



COLDWELL BANKER
BROKERS OF THE VALLEY

PROPERTY NOTES

NAPA VALLEY COUNTRY RETREAT

www.NapaValleyCountryRetreat.com

1109 Bale Lane, Calistoga

OVERVIEW

- + Valley floor 5 +/- acre parcel with idyllic vineyard and mountain views
- + Prime and private setting
- + Contemporary country style compound
 - o Main Residence: single story 3,447 +/- sq. ft., 2 bedrooms, 2 full baths and 1 half bath
 - o Guest Cottage: barn style, total building area of 1,506 +/- sq ft, conditioned floor area (inside face of exterior wall) of 996 +/- sq ft, 2 bedrooms, 2 full baths
- + Detached, two-car carport
- + In-ground swimming pool and separate hot tub
- + Exquisitely curated gardens, lawn areas, and magnificent established trees
- + Wonderful outdoor entertaining areas
- + Bocce court with party lights
- + Established 1.82 +/- acre Cabernet Sauvignon vineyard
- + Abundant water from 2 private water wells
- + Located just 5 minutes from downtown St. Helena and Calistoga

MAIN RESIDENCE

Exterior Features

- + Classic adobe brick exterior and wood siding with custom colored architectural accents
- + Composition roof
- + French doors with sidelights and screens in most rooms providing great indoor/outdoor flow

Entry

- + Blue stone porch with room for outdoor covered seating
- + Vintage style front door with custom privacy glass and two sidelights
- + Open access to dining and living rooms

- + Double door coat closets
- + Hardwood interior flooring

Living Room

- + Cathedral open beam ceiling with four skylights
- + Central 15-light bronze chandelier
- + Spacious dimensions provide room for 3 seating areas
- + French door access to lovely yard with lawn
- + Large scale wood burning fireplace with cast concrete surround and mantle
- + TV cabinet over fireplace
- + Open shelving
- + Hardwood flooring

Formal Dining

- + Wood burning fireplace
- + Pillar candle chandelier
- + French door access to lovely yard with lawn
- + Hardwood flooring
- + Recessed and bronze sconce lighting

Powder Room

- + Custom Asian style vanity with raised carved stone vessel sink and sconce lighting
- + Custom mirror
- + Hardwood floors

Kitchen

- + Spacious open floor plan with seating and breakfast area
- + Tongue-and-groove ceiling with recessed lighting and two skylights
- + Large format porcelain tile floor with wood inlay detail
- + Custom cabinetry and beautiful quartzite counter
- + Large pull-out pantry cabinet
- + Appliance garage
- + Large central island with seating for 4 people
- + 6-burner Décor propane gas cooktop
- + Thermador stainless steel wall oven, microwave and warming drawer
- + Monogram stainless steel refrigerator with freezer drawer below
- + Cabinet front Bosch dishwasher
- + Stainless steel sink with pull-out faucet, reverse osmosis filtered water faucet and Moen garbage disposal
- + Monogram stainless steel wine refrigerator with capacity for approximately 46 bottles
- + Seating area and wood burning fireplace with stone surround, hearth and wood beam mantle, plus a TV nook
- + Bay window for breakfast seating with rustic iron chandelier
- + French door access to lovely yard with lawn

Laundry Room

- + Front loading, GE washer and dryer
- + Laundry sink
- + Open shelving, cabinets, and closet

Hallway

- + Long hallway with plenty of wall space for art
- + Two window seats with storage
- + Open shelving
- + 2 Double door closets with shelving
- + 3 Skylights
- + Recessed lighting
- + Hardwood floors

Guest Bedroom

- + Open beam ceiling
- + Wall-to-wall carpeting
- + Hanging closet
- + French door access to pool and outdoor entertaining areas
- + En-suite bath
 - o Single natural wood vanity with open shelving, vessel sink, limestone counter and sconce lighting
 - o Large format tile floor with radiant heating
 - o Stall shower with floor-to-ceiling tile surround, hexagonal tile floor, and shampoo nook

Primary Suite

- + Open beam ceiling
- + Wood burning fireplace with tile surround and wood mantle
- + French door access to pool and outdoor entertaining areas
- + Built-in cabinetry with open shelving above and window seat
- + Wall-to-wall carpeting
- + Dressing area with over-sized walk-in closet and additional hanging and built-in storage
- + En-suite bath
 - o Double vanity with Caesarstone counter, under-mount sinks, sconce lighting and mirrored medicine cabinets
 - o Large format stone tile floor with radiant heating
 - o Walk-in shower with porcelain tile surround and mosaic marble floor
 - o Water closet
 - o Access to pool and outdoor entertaining areas

Bonus Room

- + Versatile space for office, art studio, gym or other
- + Recessed lighting
- + Concrete floor
- + Access to back yard entertaining area and carport
- + Attached storage room

GUEST COTTAGE

Primary Features

- + Barn style board and batten exterior
- + Mullioned windows with shutters
- + Barn style exterior lighting

- + Standing seam metal roof
- + Cupola
- + Milled and repurposed wood from original old barn and round pen
- + Cathedral open beam ceiling with tongue-and-groove cedar
- + Concrete flooring
- + Vertical grain fir 7.5' doors and trim
- + Ceiling fans in living room and bedrooms

Living Room

- + Cupola with remote controlled window closure
- + Natural redwood wainscoting
- + Gas fireplace with stone surround, raised hearth and rough-hewn beam mantle
- + Corrugated metal accent wall above the fireplace with rough-hewn beam accents
- + Central orb style chandelier
- + Custom bronze wall sconces
- + Additional directional lighting
- + Custom built-in cabinetry, open shelving, desk, and media cabinet
- + Wet bar with stainless steel sink and beverage refrigerator
- + Sliding doors with screens providing access to vineyard view patio and Mediterranean garden
- + Hallway with built-in storage cabinetry and corrugated metal art wall with feature lighting

Bedroom

- + Sliding doors with screens providing access to vineyard view patio and Mediterranean garden
- + Double sliding door closet
- + Bedside bronze sconce reading lights
- + En-suite bath
 - o Barn door entry
 - o Single sink vanity with central sconce lighting, under-mount porcelain sink, honed limestone counter and white wood vanity with open shelving
 - o Stall shower with porcelain tile surround, shampoo nook, and corner bench

Bunk Room

- + Double sliding door closet
- + Window shades
- + Room for 2 bunk beds or one queen size bed
- + Bath
 - o Barn door entry
 - o Single sink vanity with central sconce lighting, under-mount porcelain sink, honed Carrera marble counter and white wood vanity
 - o Overhead railroad style towel rack
 - o Shower over tub with black and white ceramic tile surround and shampoo nook

Game Room

- + Two-way access through double barn doors and single barn-style side door
- + GE stacked washer and dryer
- + Barn style lighting
- + Half bath with pedestal sink

OUTDOOR LIVING

- + Exquisitely curated gardens, expansive lawns and stately mature trees
- + Covered dining patio with blue stone pavers and wood burning fireplace with stone surround
- + Outdoor kitchen with stainless steel sink and pull-down goose neck fixture, adobe brick backsplash, bluestone counter, stainless steel beverage refrigerator, Lynx barbecue, recessed lighting and plank ipe wood cabinetry
- + Bluestone walkways and Bouquet Canyon stone garden beds
- + Adobe brick and natural Bouquet Canyon stone walls
- + Extensive outdoor lighting on a timer
- + In-ground swimming pool with automatic cover
- + Hot tub with manual cover
- + 12' x 80' bocce court with decomposed granite surface, custom iron arbors, galvanized flower planters, and party lights
- + Raised vegetable garden with timed irrigation
- + Stone fountain, timer controlled and located in front yard
- + Split rail fencing
- + Abundant parking for guests and events

VINEYARD

- + 1.82 +/- acre clone 4 Cabernet Sauvignon originally planted in 2015
- + 101-14 rootstock
- + Farmed by Renteria
- + Wind machine jointly owned and maintained with neighbor
- + Grapes being sold to Ehlers Estate through 2025 via a 2-year evergreen contract
- + Production History
 - o 2018 : 6.78 tons at \$8000/ton to Jackson Family Vineyards
 - o 2019 : 6.25 tons at \$8200/ton to Jackson Family Vineyards
 - o 2020 : 4.03 tons harvested but not sold due to COVID
 - o 2021 : 5.09 tons at \$9000/ton to Ehlers Estate
 - o 2022 : 5.22 tons at \$9200/ton to Ehlers Estate
 - o 2023 : 6.54 tons at \$9400/ton to Ehlers Estate

INFRASTRUCTURE

- + Water: Two private wells
 - o Well #1: 31 gpm, tested in June 2024 and drilled by Dave Bess in 2013
 - o Well #2: Older well with lower flow

- Holding tanks for both irrigation (5,000 gallons) and for domestic use (5,000 gallons of which 2,500 is dedicated to fire suppression)
- Standpipe for fire suppression hook-up
- Water softening system for residential use
- + Sewer: Septic system installed in 2013/2014 by Bruce Sakai
- + HVAC: Two zone forced air heat and AC in main dwelling. Forced air heat and AC in the guest cottage
- + Water heaters: 50 gallon conventional tank with recirculating pump at main house. Noritz on-demand at guest cottage.
- + Gas: Propane, underground tank
- + Electric: PG&E with two meters : ag meter and domestic meter
- + Generator: Generac runs the entire property and self-tests weekly
- + TV: Xfinity
- + Internet: Xfinity
- + Audio: Exterior speakers
- + Trash: Enclosed storage area
- + Storage: Multiple storage rooms (one cooled with window AC) and sheds

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