



GLOBAL LUXURY™

1124 State Lane

Property Notes

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General

- APN: 031-180-019-000
- 2 +/- acre parcel
- Two story 7,342 +/- sq. ft. 5BR/5FB/2HB main residence
- Built in 2015
- Modern farmhouse inspired design
- Oversized 3-car garage
- 1,000 +/- sq. ft. 1BR/1BA separate guest house
- Pool house/cabana
- In-ground pool and spa with waterfall
- 0.5 +/- acre Cabernet Sauvignon vineyard planted spring 2015
- Gated front entry
- Prime valley floor location near downtown Yountville
- Spectacular vineyard and mountain views

Main Residence Overview

- White board and batten exterior
- Metal clad exterior doors and windows
- Standing seam metal roof
- NanaWall doors offering seamless transition from indoors to outdoor entertaining
- Brushed white oak floors
- Programmable Lutron lighting
- 2 wood-burning fireplaces
- Rooms
 - Magnificent great room
 - Formal dining room
 - Stone and glass-enclosed temperature controlled wine library
 - Spacious state-of-the-art-kitchen
 - Connecting family room
 - Butler's pantry
 - Service pantry/ laundry room
 - Master and junior suites with private balconies
 - Three additional guest bedrooms
 - Upper level laundry room

- First floor office/library
- First floor media/game room
- Observatory with 360° views of surrounding vineyards and hills
- Two half baths

Entry, Stairs and Upper Hallway

- Stunning steel and glass pivoting entrance door
- Thomas O'Brien sconces
- Custom iron railings

Great Room

- Wood burning fireplace with stone surround, salvaged wood mantel and spectacular 30' tall board and batten chimney
- Three tier Erika chandelier by Thomas O'Brien
- Built-in speakers
- Recessed halogen lighting
- Open beam ceiling
- Horizontal wood wall detail
- NanaWall doors opening to a spacious outdoor patio, pool and gardens

Kitchen

- White wood board ceiling and walls
- NanaWall doors opening to outdoor entertaining patio and barbecue
- Recessed halogen lighting
- White custom cabinetry
- Honed Calacatta marble countertops
- Large island with bar seating and Restoration Hardware pendant lights
- Sub-Zero stainless steel refrigerator/freezer
- Sub-Zero refrigerator drawers
- Wolf 6 burner 60" stainless steel range with honed marble backsplash, pot filler and hood
- 2 ASKO dishwashers with cabinet front
- Miele coffee/espresso maker
- Wolf stainless steel built-in microwave
- Two porcelain apron sinks
- Built-in breakfast nook with banquette seating
- Butler's pantry – connected to dining room
 - Recessed halogen lighting
 - Custom white cabinetry, some with glass fronts
 - Reclaimed vertical wood cladding on walls
 - Porcelain apron sink
 - Honed Calacatta marble countertops
 - Bosch warming drawer
 - Fisher-Paykel dishwasher drawer 24"
 - U-line beverage center 24"

- Service pantry – connected to kitchen
 - Schoolhouse light fixture
 - Miele washer and dryer 24”
 - Porcelain apron sink
 - Custom white cabinetry with natural stone countertops
 - Stainless steel Sub-Zero refrigerator with freezer drawer

Family Room – Connected to Kitchen

- Recessed halogen lighting
- Built-in speakers
- Steel beam ceiling detail
- Wood burning fireplace with concrete surround/hearth, and built-in shelving
- Two sets of NanaWall doors opening to spacious patio, pool and gardens

Dining Room

- Recessed halogen lighting
- Built-in speakers
- French door access to front courtyard
- Temperature controlled wine library with glass door, custom metal racking and lighting
- Restoration Hardware Foucault iron orb chandelier

Office/Library

- Sweeping views to the west
- 30’ ceiling
- Restoration Hardware Foucault iron orb chandelier
- Recessed halogen lighting
- Built-in speakers

Media/Game Room

- Recessed halogen lighting
- Built-in speakers
- Built-in bar with white custom cabinetry, honed Calacatta marble countertop, hammered copper sink, and reclaimed wood wall detail
- Globe pendant light fixture
- Beverage center with U-line mini refrigerator
- Low pile wall-to-wall carpet
- Two sets of NanaWall doors opening to a spacious patio, pool and gardens

Master Suite

- Private and picturesque balcony with spectacular views
- Iconic sliding “barn door” leading to bathroom and dressing room/closet
- Master Bath
 - 71” Raye antique hammered copper double slipper tub
 - Dual vanities with Calacatta honed marble countertops, upper cabinets, and Restoration Hardware sconce lighting

- Water closet with Toto toilet
- Rough sawn lap walls
- Oversized shower with marble surround, shampoo nook, bench, Kohler fixtures and detachable water wand
- Marble tile floor

Lower Level Junior Suite

- Low-pile wall-to-wall carpet
- Recessed halogen lighting
- Private and picturesque patio with garden views
- Walk-in closet
- Bath
 - Recessed halogen lighting and Restoration Hardware sconces
 - Single vanity with Calacatta honed marble countertops and Kohler sink
 - Shower over tub with subway tile surround, shampoo nook, and Kohler fixtures with detachable water wand

Second Floor Laundry Room

- Tile floor
- Recessed halogen lighting
- Samsung Steam VRTplus Washer & Dryer
- Custom white cabinetry, granite countertops, and porcelain apron sink

Second Floor Junior Suite

- Low pile wall-to-wall carpet
- Recessed halogen lighting
- Private balcony with spectacular views
- Built-in speakers
- Vaulted ceiling
- Walk-in closet
- Bath
 - Tile floor
 - Recessed halogen lighting and Restoration Hardware sconces
 - Dual vanity with honed Calacatta countertop, Kohler sinks, and storage shelves
 - Water closet
 - Stall shower with subway tile surround and colored natural stone floor, shampoo nook, seated bench, Kohler fixtures and detachable water wand

Additional Upstairs Bedrooms (2)

- Low pile wall-to-wall carpet
- Vaulted ceilings
- Recessed halogen lighting
- Oversized closet
- Large windows with valley floor views

Shared Bathroom

- Tile flooring
- Recessed halogen lighting and Restoration Hardware sconces
- Dual vanity with Kohler sinks, granite countertop, and built-in cabinets
- Shower over tub with subway tile surround, shampoo nook, bench, Kohler fixtures and detachable water wand
- Linen closet in hall

Guest House

- Tile flooring
- Recessed halogen lighting
- Kitchenette with white custom cabinetry and gorgeous blue natural stone countertop, stainless steel under-mount sink, and stainless steel mini refrigerator
- Living room with gas burning fireplace with stone surround
- French door access to outdoor living areas
- Bedroom with recessed halogen lighting, built-in speakers, French door access to outdoor living areas
- Bath with tile flooring, single vanity, marble vessel sink, gorgeous blue natural stone counter, stone tile and mosaic wainscoting, and stall shower with glass enclosure, tile and mosaic trim surround

Pool House/Cabana

- Concrete floors
- Spacious open air lounging area with barn door enclosures
- Full bath with shower
- Additional sitting room with outdoor access

Outdoor Living

- Expansive terrace/patio with gas fire feature and spectacular views
- Heated pool and separate spa with waterfall
- Free standing Clearlight Infrared by Sauna Works
- Regulation size bocce court
- Outdoor BBQ with concrete countertop, Alfresco stainless steel grill, stainless steel pullout trash drawer, stainless steel sink with cover, storage below
- Gorgeous manicured lawns, trees, and gardens
- Fruit orchard and vegetable beds
- Cabernet Sauvignon vineyard: 934 +/- vines, 4 x 6 spacing, approximately 0.5 acres

Infrastructure

- Heating: Hydronic floor heating
- AC: Forced air
- Electric: PG&E
- Gas: Propane
- Water: 2 private wells with holding tanks
- Standard septic
- Internet: Valley Internet
- TV: DirecTV
- Security and surveillance system
- Control4 smart home system
- Sound system throughout the main residence and entertaining areas

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