



## 21 VISTA RANCH, NAPA

### OVERVIEW & HIGHLIGHTS

- + Built in 2009
- + Exterior hardscape and pool cabana completed 2017
- + 7.1 +/- acre parcel
- + 4.8 +/- acre Chardonnay vineyard
- + 6,155 +/- sq. ft. single level home
- + 650 +/- pool cabana
- + 4 bedrooms, 5.5 baths in house
- + Pool cabana with full bath and king Murphy bed
- + Expansive panoramic vineyard views
- + Private rural setting
- + Professional landscaping
- + Tree lined driveway

### MAIN HOUSE

#### ENTRY AND GREAT ROOM

- + Entry Gallery with art alcoves, extensive views of vineyards and foothills, and wine glass chandelier
- + Dramatic 10' Cherry Entry Door with beveled glass sidelights
- + Quarter-sawn hand hewed wide plank white oak hardwood floors with basket weave pattern at Entry and random planks with pegs in Great Room
- + Dramatic Great Room with floor-to-ceiling fieldstone fireplace (gas log) and architectural lighting (halogen cable lights)
- + Massive authentic 100-year + antique rustic beams
- + 14' ceilings
- + Large scale windows with large upper transom windows
- + Double French doors opening to rear outdoor entertainment areas
- + Audiophile ceiling speakers (Sonos system)
- + Cable lighting and ambient lighting
- + Wired for automated window coverings
- + Large coat closet
- + Powder Room
  - o Cherry vanity with granite counter
  - o Onyx bowl sink
  - o Bronze hardware
  - o Pendant lighting

#### DINING ROOM/SITTING ROOM

- + Double doors open to inner courtyard
- + Authentic 100-year + antique rustic beams
- + Audiophile ceiling speakers (Sonos system)



- + Quarter-sawn hand hewed and pegged wide plank white oak hardwood floors
- + Adjacent Butler's Pantry connects to Kitchen

#### BUTLER'S PANTRY

- + Connects formal dining room and kitchen
- + Arched windows with views to vineyards, inner courtyard and wine room
- + Custom glass front cabinets with granite countertops

#### KITCHEN AND ENTERTAINMENT AREA

- + Family-style kitchen and entertaining area
- + Double doors open to covered loggia and rear patio
- + Views to vineyard and outdoor entertainment areas
- + Adjacent to butler's pantry, great room, library and guest suite #4
- + Authentic 100-year + antique rustic beams
- + Quarter-sawn hand hewed and pegged wide plank white oak hardwood floors
- + Petite gas fireplace
- + Audiophile ceiling speakers (Sonos system)
- + Large walk-in pantry with auto-light control
- + Custom cherry wood cabinetry with honed granite countertops
- + Extra large island with honed granite countertop, sink, custom Cabinetry
- + Two Miele dishwashers
- + Two Subzero Refrigerators (1 side-by-side; 1 stacked with double freezer drawers)
- + 48" gas cooktop with two 22K btu burners, low simmer and grill
- + Three sinks: 1 large hammered copper, 1 double-bay stainless steel, and 1 single-bay stainless
- + Two Miele fully-integrated dishwashers
- + Thermador Deluxe double wall convection ovens
- + Thermador warming drawer
- + Two built-in GE microwave ovens
- + Appliance garage
- + Custom built-in desk/work area
- + Central Vac

#### WINE CELLAR (MAIN HOUSE AND INSIDE GARAGE)

- + Commercially cooled cellars in both locations
- + Bottle capacity exceeds 4,000 bottles, including large format storage
- + Designed to prevent/minimize earthquake damage
- + Counters in both locations for pouring and ease of use
- + Granite counters and cherry cabinetry at interior wine cellar
- + Full radius hefty character cherry wood and glass door at interior wine cellar, solid mahogany door at garage wine cellar
- + Brick floor at interior wine cellar, cork flooring at garage wine cellar
- + Brick barrel ceiling at interior wine cellar, drywall ceiling at garage cellar



- + Ambient lighting in both cellars
- + Glass chandelier at interior wine cellar
- + Work desk at garage wine cellar

#### LIBRARY

- + Arched character cherry doors
- + Views to rear patio, vineyards and sunsets
- + Double doors open to rear patio
- + Gas fireplace
- + Cathedral ceiling with rustic beams
- + Quarter-sawn hand hewed and pegged wide plank white oak hardwood floors
- + Audiophile ceiling speakers (Sonos system)
- + Wired for automatic window coverings
- + Halogen cable lights and ambient lighting
- + Custom cabinetry and paneling with integrated file drawers

#### PRIMARY SUITE

- + Double cherry doors
- + Glass door exits to rear courtyard patio
- + Vaulted ceiling
- + Quarter-sawn beveled wide plank white oak hardwood floors
- + Gas fireplace with granite hearth and composite surround
- + Audiophile ceiling speakers (Sonos system)
- + Recessed lighting
- + Convenient bedside electrical controls
- + Wired for remote controlled window coverings

#### PRIMARY EN SUITE

- + Double door entrance
- + Glass door exits to private courtyard patio and garden with easy access to main garden and pool areas
- + Views to surrounding vineyards and private courtyard
- + Large jetted tub
- + Custom double vanities with large storage cabinets and pullout shelves
- + Under mounted sinks with in-wall Altman Nuva Series faucets
- + Sconce vanity lights
- + Marble countertops
- + Heated stone tile floors
- + Private double shower with seat and views to vineyard and private inner courtyard
- + Audiophile ceiling speakers (Sonos system)
- + Wired for remote controlled window coverings
- + Large separate water closet area with built in cabinet storage



#### PRIMARY CLOSETS

- + Wide plank natural cedar wood flooring
- + Doors from master closet to laundry room for convenience
- + Built-in fine finish cabinetry, shoe storage, organized storage in both closets
- + Double-sided drawers slide from laundry to closet
- + Additional Closet
  - o For additional storage or clothes
  - o Complete with built in chest
  - o Window with vineyard and garden views

#### LAUNDRY AREA

- + Under mounted laundry sink with pull out spray
- + Stone counter tops, generous countertop area
- + Fully integrated ironing board system
- + Custom cabinetry
- + Cleaning supplies cabinet
- + Quarter-sawn beveled wide plank white oak hardwood floors

#### GALLERY HALL

- + Softly lit and ready for art work
- + Quarter-sawn beveled wide plank white oak hardwood floors

#### MEDIA ROOM

- + Home theater integrated with Wifi, Sonos, Blu-ray and multiple internet sources
- + Separate double door entry to front inner courtyard
- + Adjacent to Guest Bedroom #2 and Guest Bedroom #3
- + Full-sized integrated refrigerator, sink, dishwasher and microwave
- + Recessed lighting
- + Wired for double ceiling fans/lights
- + Media closet for vented AV equipment racks, and sized for equipment and storage
- + Quarter-sawn beveled wide plank white oak hardwood floors

#### BEDROOM # 2 WITH EN SUITE

- + Separate double doors to private patio
- + Walk-in closet
- + Quarter-sawn beveled wide plank white oak hardwood floors
- + Bedroom wired for ceiling fan
- + Recessed lighting with central fixture
- + Stone shower surround and floors in bath
- + Stone stall shower with glass enclosure



- + Custom cabinets with marble countertop, under mounted sink
- + Tall linen closet
- + Sconce lighting

#### Bedroom #3 with En Suite

- + Window seat overlooking front inner courtyard and vineyards to the east
- + Walk-in closet
- + Quarter-sawn beveled wide plank white oak hardwood floors
- + Recessed lighting with central fixture
- + Bedroom wired for ceiling fan
- + Stone shower surround and floors in bath
- + Stone stall shower with glass enclosure
- + Custom cabinets with marble countertop, under mounted sink
- + Sconce lighting
- + Custom cabinets

#### Bedroom #4 with En Suite

- + Access door to front of home
- + Quarter-sawn beveled wide plank white oak hardwood floors
- + Recessed lighting
- + Closet
- + En Suite bath with double sinks, stall shower, and water closet

### OUTDOOR LIVING AND PLAY AREAS

#### Rear Patio, Loggia, Pool & Spa

- + Travertine pavers throughout rear patio with intricate basket weave pattern with terra cotta coins under pavilions and at key transition points/corners
- + Fieldstone fireplace inside covered loggia
- + Audiophile landscape speakers (Sonos system) in loggia and throughout rear patio, gardens and pool areas
- + Stainless refrigerator/freezer drawers and the other with undermounted sink and stainless cabinet
- + Outdoor kitchen with Woodstone Oven (gas/wood), Kalamazoo Grill (gas/wood), Evo Cooktop, Custom Ventahood, undermount stainless steel sink, stainless steel cabinets, under counter stainless-steel refrigerator/freezer drawers, granite backsplash and countertops
- + 50' x 23' Saltwater pool renovated in 2016
  - o New plaster
  - o Redesigned spa with spillovers
  - o Chrome handrails
  - o Polaris pool sweep
  - o Electronic pool lighting package



- Gas heater
- Pentair Pool control system integrated with Wifi
- + Swim-Up Cabana Bar
- + Pool Pavilion with stone columns, open cedar roof and infrared heating
- + Pool equipment, quiet, efficient, protected and secure inside pool cabana utility closet

#### POOL CABANA

- + Built to same high standards as house
- + Infrared heat
- + Brass flood lights
- + Custom Tile Roof
- + Stucco exterior
- + Kolbe and Kolbe glass accordion doors on both sides of multi-purpose room allowing use of room as a covered pavilion for dining and entertaining
- + Utility closet containing pool equipment, extra storage and utilities
- + Tankless hot water heater

#### POOL CABANA MULTI-PURPOSE ROOM

- + Stunning vineyard views to the west, north, and east
- + Plaster walls and custom paneled wall with Murphy Bed and hidden cabinets large enough to hold outdoor cushions
- + Closet
- + Recessed and brass spot lights
- + Heated stone floor with contrasting stone coins
- + HVAC system
- + Fieldstone Firepit with granite surround in center of rear patio

#### POOL CABANA BATH

- + Pool Bath with translucent glass doors to outside and to multi-purpose room
- + Skylights in shower and in enclosed water closet
- + Washer/Dryer in pool bath closet
- + Custom cabinets in water closet and in pool bath
- + Inset medicine cabinet
- + Lighted mirror
- + Granite countertop
- + Heated mosaic stone floor in pool bath
- + Chrome bath hardware and hooks
- + Recessed lights
- + Dining Pavilion with stone columns, open cedar roof, brass spotlights and infrared heat
- + Regulation Bocce ball court & Bocce pavillion



- + Pavilion has stone columns, open cedar roof, infrared heat and brass lighting that illuminates columns
- + Dual stone seating with built-in areas for drinks
- + Large utility area north of house
- + Open cedar roof extends over utility area and aviary cage
- + Storage space for trash and recycling bins

#### GENERAL EXTERIOR

- + Circular driveway
- + Automatic irrigation
- + Landscape lighting
- + Deer fencing
- + Low-maintenance native grasses and plants
- + Large stone planters
- + Citrus grove
- + Specimen trees include Gingko, Regal Prince Oaks, Pink Peppercorn, wild orange azaleas, Persian Spire upright ironwood (*Parrotia persica "JL Columnar"*), dogwood, and magnolias

#### INFRASTRUCTURE

- + Central Heat and Air, 3 units
- + Lutron lighting throughout
- + Sonos system throughout
- + Sewer: Engineered Septic
- + Water: Well
- + Security system with sensors on all doors and windows
- + Security gate with security cameras and enclosed mail station