless steel under-mount sink with polished chrome fixtures
- + Electrolux 4.5 Cu. Ft. front load washer
- + Electrolux 8.0 Cu. Ft. Front load electric dryer
- + Spacious laundry folding area
- + Adjacent to a large utility and storage room

Primary Suite

- + Custom built-in desk with lookout window in entry hall
- + Gas burning fireplace with vertical Arto studio tile surround
- + Noguchi lantern style pendant light
- + Large double glass sliding doors to access private patio with panoramic views
- + 19 ft vaulted ceiling with dormer window
- + Built-in European white oak dresser with soft close feature
- + Oversized walk-in closet
- + En-suite bathroom
 - o Wall-to-wall garden window creating abundant natural light
 - o Double sink vanity with honed rugged concrete Caesarstone quartz countertops and custom oak cabinets with soft close feature
 - o Vertical subway tile accent wall
 - o Victoria + Albert soaking tub with polished chrome tub filler and wand
 - o Walk-in shower with vertical subway tile surround, linear drain, shampoo shelf, fixed rain showerhead and large format Mate porcelain tile floor

North Guest Suite (upstairs)

- + Wall-to-wall Masland British wool carpet
- + Built-in closet space with oak cabinetry and soft close feature
- + Muuto pendant lamp
- + Vaulted ceiling
- + Custom barn door access to bathroom
- + En-suite bathroom

- Walk-in shower with wide plank tile floor and vertical Adex studio field tile surround and large format Mate porcelain tile floor
- Custom single sink vanity with oak cabinetry and vertical Adex studio field tile backsplash
- Sconce lighting

South Guest Suite (upstairs)

- + Wall-to-wall Masland British wool carpet
- + Built-in closet space with oak cabinetry and soft close feature
- + Muuto pendant lamp
- + Vaulted ceiling
- + Custom barn door to separate room from bathroom
- + En-suite bathroom
 - Walk-in shower with wide plank tile floor and vertical Adex studio field tile surround and large format Mate porcelain tile floor
 - Custom single sink vanity with oak cabinetry and vertical Adex studio field tile backsplash
 - Sconce lighting

Upstairs Hallway

- + Walk-in storage closets on either side of hall
- + Built-in window seating
- + Vaulted ceilings
- + Custom built-in linen cabinets
- + Door to access covered balcony

Pool Bathroom (located outside)

- + Single sink vanity with oak cabinetry and honed Caesarstone with concrete look countertop
- + Walk-in shower with vertical Adex studio field tile surround and large format Mate porcelain tile floor

SECOND DWELLING

Indoor/Outdoor Living Room

- + Fleetwood pocketing glass sliders to access front and back patios
- + Powder coated corrugated metal interior walls
- + Concrete floors

Kitchenette

- + Kohler under-mount sink with Grohe polished chrome fixtures
- + Cabinet front U-Line undercounter refrigerator with ice maker
- + Smeg Electric cooktop
- + Caesarstone quartz countertop and vertical subway tile backsplash
- + Soft close custom oak cabinetry

Bedroom Suite #1 (South)

- + Wall-to-wall Masland British wool carpet
- + Multiple windows providing natural light
- + Custom built-in closet space
- + En-suite bathroom
 - o Walk-in shower with vertical Adex studio field tile surround and large format Mate porcelain tile floor
 - o Custom single sink vanity with oak cabinetry and vertical subway tile backsplash
 - o Sconce lighting
 - o Custom built-in shelves

Bedroom Suite #2 (upstairs/East)

- + Wall-to-wall Masland British wool carpet
- + Multiple windows to provide natural light
- + Walk-in closet
- + Access to private patio
- + En-suite bathroom
 - o Walk-in shower with vertical Adex studio field tile surround and large format Mate porcelain tile floor
 - o Custom single sink vanity with oak cabinetry and vertical subway tile backsplash
 - o Sconce lighting
 - o Custom built-in shelves

OTHER

Poolside Exercise or Yoga Room

- + Pool and valley views
- + Cork flooring
- + Large storage closet

Detached Garage and Parking

- + Two-car side-by-side parking
- + Automatic door opener
- + Storage bay
- + Motorcourt with fire truck access and turnaround

Loft/Studio (above garage)

- + Cork floors
- + Vaulted ceiling with exposed beams
- + Full bath
 - o Walk-in shower with vertical Adex studio field tile surround and large format Mate porcelain tile floor
 - o Custom single sink vanity with oak cabinetry and vertical subway tile backsplash
- + Multiple storage rooms
- + Access to private covered balcony

OUTDOOR LIVING

- + Panoramic valley and mountain views
- + Expansive private patios and covered balconies for outdoor enjoyment
- + Courtyard with built-in 36" FireMagic gas BBQ
- + Heated salt water in-ground pool with integral spa and electric pool cover
- + Pool bath with shower, toilet and sink/vanity
- + Gas fire pit
- + Extensive outdoor lighting
- + Board formed concrete hardscape
- + Professional landscaping, including mature olive trees
- + Spacious lawn area

INFRASTRUCTURE

- + Water: private well, 600 ft deep, 66 gpm at drilling in 2020, 366 ft water level
 - o Reverse osmosis filtration
 - o 5000 gallon water holding tank
 - o Wet draft hydrant
- + Sewer: Engineered septic, separate tank for main and second dwellings
- + HVAC: Bryant forced air electric heating and AC
- + Gas: Propane, 1,000 gallon storage tank
- + Electric: PG&E and PV solar with battery back-up
- + Water heaters: On demand
- + Security System: Prewired
- + Sound System: Main home first level prewired for sound and shades
- + Irrigation System: Hunter programmable control with 16 stations

Cyd Greer

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