3434 White Sulphur Springs Road
Property Notes
www.NapaValleyViewRetreat.com

General

- APN: 027-010-038-000
- 59.64 +/- acre parcel
- Built in 2001
- 4,404 +/- sq. ft. total interior space plus 4,253 +/- sq ft of decks and terraces
- 3BR/1.5BA, 3,684 +/- sq ft main residence in three structures
    - Public rooms
    - Master suite
    - 60 ft tower with studio/BR, office/BR, viewing gallery, wine tasting room, game room
    - Mechanical room for utilities and storage
- 2BR/1BA 720 +/- sq ft guest house
- 2-Car Garage
- Rustic modern design inspired by European country villages
- 2003 American Institute of Architects design award
- Ideal siting for south-facing warmth in winter and western breezes in summer
- Spectacular views of neighboring vineyard, open space and the valley floor
- Roger Warner designed landscaping
- No-build covenant protects 7 acres of neighboring vineyard from future building
- Located in an exclusive gated community of six properties, each at least 60 acres
- Approximately 3 miles and 10 minutes from Main Street along a pleasant country road
- Access to hiking trails in the hills and along creeks

Features Throughout

- Shake roof
- Stucco and clear heart redwood exterior
- Palladian room dimensions provide a sense of spaciousness
- Individual buildings translate into more views and fewer interior walls
- Custom clear heart redwood trim, doors and windows with transoms for air flow
- Tall redwood plank ceilings
- Brazilian cherry and concrete floors
- Recessed lighting
- Four interior and one exterior fireplace

MAIN HOUSE

Public Rooms

Living Room/Library

- Brazilian cherry floors
- Extra tall custom built-in bookshelves
- Large scale windows providing abundant natural light and views
- French doors providing access to view terrace and pool
- Wood burning fireplace with concrete surround and hearth, and built-in screen

Dining Room

- Concrete flooring
- Walls of tall French doors and sidelights, providing abundant natural light, views and pool access
- Wood burning fireplace with concrete surround, wood mantle, and built-in screen

Kitchen

- Brazilian cherry floors
- Redwood and glass pantry cabinets with extra deep pullout drawers below
- Custom painted cabinetry with concrete countertop and open shelving above
- Tall windows providing abundant natural light
- Two stainless steel under-mount sinks with Chicago goose neck faucets and Kitchen-Aid garbage disposals
- Wine refrigerator with cabinet front
- Two Sub-Zero freezer drawers with cabinet fronts
- Sub-Zero refrigerator/freezer with cabinet fronts
- Miele dishwasher with cabinet front
- Stainless steel Thermador 6-burner range with double oven and griddle with stainless steel backsplash and stainless steel hood above
- Storage closet for cleaning supplies
- Wood burning fireplace with concrete surround, hearth, and mantle, and built-in screen
- Two coat closets

Powder Room

- Brazilian cherry floors
- Custom wood vanity with concrete counter, vessel sink and brushed nickel fixtures
- Sconce lighting
- Geberit toilet

Master Suite

The Bedroom

- Brazilian cherry floors
- Bed nook with custom built-in bookshelves
- Large scale windows with spectacular view of the pool and open space
- Spacious walk-in closet with built-ins and stackable Asko washer and dryer

The Bath

- Concrete flooring
- Waterworks fixtures
- Water closet with Duravit toilet, Waterworks bidet, and storage cabinetry
- Bathing room with large vineyard view window and oversized soaking tub with concrete surround
- Shower room with concrete flooring, white ceramic tile surround, shampoo nook, rain head and water wand, bench, and large scale view window
- Wide vanity with concrete counter, long integral concrete trough sink, and white custom cabinetry

The Tower

Wine Tasting Room

- Oversized redwood double entry doors
- Concrete flooring
- Reclaimed leadlight windows

Wet Bar

- Concrete flooring
- Custom cabinetry with concrete countertops and open shelving above
- Wine refrigerator
- Sub-Zero mini refrigerator with cabinet front
- Miele dishwasher with cabinet front
- Stainless steel under-mount sink with polished nickel fixtures

Game Room

- Concrete flooring
- Recessed lighting and quartet of ceiling mounted spotlights
- Reclaimed leadlight windows

Storage Room

- Flex space that can be used for storage or other purposes
- Concrete floors
- Industrial pendant light fixtures
- Plumbed for warm floors and bathroom

Studio

- Brazilian cherry floors
- Ceiling fan
- Large scale windows providing abundant natural light and vineyard views
- Stainless steel wash sink
- Built-in shelving

Office

- Brazilian cherry floors
- Large scale windows providing abundant natural light and views
- Built-in bookshelves
- Custom designed art sculpture chandelier

Top Floor Viewing Gallery

- 360° views
- Redwood floor, walls, and ceiling
- Screened windows on all four walls
- Vintage pendant light fixture

GUEST HOUSE

Living Room

- Brazilian cherry floors
- Large windows providing abundant natural light
- Two sets of French doors leading to front entertaining deck
- Wood burning fireplace with wood mantle and concrete surround and hearth
- Custom cabinetry with concrete countertop, open shelving above, Thermador two-burner electric cooktop, stainless steel sink with polished chrome fixtures, Sub-Zero mini refrigerator with cabinet front, and Miele dishwasher with cabinet front
- Laundry closet with stackable Asko washer and dryer, storage cabinet, and ladder access to loft

Left Bedroom

- Pocket door entry
- Brazilian cherry floors
- Large windows providing abundant natural light

Right Bedroom

- Pocket door entry
- Brazilian cherry floors
- Large windows providing abundant natural light

Bathroom

- Brazilian cherry floors

- Shower over tub with ceramic tile surround, recessed lighting, polished nickel fixtures, and shampoo nook
- Wall mounted sink with Dornbracht fixture
- Geberit toilet

Garage (below guest house)

- Two stall side-by-side garage with redwood doors
- Industrial pendant light fixtures
- Extra space for storage
- Access to utilities space

OUTDOOR LIVING

- Spacious view terrace for entertaining, and with access to the public rooms
- Trellis covered walkways
- In-ground plunge pool
- Al fresco dining patio and courtyard with vineyard views, access to the wine tasting room, and wood burning fireplace with concrete surround and hearth
- Roger Warner designed landscape featuring rosemary, wisteria and Euphorbia
- Automatic irrigation

INFRASTRUCTURE

- HVAC:
  - Geothermal heating
  - Forced air heating and air conditioning
- Electric: PG&E
- Gas: Propane
- Water: Private well
- Sewage: Septic rated for 5 bedrooms
- Internet: Xfinity
- TV: DirecTV
- Central Audio with speakers in public rooms, master suite and guest house

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