



CYD GREER

MOVE SMARTLY

Napa Valley

PROPERTY NOTES

MODERN FARMHOUSE NAPA VALLEY

www.ModernFarmhouseNapaValley.com

1355 Loma Vista Drive, Napa

OVERVIEW

- + Newly built residential compound with vineyard
- + 17.1± acre parcel
- + Ag watershed zoning
- + Private country setting with mountain and hillside views
- + High quality contemporary farmhouse design and construction
- + Total living space: 5,531 ± sq. ft.
 - o Two story, 5BR/5.5BA single family residence: 5,039 ± sq. ft.
 - o 1BR/1BA guest house: 492 ± sq. ft.
 - o 2-car detached garage: 635± sq. ft.
- + Design/build team
 - o Architecture: Mark Becker
 - o Construction: Hawk Development
 - o Landscape: Tri Star Landscape
- + Heated in-ground pool and integral spa by Classic Pools
- + Expansive outdoor entertaining areas
- + Vineyard, hillside and mountain views
- + 1.67 +/- acre Cabernet Sauvignon vineyard planted in 2020
- + Automatic gated entrance
- + Convenient access to Yountville and downtown Napa

MAIN RESIDENCE

Features Throughout

- + Fireproof Hardie board and batten exterior
- + Standing seam metal roof with galvanized downspouts and gutters
- + Sierra Pacific exterior metal clad mullioned windows with fir stained interiors
- + Lutron lighting system
- + Wide plank European oak floors

- + Recessed LED lighting with square trim detail
- + Custom board and batten wall detail in great room and kitchen
- + 7.5" baseboards
- + Large scale crown moldings in many rooms
- + Custom cabinetry and built-ins with dovetailed drawers and pre-finished maple interiors
- + Solid core 8 ft. interior doors on main level and 7 ft. on upper level
- + Caesarstone quartz countertops
- + Large format Mate porcelain tile floors in full bathrooms
- + Floor-to-ceiling subway tile in bathroom showers
- + Kohler and Grohe polished chrome fixtures
- + Seamless indoor/outdoor transitions

Entry

- + Custom oak front door
- + Hudson Valley 4-light pendant
- + Opens into great room

Powder Room (located off entry)

- + Single sink vanity with Caesarstone quartz countertop
- + Visual Comfort bronze wall sconce with white glass shade

Great Room Dining and Living Space

- + Open concept, great for indoor/outdoor entertainment
- + Large scale Arcadia aluminum and glass sliding doors with access to pool, covered veranda, patio, and lawn
- + 23' vaulted ceiling in living room
- + Dramatic Restoration Hardware Peralta circular chandelier
- + Gas fireplace with board formed concrete surround
- + Bauer 6-light dining linear chandelier
- + Built-in buffet with glass front cabinets
- + Temperature controlled wine room with glass display door, open shelving and racking

Kitchen

- + Classic white cabinetry providing abundant storage, open shelving, and polished chrome handles/pulls
- + Caesarstone quartz countertops
- + Large center island with Thermador stainless steel 6-burner gas rangetop with griddle
- + Gaggenau stainless steel exhaust fan
- + Bar seating for three
- + Oversized porcelain Kohler farmhouse sink with apron front, InSinkErator garbage disposal, and polished chrome gooseneck faucet
- + Undermount porcelain Kohler sink with InSinkErator garbage disposal and polished chrome gooseneck faucet
- + Two Bosch dishwashers with cabinet fronts
- + Two Thermador stainless steel ovens
- + Built-in Thermador stainless steel microwave
- + Full size Thermador refrigerator and freezer with cabinet fronts
- + Butler's pantry with additional storage
- + Access door to covered veranda and pool

Media Room

- + Located on main level off the great room

- + Provides private area for TV viewing or reading
- + Access door to patio, covered veranda and lawn area

Main Level Primary Suite

- + Gas fireplace with white marble surround and white wood mantel
- + Wall of windows providing abundant natural light
- + Central 4-light pendant with barrel shade
- + Spacious walk-In closet
 - o Built-in shelves and hanging racks
 - o Hook-ups for stacked washer/dryer
- + En-suite bathroom
 - o Dual vanities with vertical torch sconce lighting, quartz counter, undermount sinks, and Kohler Purist faucets
 - o Walk-in shower with polished chrome rainfall shower head and shower wand, built-in shelf, and white subway tile surround
 - o Kingston Aqua Eden pedestal tub with polished chrome Grohe tub filler and water wand
 - o Large format Mate porcelain tile floor with radiant heat
 - o Central Harrington lantern chandelier
 - o Access to private patio

Guest Suite/Office (main level)

- + Custom built-in cabinetry and drawers with soft close feature
- + Central Harrington lantern chandelier
- + En-suite bathroom
 - o Single vanity with quartz counter, undermount sink, Kohler Purist faucet, and sculptural glass sconce
 - o Walk-in shower with glass enclosure, polished chrome fixtures and white subway tile surround
 - o Large format Mate porcelain tile floor with radiant heat

Upper Level Primary Suite

- + Vaulted ceiling with tongue-and-groove detail
- + Gas fireplace with white marble surround and white wood mantel
- + French doors lead to a private balcony with beautiful pool and mountain views
- + Dual walk-in closets with shelves and hanging space
- + En-suite bathroom
 - o Double undermount sink vanity with quartz counter, Kohler Purist faucets, soft close drawers and open shelving for towel storage
 - o Large format Mate porcelain tile floor with radiant heat
 - o Walk-in shower with glass enclosure, polished chrome rainfall shower head and shower wand, bench seat, and white subway tile surround

Upper Level Lounge

- + Open sitting area serving bedroom suites
- + Overlooks the main level great room and adjoining patio

South Guest Bedroom Suite (upper level)

- + Vaulted tongue-and-groove ceiling with central steel pendant light
- + En-suite bathroom
 - o Single sink vanity with quartz counter, undermount sink, and Kohler Purist faucet
 - o Sculptural glass sconce
 - o Walk-in shower with glass enclosure and white subway tile surround
 - o Large format Mate porcelain tile floor with radiant heat

North Guest Bedroom Suite (upper level)

- + Large walk-in closet with shelves and hanging racks
- + Vaulted tongue-and-groove ceiling with central steel pendant light
- + French doors leading to Juliet balcony with beautiful views
- + En-suite bathroom
 - o Single sink vanity with quartz counter, undermount sink, and Kohler Purist faucet
 - o Sculptural glass sconce
 - o Walk-in shower with glass enclosure and subway tile surround
 - o Large format Mate porcelain tile floors with radiant heat

Laundry Room (upper level)

- + Side-by-side Samsung washer and dryer
- + Built-in cabinetry with soft close feature and open shelving
- + Quartz countertop with abundant folding space
- + Kohler undermount sink
- + Large format Mate porcelain tile floor

DETACHED GARAGE AND GUEST HOUSE

- + Board and batten fireproof Hardie board siding with standing seam metal roof
- + Two car bays with LiftMaster automatic garage doors
- + Attached master pumphouse
- + Upstairs guest house
 - o Private access door
 - o Open floor plan with flexible living options
 - o Vaulted ceiling with central steel pendant light
 - o Cork floors
 - o En-suite bathroom with single vanity, toilet, and walk-in shower

OUTDOOR LIVING

- + 18'x 40' in-ground heated pool with integral spa, salt cell chlorine generator, and electric cover, built by Classic Pools
- + 500 sq ft ± covered veranda with vineyard and hillside views
- + Spacious lawn area, approximately 20'x 70'
- + Plumbed for a fire pit at great room patio and for BBQ outside kitchen
- + Professional landscaping by Tri Star Landscape
- + Board formed concrete hardscape
- + Areas for hiking, horses, and vegetable/flower gardens
- + Potential to develop a horse or party barn
- + Extensive outdoor lighting
- + Abundant parking

VINEYARD

- + 1.67 ± acre Cabernet Sauvignon

- + Planted in 2020
- + Clones 7 (1 ± acre) and 169 (0.67 ± acres)
- + Rootstock: 3309
- + Projected 2023 harvest: 7 to 8 tons (according to vineyard manager)
- + Vineyard manager: Scott Garvey, Garvey Vineyard Management
- + 2023 harvest crop committed to Boisset for \$10,000/ton

INFRASTRUCTURE

- + Water:
 - o Private well drilled by McClean & Williams in 2006, 310 ft deep, tested at 18 gpm in 2019
 - o 5,000 gallon holding tank
 - o Reverse osmosis filtration for domestic and pool use
- + Waste water: New engineered septic system, leach lines run above the garage and house, tanks located to left of the driveway
- + Electric: PG&E
- + Solar: 10-panel PV solar and battery back-up
- + Gas: Propane, 1,000 gallon tank
- + HVAC:
 - o Main residence: forced air heating and AC, 2 units/zones for upstairs/downstairs
 - o Guest house: mini-split heating and AC
- + Water heaters: on demand units, one in main home and one in garage for guest house
- + Internet/phone: AT&T
- + Audio: 8 total speakers in great room and veranda (4 outside and 4 inside)
- + Smart home system: Pre-wired
- + Irrigation System: programmable control

Cyd Greer

Luxury Specialist

Coldwell Banker Brokers of the Valley

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