



PROPERTY NOTES

NAPA FARMHOUSE RETREAT

www.NapaFarmhouseRetreat.com

5310 Silverado Trail, Napa

OVERVIEW

- + 3.47 +/- acre parcel
- + Uniquely nestled among premium vineyards, Shafer and Chimney Rock, in the prestigious Stage Leap AVA.
- + Lovely ¼ mile driveway/easement between vineyards to property entrance
- + Prime and private site with idyllic vineyard views
- + Modern farmhouse style residence built in 2014
- + High-end finishes and fixtures with rustic reclaimed elements
- + Fire resistant construction including Hardie plank and fire compliant venting
- + Residence: Two story 3,984 +/- sq. ft., 4 en suite bedrooms, half bath, office, screened-in porch
- + Climate controlled 400 bottle wine room
- + Attached, two-car garage
- + Abundant outdoor entertaining and recreational areas including an expansive lawn
- + Exquisite gardens overflowing with roses and beautiful perennials
- + Heated in-ground salt water pool with integral spa and automatic cover
- + Bocce court with oyster shell surface
- + Eight minutes to Trancas Street in Napa (Nob Hill Foods, Providence Medical Center, Whole Foods, Trader Joes)
- + Eight minutes to world class restaurants in Yountville (French Laundry, R+D Kitchen, Bouchon Bakery)
- + Design/build team
 - o Architecture: Caitlin Lampres Brostrom, First Bay Architecture
 - o Construction: Richard Kirby, Kirby Constructure (now Annadel)

MAIN RESIDENCE

Exterior

- + Fire resistant Hardie plank exterior
- + Composite and corrugated metal roof
- + Fire compliant venting
- + Double hung dual pane Marvin mullioned windows and patio doors; all with screens
- + Industrial galvanized outdoor house lights

Features Throughout

- + Smartly designed open floor plan with inviting public spaces, primary bedroom privacy and separate guest bedroom wing
- + Recessed LED lighting
- + Interior fire sprinklers
- + Custom cabinetry made by Kizanis
- + Beautiful walnut floors and Pennsylvania blue stone accents
- + Pennsylvania Dutch antique entry doors at several rooms
- + Restoration Hardware ceiling fans in many rooms
- + Large scale baseboards, door and window trim
- + Ashley Norton bronze cabinet and door hardware
- + Polished chrome Rohl bathroom fixtures throughout
- + High efficiency Toto toilets
- + Seamless indoor/outdoor transitions

Entry

- + Pennsylvania blue stone floors
- + Large format reclaimed wood trim
- + Rustic sconces by Design Within Reach

Great Room/Living Room

- + Spacious room with cathedral ceiling, great for large scale entertaining
- + Central ceiling beam with three large scale woven barrel pendant lights
- + EPA compliant wood burning fireplace with blower, antique surround from a Pennsylvania Dutch farmhouse, and black granite hearth with leathered finish
- + Custom built-in white cabinetry and open shelving on fireplace wall
- + Game table area with pendant lighting
- + Built-in bar with Fisher & Paykel stainless steel dishwasher, Native Trails brushed nickel bar sink with satin nickel goose neck faucet, custom cabinetry and glassware storage

Screened-in Porch

- + Pocketing Fleetwood door entry
- + Double-roofed galvanized metal for sound and temperature insulation
- + 322 +/- sq ft
- + Radiant heated Pennsylvania blue stone floors
- + Three walls of custom made screens trimmed in redwood provide airflow and views
- + Central ceiling fan and ceiling mounted barn lighting

Kitchen/Family Room

- + Classic farmhouse style kitchen open to an inviting lounge and dining area with walls of view windows
- + Island with honed Azul Imperial quartzite counter and two industrial modern Circa pendant lighting above
- + Shaws porcelain farmhouse sink with Waterstone pull down gooseneck satin nickel faucet, soap dispenser and hot water
- + Custom slate gray cabinetry
- + Absolute black honed granite with leathered finish
- + Stainless steel floating shelves
- + Six burner Wolf Range with griddle and stainless steel Vent a Hood
- + Reclaimed wood decorative open shelf above range
- + Stainless steel Subzero refrigerator with freezer drawers
- + Stainless steel GE microwave
- + Stainless steel Bosch dishwasher
- + InSinkerator disposal
- + Walk-in butler's pantry with upper and lower cabinets
- + Built-in desk area

Laundry Room and Hall

- + Built-in porcelain Allia undermount laundry and garden sink with Waterstone satin nickel pull out faucet
- + Electrolux LuxCare washer and dryer
- + Upper cabinet and closet storage
- + Pennsylvania blue stone floors

Wine Room

- + Custom wine rack storing up to 400 +/- bottles
- + WhisperKOOL temperature controller
- + Pennsylvania blue stone floor

Powder Room

- + Porcelain pedestal sink
- + Restoration Hardware bronze barrel sconce
- + Walnut floors

Office

- + Custom built-in cabinetry with file drawer feature
- + Built-in desk with quartz counter top

Primary Suite

- + Antique barn door entry
- + Wall-to-wall carpet
- + Large feature window with garden views
- + Wall mounted Sony TV
- + Dressing room with built-in dressers and open shelves
- + Spacious custom walk-in closet with pull-down access to large storage attic
- + En-suite bathroom
 - o Basket weave Carrara marble floors

- Double sink custom white wood vanity with Carrara countertops and Restoration Hardware antique brass mirrors and lighting
- Walk-in shower with white subway tile surround, Carrara basketweave marble floor, wand attachment and bench
- Soaking tub with Carrara marble surround, tub filler and wand
- Water closet

First Floor Guest Suite

- + Walnut floors
- + Large scale windows with pool view
- + Custom built-in white wood dresser
- + Central ceiling barn-style light
- + En-suite bathroom
 - Multi-purpose use as pool bath with direct access to pool
 - Walk-in shower with white subway tile surround, Carrara basketweave marble floor, wand attachment
 - Single sink custom white wood vanity with Carrara countertops and open towel shelving
 - Barn style sconce light

Two Upstairs Guest Suites

- + Wall-to-wall carpet
- + Vaulted ceiling with central ceiling fan
- + En-suite bathroom
 - Walk-in shower with white subway tile surround, Carrara basketweave marble floor, wand attachment
 - Single sink custom white wood vanity with Carrara countertops and open towel shelving
 - Industrial style Restoration Hardware sconce light and mirror

OUTDOOR LIVING

- + Expansive multi-level Pennsylvania blue stone patio
- + Exquisite English style gardens overflowing with 76 roses, 125 shrub roses, oakleaf hydrangeas, lavender, sage and naturalized California Golden Poppy in abundance.
- + Classic hedges, laurels, dogwood, Japanese maple, myer lemon, and raised bed vegetable gardens
- + Three beautiful Swan Hill olive trees define the entry area
- + Numerous mature valley and live oak trees throughout the property.
- + Spacious 10,000 sq ft lawn area
- + Heated salt water in-ground pool with integral spa and automatic pool cover
- + Bocce court with oyster shell surface
- + Extensive outdoor lighting
- + Lovely seasonal creek that flows to the Napa River
- + Garden shed accessed through an arbor or beautifully trained climbing roses
- + Raised vegetable beds
- + Hand stacked 19th century wall defining the eastern property border
- + Fully deed fenced except at cattle guard entry

INFRASTRUCTURE

- + Water:
 - o Private well: 270 ft deep providing abundant natural well water
 - o Tested at 30 gallons/minute in March, 2025
 - o Two 3,000 gallon storage tanks
 - o One is dedicated to domestic and landscape use
 - o The second tank is dedicated to a wet draft hydrant for fire protection
 - o Sophisticated reverse osmosis and UV filtration system delivering purified water throughout the house and to sprinklers around the pool area
- + Sewer: Engineered septic installed during the home's construction. Tanks located near garden shed. Leach field located in front field to left of driveway when entering property
- + HVAC: 6-zone radiant heated floors supplemented by a ducted forced air heat pump system for AC and heat
- + Gas: Propane, 500 gallon storage tank serviced by Allied Propane
- + Electric: PG&E, undergrounded to the house
- + Water heaters: Two on-demand Navian tankless units
- + Internet: Valley Internet
- + TV: DirecTV
- + Sound System: Sonos in great room, kitchen and outdoor pool area
- + Irrigation System: 2 programmable controllers with a total of 24 stations

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