



7820 Silverado Trail
Oakville, CA
Property Notes
www.OakvilleTerracesEstate.com

Background

- Home was built in 2002
- Current owner purchased property in 1999

General

- 40.84 +/- acre parcel
- 6,229 +/- sq. ft. main residence; 4 BD/4.5 BA
- 2,792 +/- sq. ft. guest accommodations and workout center; 2 BD/ 2 BA
- 10,750 +/- sq. ft. total interior space
- Detached garage with 6 car capacity and full bath
- Tasting room and wine cellar
- Infinity edge pool
- Tennis court
- Hiking trail to top of hill
- Panoramic views
- 3 +/- acre Premium Cabernet vineyard
- *Oakville Terraces* wine brand and inventory included in sale

Exterior

- Tile roof with mission mud boost
- Stucco exterior
- Large scale, functional Honduran teak wood shutters with iron hardware
- Canvas awnings with iron hardware
- Copper gutters and downspouts
- *Napa Valley Cast Stone* moldings

Features Throughout

- Hand-troweled "*Imperial Plaster*" walls and crown moldings
- Great room with 30' high cathedral ceiling and open beams
- 24" exterior wall thickness
- 11' 6" ceilings
- Pocket-style, Canadian alder-framed bronze screens on select exterior doors
- 10' Canadian alder door and transom units

- Vineyard and/or valley views from every room
- Arched doorways
- Recessed halogen lighting
- Architectural features and window sills (interior and exterior) by *Napa Valley Cast Stone*
- Bronze pull-down screens on most windows
- High-quality audio speakers

Entry

- Reclaimed French *Parefeuille* Antique Terracotta Pavers (circa 1780-1840)
- 10' Canadian alder entry door with 24" sidelights
- 2 arched alcoves

Great Room

- Reclaimed French *Parefeuille* Antique Terracotta Pavers (circa 1780-1840)
- 2 large chandeliers
- Large scale columns by *Napa Valley Cast Stone*
- 30' high cathedral ceiling with Douglas fir beams
- Open to 2nd floor wrap-around gallery
- 4 sets of French doors provide outdoor access
- Ceiling fans
- Rumford wood-burning fireplace with stone mantel and surround
- Firewood alcove
- Custom trompe l'oeil murals
- 2 coat closets

Staircase

- Grand staircase leading to Gallery
- Hand-distressed wide plank white oak with hand-cut nails
- Wrought iron balustrade and hand rail
- Imperial plaster posts with white oak caps

Gallery

- Wrap-around balcony with wrought iron railing; open to below
- Hand-distressed wide plank white oak floor
- French doors open to front balcony and valley views

Kitchen

- Reclaimed French *Parefeuille* Antique Terracotta Pavers (circa 1780-1840)
- Custom antiqued, distressed pine cabinetry with bronze hardware
- Honed Italian marble countertops and backsplash
- *Rohl* faucet fixtures
- Oversized T-shaped island
 - Seating for up to 9
 - Honed French limestone countertop
 - Italian marble sink

- *Wolf* 6-burner gas range with grill
- *Wolf* double gas oven
- *Thermador Professional* range hood with lights and 3-speed fan
- Extra-large double bay stainless steel under-mount sink with *Insinkerator* disposal
- Free-standing antique pastry island
 - Carrera marble countertop
 - Iron pot rack
 - Built-in *GE* microwave in cabinet
- *Thermador* electric oven with convection
- *Sub-Zero* side-by-side refrigerator with cabinet front
- *Fisher and Paykel* double drawer dishwasher
- Pantry
- Trash compactor with cabinet front
- *Dacor* warming drawer
- Custom trompe l'oeil murals
- Wine chiller
- Antiqued distressed pine crown moldings
- 4 sets of French doors provide outdoor access
- Dining area with ceiling fan

Library/Children's Play Room

- Carpeting
- Recessed halogen lighting
- Ceiling fan
- 2 sets of French doors provide outdoor access
- Full wall bookcase with librarian's rolling ladder
- Extra-deep window seat with storage

Study/Den/Media Room

- Wrought iron gate/entry screen
- 4 sets of French doors provide outdoor access
- Wood burning fireplace with antique marble hearth and surround
- Recessed halogen lighting
- Ceiling fan
- Built-in flush mount media cabinet

Powder Room

- Reclaimed French *Parefeuille* Antique Terracotta Pavers (circa 1780-1840)
- Single vanity with tumbled marble countertop and vessel sink
- Satin nickel faucet fixtures
- Imperial plaster crown molding

Master Suite

- Hand-troweled Imperial plaster walls and crown molding
- Hand-distressed white oak floors

- 2 sets of French doors lead to private balcony
- Arched alcove for armoire
- Ceiling fan
- Built-in headboard for California King bed
- Walk-in closet
 - 11'6" ceiling
 - Built in shelves and shoe racks
 - Oak rolling ladder
- Master Bath
 - Honed limestone floor with mosaic detail
 - Recessed lighting
 - *Kohler* double vanity with antiqued and distressed pine cabinetry and limestone countertop
 - Jetted tub with limestone surround and mosaic tile detail
 - *Rohl* faucet fixtures
 - Oversized shower with rain head and 2 additional shower heads
 - Mosaic tile detail
 - 2 built-in shelves
 - Glass surround
 - French doors lead to private patio

Guest Room

- Hand-distressed wide plank white oak floor
- Crown moldings
- Ceiling fan
- En Suite Bath
 - French limestone floor
 - Recessed lighting with dimmers
 - *HydroSystems* large jetted soaking tub
 - Stall shower with limestone surround and seamless glass door
 - 2 pedestal sinks
 - Satin chrome hardware
 - *Kohler* toilet
 - Walk in closet

3rd Bedroom

- Double door entry
- Hand distressed wide plank white oak floors
- Ceiling fan
- Walk in closet
- Crown moldings
- En suite bath
 - Recessed lighting with dimmers
 - Canadian Alder crown moldings
 - Single Canadian alder vanity with rectangular sink and tumbled marble countertop
 - Satin nickel hardware

- Tub with tumbled marble surround and glass door
- Honed marble floor
- *Kohler* toilet

4th Bedroom

- Double door entry
- Hand distressed wide plank white oak floors
- Ceiling fan
- Crown moldings
- En suite bath
 - Walk in closet
 - Recessed lighting with dimmers
 - Crown moldings
 - Canadian alder vanity with rectangular sink and tumbled marble countertop
 - Satin nickel hardware
 - Shower with honed tile floor and surround and glass door
 - Honed marble floor
 - *Kohler* toilet

Laundry Room

- Located on first floor
- *Maytag Neptune* front-loading washer and gas dryer
- Utility sink
- Storage cabinets
- Ironing space and closet rod

Guest Quarters

- 10' + ceiling height
- Private entrance
- Views
- Living Room
 - French door entry
 - Carpeting
 - Arched passageways
 - Wood burning fireplace with limestone hearth
 - Crown molding
 - Ceiling fan
- Kitchen
 - Custom antiqued and distressed pine cabinetry
 - French limestone countertop
 - Stone tile floor
 - *KitchenAid* side-by-side stainless steel refrigerator with water and ice in door
 - *Frigidaire Gallery* stainless steel dishwasher
 - *Amana* 4-burner gas range and oven
 - *Broan* stainless steel range vent and fan
 - Double bay stainless steel under-mount sink with *Insinkerator* disposal

- Bedroom
 - Carpet
 - Crown moldings
 - Ceiling fan
 - Recessed halogen lighting
- Bath
 - Tumbled marble tile floor with mosaic detail
 - Crown molding
 - Recessed lighting
 - *Kohler* vanity with tumbled marble countertop and Canadian alder cabinetry with bronze hardware
 - Satin nickel faucet fixtures
 - Stall shower with glass door and tumbled marble surround, bench, and shampoo shelves

Workout Center

- Full length studio wall mirrors
- Complete set of workout machines and weight equipment
- Pool table
- Laundry closet with *Whirlpool* extra-capacity stackable washer and electric dryer
- Big screen TV
- Storage room with large-scale shelving and concrete floor
- Utility room contains RO system, pool equipment, etc.
- Bath
 - Tumbled marble tile floor with mosaic detail
 - Crown molding
 - Recessed lighting
 - *Kohler* vanity with tumbled marble countertop
 - Satin nickel faucet fixtures
 - Stall shower with glass door and tumbled marble surround, bench, and shampoo shelves
- Design Studio/Au Pair's quarters
 - Carpeting
 - Recessed lighting with dimmers
 - Ceiling fan
 - Crown moldings
 - Walk-in closet
 - Views
 - French doors provide outdoor access

Wine Tasting Room

- Open beam cathedral ceiling and ceiling fan
- Terracotta pavers
- Recessed halogen lighting
- Antiqued distressed pine tasting bar with Italian "*Old Gold*" marble countertop and seating for 6
- *U-Line* mini fridge

- *GE* mini dishwasher
- Clear ice maker
- Stainless steel under-mount sink with *Insinkerator* disposal
- Rumford wood-burning fireplace with gas starter and stone mantel and surround
- Temperature-controlled wine cellar
- Built-in cabinetry to accommodate over 2000 bottles

Garage

- 4 car garage with automatic carriage doors
 - 2 hydraulic lifts create 2 additional parking spaces
- Epoxy floor sealant
- Track lighting
- Workshop/storage room with exterior access
- Full bath
 - Recessed lighting
 - Single vanity with tumbled marble countertop
 - Stall shower with tumbled marble and glass surround
 - *Kohler* toilet

Vineyard & Wine

- Premium Cabernet Sauvignon, approximately 3 acres totaling 5378 vines
- Vineyard Manager: Penterman Farming Company
- Winemaker: David DeSante
- Custom Crush: Hunnicutt
- Warehouse: VinFillment
- 4' x 4' spacing
- All vines are hand-farmed
- Production Capacity: 12-14 tons per year
- Farming Cost: approximately \$30,000 per year
- Block #1: CS#7/#337 on 101-14; 1223 vines; planted in 2001-2002
- Block #2: CS#7 on 101-14; 254 vines; planted in 2001-2002
- Block #3: CS#7 on 101-14; 217 vines; planted in 2001-2002
- Block #4: CS#4 on 110R; 1195 vines; planted in 2001-2002
- Block #5: CS#29/CS"Mrs. See Selection"/CS#191 on 110R; 682 vines; planted in 2001-2002
- Block #6: CS#4/CS#338 on 3309C; 782 vines; planted in 2003
- Block #7: CS#338 on 110R; 502 vines; planted in 2003
- Block #8: CS#169 on 110R; 523 vines; planted in 2004
- Wine inventory approximate value: \$2M retail

Outdoor Spaces

- Hiking trail to top of property (approximately one mile long)
- *Napa Valley Cast Stone* patios
- Crushed granite pathways and patios
- Wrought iron railings

- Dining patio with wisteria-covered pergola
- Raised vegetable planting beds
- Infinity edge pool
 - 1 meter Olympic diving board
 - 10' depth
 - Approximately 22' x 44'
 - Propane heater
- Native rock walls
- Stone water fountain
- Seasonal creek with foot bridge
- Fully fenced regulation-size tennis court with ball machine (300 balls)
- Rear lawn with boxwood hedge border
- Outdoor lighting throughout
- Auto-irrigation throughout
- Landscaping
 - 28 olive trees
 - Lombardi Poplar
 - Sycamore
 - Meyer lemon
 - Mexican lime
 - Valencia orange
 - Navel orange
 - Mission fig
 - Apple – 4 varieties
 - Climbing roses
 - Trailing geranium
 - English lavender
 - Crepe myrtle
 - Arborvitae topiaries
 - Rosemary
 - Various perennials

Infrastructure

- Main House
 - 100 gallon propane water heater
 - HVAC: 3 forced-air furnaces and 3 air conditioners
 - Upstairs: 1 dedicated furnace and 1 dedicated air conditioner
 - Downstairs: 2 dedicated furnaces and air conditioners with multiple zones
 - Water: 25-28 gpm well
 - Reverse osmosis system
 - Propane
 - 4 – 2,500 gallon holding tanks for fire and irrigation
 - Septic: Engineered system
 - Security: Fire and theft alarm service by *Napa Alarm*
 - Electric: PG&E
 - TV: DirecTV

- Telephone: AT&T
- Internet: Wild Blue Satellite
- Guest Accommodations & Studios
 - Electric water heater
 - HVAC: 1 forced-air furnace and 1 air conditioner; 1 zone for studios and 1 zone for guest apartment
 - Propane
 - Electric: PG&E
 - TV: DirecTV



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