



COLDWELL BANKER
BROKERS OF THE VALLEY



VANGUARD
PROPERTIES

PROPERTY NOTES

NAPA VALLEY MODERN LIVING

1110 Bale Lane, Calistoga

www.NapaValleyModernLiving.com

OVERVIEW

- + Timeless contemporary country compound
- + Property developed in 1998
- + Designed by Sandy Walker, Walker & Moody Architects
- + Purchased by current owners in 2019
- + 1.32 +/- acre parcel
- + 2,859 +/- sq. ft. two story 2 bedroom/3 bath contemporary residence
- + 500 +/- sq ft 1 bedroom/1 bath guest house with living room
- + 2-car detached garage
- + Wine cellar
- + Australian turf tennis court and pavilion
- + Classic landscape and beautiful established gardens
- + Vineyard views
- + Expansive outdoor entertaining areas
- + Spacious motor court for off-street parking
- + Gated entry

EXTERIOR

- + Standing seam metal roofs
- + Integral color stucco exterior
- + Blomberg metal doors and windows

MAIN HOUSE

Features Throughout

- + Recessed and track lighting
- + Smooth finish walls
- + Main level floors: concrete with epoxy finish

- + Upper level floors: white oak hardwood
- + Extra high ceilings
- + Large windows providing abundant natural light and views
- + Elevator serving first and second floors

Entry & Great Room

- + Expansive space for living and dining
- + RH Rain hand-blown glass chandelier over dining area
- + Floor-to-ceiling windows with powered shades
- + Wet bar with white oak cabinetry, soapstone countertop, stainless steel under-mount sink with polished chrome fixture and glass shelving
- + Rumford wood burning fireplace with concrete hearth and adjacent firewood storage box
- + Floor-to-ceiling glass wall and door leading to sunroom/loggia
- + Spiral staircase leading to the second and third levels
- + Built-in speakers
- + Elevator at front entrance

Sunroom/Loggia

- + Year-round indoor/outdoor living area for dining and sitting
- + Built on-grade, level with pool terrace
- + Glass and metal roll-up doors with powered screens provide open access to outdoors and views

Kitchen

- + White oak cabinetry with soapstone countertop
- + 2 stainless steel under-mount sinks with InSinkErator garbage disposals and Grohe brushed chrome fixtures
- + Center island with storage, bar seating for two, butcher block counter, and Viking professional 24 bottle wine cooler
- + 2 Miele stainless steel dishwashers, one at waist level for easy loading and unloading
- + Stainless steel 6-burner Thermador Professional gas range with dual ovens, grill, and custom designed metal hood above
- + Built-in stainless steel Sub-Zero refrigerator and freezer
- + Extra deep walk-in pantry
- + Pocket door entry
- + Built-in speakers

Den

- + White oak built-in bookshelves and media center
- + Central ceiling fan
- + Built-in speakers
- + Coat closet
- + Adjacent bathroom
 - o Single vanity with white painted cabinetry and marble counter
 - o Medicine cabinet
 - o Toto toilet
 - o Stall shower with marble tile surround and flooring, shampoo shelf, polished chrome Grohe fixtures and glass enclosure
 - o Linen/toiletry shelving

Primary Suite

- + Double door entry
- + Vaulted ceiling
- + Central ceiling fan
- + Built-in bookcases
- + Wood-burning fireplace with concrete hearth
- + Window lookout into great room and spiral staircase
- + Private balcony with plantation shutter doors
- + Lockable owners closet
- + Walk-in closet with recessed lighting and custom built-ins
- + Built-in speakers
- + Bathroom
 - o Marble tile flooring
 - o Heated floor
 - o Double vanity with white painted cabinetry, marble countertop, two porcelain sinks with chrome Dornbracht fixtures
 - o Mirrored wall with integrated vanity lighting
 - o Medicine cabinet
 - o Large soaking tub by Porcher with Dornbracht chrome fixtures and detachable water wand
 - o Oversized stall shower with marble tile surround and flooring, two polished chrome Grohe showerheads and fixtures, and glass enclosure
 - o Water closet with toiletry shelving
 - o Built-in speakers

Second Floor Office

- + Skylights
- + Recessed lighting
- + White contemporary desk, cabinetry, and shelving
- + Juliet balcony
- + Elevator entrance
- + Utility closet

Laundry Room

- + Recessed lighting
- + White painted cabinetry with stainless steel sink and polished chrome fixtures
- + Maytag dryer and Whirlpool washer
- + Attic entrance
- + Built-in shelving

Junior Suite

- + Vaulted ceiling
- + Central ceiling fan
- + Balcony with plantation shutter doors
- + Window lookout to sunroom
- + Two closets
- + Bathroom
 - o Marble tile flooring
 - o Heated floor
 - o Recessed lighting
 - o Two vanities with gray painted cabinetry, marble countertop, two porcelain sinks with Dornbracht fixtures
 - o Medicine cabinets
 - o Mirrored wall with integrated vanity lighting

- Large soaking tub by Porcher with chrome Dornbracht fixtures and detachable water wand
- Water closet with Toto toilet
- Stall shower with marble tile surround and flooring, polished chrome Grohe fixtures, and glass enclosure

Third Level Loft

- + Spiral staircase access
- + Multiple skylights provide abundant natural light
- + Floor-to-ceiling windows
- + Private sun deck with vineyard and sunset views

GUEST HOUSE (ABOVE GARAGE)

Living Room

- + Open beam vaulted ceiling
- + Track lighting
- + Juliet view balcony
- + Coat closet
- + Built-in bookcases
- + Kitchenette/bar with white painted cabinetry, marble countertop, recessed lighting above, Roper dishwasher, GE mini fridge, stainless steel sink with polished chrome fixtures
- + Built-in speakers

Bedroom

- + Wall-to-wall carpet
- + Vaulted ceiling
- + Track lighting
- + Large window providing abundant natural light
- + Closet

Bathroom

- + Marble floor
- + Skylight
- + Stall shower with marble tile surround and flooring, glass enclosure, polished chrome Grohe fixtures
- + Single vanity with white painted cabinetry, marble counter, Kohler under-mount sink with polished chrome fixtures
- + Medicine cabinet
- + Window over sink

OUTDOOR LIVING

- + In-ground heated pool with automatic cover
- + In-ground spa
- + Expansive pool terrace
- + Side terrace with views
- + Australian turf tennis court
- + Tennis pavilion with tongue-and-groove ceiling detail and recessed lighting

- + "The Grove"
 - o Al Fresco dining and sitting area
 - o Outdoor kitchen with Fontana Alfresco rotisserie barbecue, two-plate burner, custom powder coated cabinet, stainless steel utility sink, stainless steel U-line refrigerator with pergola, and teak bar.
 - o Owlee fire pit with direct propane line
- + Private park-like setting with beautiful established landscape
 - o Gracious oaks, tall cypress, flowering crepe myrtles, fruit trees, palm tree
 - o Expansive side yard with room for bocce court and landscape expansion
 - o Classic shrubs and perennials
 - o Fountains with auto timers

GARAGE

- + Two-car side-by-side parking
- + New Color quartz epoxy flooring
- + Mechanical room with storage shelves
- + Freezer
- + Temperature controlled wine cellar with built-in wine racking

INFRASTRUCTURE

- + Kohler 48RCLB whole property generator – propane with remote monitor
- + HVAC:
 - o Main house: two-zone forced air propane heating and air conditioning, radiant floor heating in upper bathrooms and first floor
 - o Guest house: forced air propane heating and air conditioning
- + Water heater: conventional
- + Sewer: standard septic system
- + Water: private well, recently tested at 10.2 gpm
- + Internet: Fiber Optic Network - Comcast

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