



## VISTA RANCH VINEYARDS: AN EXCEPTIONAL NAPA VALLEY LUXURY ESTATE

The expansive residence is perfectly configured for entertaining, making it an ideal venue for hosting memorable gatherings of family and friends. Its exceptionally well-appointed interior flows seamlessly to the outdoor spaces, creating a welcoming and comfortable environment for guests. This home offers the capacity, comfort, and style to accommodate any occasion—from intimate dinner parties to large celebrations—with ease and elegance.

### PROPERTY OVERVIEW

- **Location:** Oak Knoll Appellation, Napa Valley.
- **Acreage:** 7.1± acres.
- **Views:** Stunning panoramic vineyard and mountain views.
- **Privacy:** Profound sense of privacy and tranquility.
- **Convenience:** Remarkable convenience to the Bay Area, Downtown Napa, and Napa Valley offerings.

### THE RESIDENCE (21 VISTA RANCH)

- **Style:** Santa Barbara-styled villa.
- **Size:** 6,117± sq. ft. single-level home.
- **Bedrooms/Bathrooms:** 4 Ensuite bedrooms, 1 powder room, 1 steam room
- **Design Features:** Exquisite design, superior materials, and craftsmanship, integrating unique stone, hand-hewn wood flooring, 100-year-old exposed wood beams, high-end lighting/fixtures, and expansive walls of windows/doors.
- **Common Areas:**
  - Formal Entry.
  - Living Room (14-foot ceilings, stone fireplace).
  - Formal Dining Room/Intimate Sitting Room.
  - Extraordinary Open Kitchen (large dining area with wall fireplace).
  - Wood-paneled Library.
  - Media Room (with dedicated refrigerator, dishwasher, microwave).
- **Gourmet Indoor Kitchen:** Designed for large gatherings, featuring a substantial granite island, cherry cabinets, two Sub-Zero refrigerator/freezers, two Miele dishwashers, oven stack (dual Thermador convection ovens, warming drawer), two sink areas, a large walk-in pantry, a Butler's pantry, and a wet bar area.
- **Private Quarters:**
  - Two Guest Bedrooms (adjacent to Media Room).
  - Guest Suite.
  - Guest Bathroom with a steam shower.
  - Primary Suite: Fireplace, direct access to the rear patio and a private garden, oversized shower, two-person air tub, heated marble floors, large



private water closet, and two large custom closets (drawers and cupboards are accessible from the closet and the large laundry room).

- Note: All private spaces are spacious, exquisitely designed, and highly private.
- Note: All closets feature cedar flooring.

- **Supplemental Amenities:**

- Four-car garage.
- Wine cellar.
- Five fireplaces.
- Lutron Smart Home Systems.
- Video surveillance.
- Sonos interior and exterior sound system.
- Architectural exterior lighting.

#### EXTERIOR GROUNDS & AMENITIES

- **Patios/Walkways:** Extensive stone patios, sitting areas, and walkways encircling the house.
- **Gardens:** Walled entrance courtyard, family fruit orchard, rose garden, family vegetable garden with stone raised beds, garden house, and arbors.
- **Rear Patio & Pool Area:**
  - Covered Loggia with a fireplace.
  - Saltwater Pool and Spa.
  - Fire urns and fire pit.
  - Bocce ball court.
  - Heated pavilions.
  - Pool Cabana: Complete with a heated outdoor swim-up bar and kitchen two undercounter refrigerators/freezers, Wood Stone pizza oven, large Kalamazoo grill, EVO circular cook top, a full bath, a guest room with a king-sized Murphy bed, fully retractable glass doors, a dedicated washer/dryer, and a pool equipment/utility room.
- **Utility Area:** Large utility area on the north side with space for refuse, outdoor storage, and a workshop

#### INFRASTRUCTURE

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

#### VINEYARD & PARCEL INFORMATION

The offering includes one parcel, totaling approximately 7.1 acres, located in the Oak Knoll AVA with AP (Ag Preserve) zoning. The property features an established Chardonnay vineyard with approximately 4.8± acres planted.