



## PROPERTY NOTES

# ZEN MODERN NAPA VALLEY

[www.ZenModernNapaValley.com](http://www.ZenModernNapaValley.com)

2322 Atlas Peak Road, Napa

## OVERVIEW

- + Newly built residential compound completed in 2021
- + High quality modern design and custom construction
- + Beautiful finishes and fixtures
- + Two legal parcels totaling 2.91 +/- acres
  - o APN #039-160-010-000
  - o APN #039-160-013-000
- + Private country setting with panoramic mountain and Napa Valley views past downtown Napa and all the way out to San Francisco bay!
- + Ag Watershed zoning
- + Total interior space: 4,636 ± sq. ft. plus 1,232 ± sq ft garage
  - o 2BR/4BA single family residence with library, meditation room, bonus room and large storage room: 3034 ± sq. ft. conditioned space
  - o Unconditioned bonus room: 935 ± sq. ft.
  - o Gym with full bath: 667 ± sq. ft. unconditioned space
  - o 3-car attached garage: 1,232 ± sq. ft.
- + Heated lap pool and integral spa with dramatic views, at floor level with huge deck
- + Beautiful drought tolerant landscape and hardscape utilizing natural Atlas Peak boulders
- + Custom automatic gated entrance with phone app control
- + Convenient access to Silverado Resort, downtown Napa, Yountville, and Napa Valley's winery and dining experiences

## PRIME LOCATION

- + Desirable Napa Valley neighborhood of distinctive views homes, vineyards and ranches
- + Directly overlooking Silverado Resort's golf course, and only three minute drive to Silverado Resort's, golf, dining and spa, with unobstructed views all the way to San Francisco
- + Eight to thirteen minutes to Napa's Trancas Street (Nob Hill Foods, Providence Medical Center, Whole Foods, Trader Joes)

- + Sixteen minutes to world class restaurants in Yountville (French Laundry, R+D Kitchen, Bouchon Bakery)

## RESIDENCE

### Exterior Features

- + Custom designed board & bat made of painted cement fiber
- + Double roof
  - o Flat roof with extra 1x12 sloped standing seam metal roof built on top of it, with solar venting
  - o Extra closed cell sprayed insulation and batting insulation
  - o When it rains on the standing seam metal roof it remains quiet in the house
  - o The house stays cool in the summer and warm in the winter
- + Custom anodized aluminum fascia and gutters
- + High-end dark bronze Western aluminum windows and doors
- + Custom anodized aluminum window sills to match windows and doors

### Interior Features Throughout

- + Heavy 8' solid core bamboo doors with oversized hinges and Emtek bronze hardware
- + Level 5 drywall with soundproofing added in master bath and upstairs bath walls; top-of-the-line Benjamin Moore paint
- + Beautiful maintenance free white oak luxury vinyl (extra stiff with thick backing pad, and waterproof) on top of extra thick cork underlayment on solid plywood subfloor
- + Recessed LED ceiling lights with Lutron dimmers and phone app controls, including timer and scenes
- + High-end Hubbardton Forge bathroom, kitchen, dining and entry lights
- + White rift-oak cabinetry throughout plus white gloss modern cabinets in pantry, laundry and garage
- + Caesarstone countertops
- + Hunter Douglass luxury fabric electric shades with wall controllers, remote controls and phone app control
- + Massive black steel beams at living room and upstairs room
- + Big Ass fans throughout – architectural fans that are highly engineered and built with tight tolerances for extremely quiet and vibration free operation
- + Modern linear propane fireplaces in living room, primary bedroom and guest bedroom
- + 14' +/- ceiling at great room and 10' +/- ceilings in other rooms
- + Baths: Radiant heated floors, high-end oversized floor and floor-to-ceiling porcelain tile (plus ceiling tile in steam shower), Grohe Grohtherm multi-function smart push button valves in showers and tub for hand showers, rain showers and spout, Panasonic whisper warm ceiling fans/heaters, Toto toilets (Including 2 high-end electric toilets), Kohler recessed sinks, high-end Hubbardton Forge pendant/wall light fixtures hand crafted from steel in Vermont

### Great Room Dining, Living, and Kitchen

- + Wall of sliding doors opening to expansive pool deck
- + 14' +/- ceiling height with massive black steel beams
- + Clerestory windows on North and South walls
- + Modern linear propane fireplace with Caesarstone surround
- + Large format Sony Bravia OLED TV
- + Hubbardton Forge central dining pendant and island pendants hand crafted from steel in Vermont

- + Kitchen
  - o White rift-oak cabinetry with Caesarstone countertops
  - o Extra-large island with bar seating for 6 and Hubbardton Forge 3-pendant lighting
  - o Stainless steel Wolf 48" range with double size griddle and double oven
  - o Stainless steel Wolf hood
  - o Stainless steel Subzero 48" side-by-side refrigerator/freezer
  - o Top-of-line Miele dishwasher
  - o Two Brizo extra-large stainless kitchen sinks with oversized Franke disposals and Kohler stainless gooseneck pull down faucets

### **Walk-in Pantry**

- + Built-in white gloss modern cabinetry with Caesarstone counters

### **Wine Room**

- + Located on main level off the great room
- + 1185 bottle capacity
- + Heritage Vine custom made walnut floor-to-ceiling wine racks with additional modern metal racks for transparency in front of glass
- + Custom ½" glass enclosure and door
- + Pro Wine Guardian HVAC condenser

### **Meditation Room**

- + Spacious room located off of the great room with closet

### **Primary Suite**

- + Modern linear propane fireplace
- + Sliding door access to pool, spa, and view
- + Large format Sony Bravia OLED TV
- + Window seat for view access
- + Two walk-in closets with custom built-ins
- + Open shelving
- + En Suite Bath
  - o Extra-large steam shower with Mr. Steam 15 KW steam unit and electronic controller with iButler package, Kohler rain head and wand fixtures, seating bench and shampoo nook
  - o Double vanity with white rift-oak cabinetry, Caesarstone countertops, and Brizo polished chrome fixtures
  - o Amba extra-large radiant curved towel warmer with timer
  - o Signature Hardware 71" free-standing tub with Brizo filler
  - o High-end Toto electric toilet
  - o Hubbardton Forge pendant light fixtures hand crafted from steel in Vermont
  - o High-end porcelain tile on floor, walls (floor to ceiling), and on ceiling of steam shower
  - o Radiant heat floors with digital control

### **Guest Suite**

- + Sliding door access to pool, spa, and view
- + Large format Sony Bravo LED TV
- + En-suite bathroom
  - o Single vanity with white rift-oak cabinetry, Caesarstone countertops, and Brizo polished chrome faucet

- Walk-in shower with sliding glass door, Kohler polished chrome wand fixture, and shampoo nook
- Amba extra-large radiant curved towel warmer with timer
- Hubbardton Forge pendant light fixtures hand crafted from steel in Vermont
- High-end Toto electric toilet
- High-end porcelain tile on floor and walls (floor to ceiling)
- Radiant heat floor with digital control

### **Library**

- + Extra Sliding door access to pool, spa, and view
- + Modern linear propane fireplace
- + Large format Sony Bravia OLED TV
- + Open display shelving

### **Hall Bathroom**

- + Single vanity with white rift-oak cabinetry, Caesarstone countertops, and Brizo polished chrome faucet
- + Extra wide and deep Kohler acrylic shower/tub with Kohler polished chrome wand fixture, porcelain tile surround with shampoo nook
- + Amba extra-large radiant curved towel warmer with timer
- + Hubbardton Forge lighting hand crafted from steel In Vermont
- + High-end porcelain tile on floor and walls (floor to ceiling)
- + Radiant heat floor with digital control

### **Laundry Room**

- + Side-by-side, jumbo size LG washer and dryer on raised platforms with drawers
- + Built-in white gloss modern cabinetry with open shelving, hanging and folding space with Caesarstone counters
- + Two linen closets in adjacent hall

### **Mud Room/Storage Room**

- + Open shelving for hanging and storage
- + Double door closet in adjacent hallway

### **Bonus Room Above Garage**

- + 935 ± sq. ft. unconditioned space
- + Massive black steel beams at ceiling
- + Open shelving and closed cabinetry
- + Wall system for display and organizing
- + Large format Sony Bravia OLED TV
- + Large windows to enjoy the view
- + Large balcony with beautiful views for lounging
- + Attached full bath
  - Single vanity with white rift-oak cabinetry, Caesarstone countertops, and Brizo polished chrome faucet
  - Walk-in shower with frameless, oversized sliding glass door, Kohler polished chrome wand fixture, and shampoo nook
  - Amba extra-large radiant curved towel warmer with timer

- Hubbardton Forge lighting hand crafted from steel In Vermont
- Toto toilet
- High-end porcelain tile on floor and walls (floor to ceiling)
- Radiant heat floor with digital control

## Garage

- + 3-Car side-by-side, extra deep garage
- + Automatic door opener
- + Built-in, voluminous white gloss modern cabinetry and black utility cabinets

## GYM

- + Separate structure located near main residence
- + 667 ± sq. ft unconditioned space currently used as a beautiful gym wired for A/V
- + Same beautiful quality and finishes as the main residence seamlessly match and create multi-building compound
- + Attached full bath
  - Single vanity with white rift-oak cabinetry, Caesarstone countertops, and Brizo polished chrome faucet
  - Walk-in shower with oversized frameless sliding glass door, Kohler polished chrome wand fixture, and shampoo nook
  - Amba extra-large radiant curved towel warmer with timer
  - Hubbardton Forge lighting hand crafted of steel In Vermont
  - Toto toilet
  - High-end floor to ceiling porcelain tile

## OUTDOOR LIVING

- + Expansive pool deck with direct access to great room, primary suite, guest suite and library
- + Heated lap pool with racing stripe, approximately 24 yards, plus extra-large attached spa
- + Remote control for pool functions, including, pump, filter, robot cleaner, pool heat, spa heat, spa jets, pool lights, spa lights (choice of multiple colors for pool and spa lights)
- + Large scale resort quality umbrellas integrally installed in the deck
- + Large Wolf outdoor BBQ and hood built into large outdoor kitchen island at pool deck
- + Huge undertaking to utilize natural Atlas Peak boulders and rocks in beautiful garden landscaping throughout estate
- + Four large custom garden boxes with automatic irrigation
- + Beautiful outdoor landscape lighting
- + Many trees throughout the estate including old growth live oak and olive trees, and numerous newer large olive trees

## INFRASTRUCTURE

- + Internet service (AT&T): Internet hard-wired throughout house, gym and water shed, with Orbi wifi

- + Audio: in-wall wiring with multiple rooms pre-wired for ceiling speakers
- + HVAC units/zones: High-end Trane variable speed, high efficiency HVAC – 2 systems (one at each end of lower level of house)
- + Electric: New 600 amp service provided at time of build
- + Gas: 500 gallon propane tank purchased from Napa Valley Petroleum (not leased)
- + Septic: standard gravity fed septic system—completely new build including oversized 1500 gallon tank, new leach lines, reserve area, and huge lush garden over the leach field covered with beautiful landscaped flowers, shrubs, succulents and walking path
- + Well: 500 ft deep with new plumbing and pump installed at time of build; strong water flow (test results available)
- + Water storage: Two 5,000 gallon storage tanks
- + Water filtration: High-end reverse osmosis system with UV sanitation in separate pump-house shed. Additional top-of-line, under-sink filtration for hot/cold water dispensers, with insta-hot water.
- + Smart home: lighting, shades, alarm system, main gate can be controlled through phone app.
- + Water heaters: Propane water heaters (2) under house; electric on-demand water heater at gym

## CYD GREER

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