



CYD GREER

MOVE SMARTLY

Napa Valley

PROPERTY NOTES

NAPA VALLEY VISTA

1080 Orchard Avenue

[www. NapaValleyVista.com](http://www.NapaValleyVista.com)

OVERVIEW

- + Classic farmhouse style home
- + Built in 2007
- + Remodel and addition completed in 2014
- + Private 9.17 +/- acre parcel
- + 7-Acre Cabernet Sauvignon vineyard
- + 4,830 +/- sq ft two story residence
- + 4BR/4FBA/2HBA
- + 3-car attached garage with room for storage
- + 2,000 +/- sq ft car barn/workshop/wine shop
- + Heated swimming pool and adjacent spa
- + Expansive outdoor entertaining areas
- + Spectacular vineyard and mountain views
- + Conveniently located to downtown Napa, top Napa Valley amenities, 5 minutes to Yountville, 20 minutes to Napa airport, and one hour from San Francisco

EXTERIOR

- + Classic front porch with recessed lighting and various outdoor seating locations
- + Brazilian hardwood decking
- + Wood shiplap siding
- + Composition roof
- + Private gated entry
- + Spacious motor court

FEATURES THROUGHOUT

- + Extra tall ceilings
- + Hickory hardwood, walnut hardwood, and tumbled travertine floors
- + Open floor plan
- + Recessed lighting
- + Large windows providing abundant natural light and views

Entryway & Breakfast Room

- + Recessed halogen lighting
- + Entry chandelier
- + Lutron central ceiling light fixture
- + Coat closet

Great Room: Family and Dining Room

- + Recessed tray ceiling detail
- + Recessed LED lighting
- + 6 sets of French doors leading to entertaining patios
- + Trio chandelier
- + SALSA Trading Company antler chandelier (not included in sale)

Kitchen

- + Recessed LED lighting
- + Custom cabinetry with granite countertops and backsplash and some with glass fronts and soft close drawers
- + Stainless steel Kitchen-Aid dishwasher
- + Vigo stainless steel farmhouse sink with apron front and brushed chrome Grohe fixtures and garbage disposal
- + Viking Professional stainless steel built-in microwave and oven
- + Viking Professional stainless steel gas range with 4 burners and grill and pot filler above
- + Vent-A-Hood stainless steel vent with custom faux finish covering
- + Stainless steel Sub-Zero refrigerator with freezer drawer below
- + Center island with custom cabinetry with part granite and part butcherblock countertop, Blanco stainless steel under-mount sink with InSinkErator garbage disposal, brushed chrome Grohe fixtures and bar seating
- + Two large walk-in pantries one with wine fridge

Butler Pantry/Grill Room

- + Kitchen-Aid refrigerator with freezer drawer below
- + Viking Professional stainless steel grill with custom commercial stainless steel Vent-A-Hood above
- + Viking Professional stainless steel dishwasher
- + Custom Mahogany cabinetry with quartzite countertop
- + Recessed lighting
- + Lotus under-mount sink with Waste King garbage disposal and brushed chrome Moen fixtures
- + Storage closet

Living Room

- + Recessed halogen lighting
- + Lutron central ceiling light fixture
- + Large windows providing abundant natural light
- + Grand gas fireplace with stone surround and hearth and wood mantle
- + Door leading to backyard

Laundry Room

- + Recessed LED lighting
- + Whirlpool Duet Steam front loading washer and dryer with storage drawers below
- + Extra deep Kohler under-mount sink with brushed chrome fixtures
- + Built-in cabinetry with stone countertop

Office

- + Recessed lighting
- + Crown molding
- + Lutron central ceiling light fixture
- + Built-in bookcase and display shelving

Powder Room I

- + Tumbled travertine flooring
- + Recessed halogen lighting
- + Single vanity with quartz countertop, under-mount sink with bronze fixtures
- + Sconce lighting

Master Bedroom

- + French doors leading to back patio
- + Recessed tray ceiling detail
- + Chandelier
- + Recessed halogen lighting
- + Walk-in closet with custom built-ins, recessed lighting, and wall-to-wall carpet
- + Gas fireplace
- + Bathroom
 - o Carrera d'or marble and wood tile flooring
 - o Recessed halogen lighting
 - o Oversized stall shower with Carrera d'or marble tile surround, shampoo nook, matte bronze Grohe fixtures with detachable water wand, and glass enclosure
 - o Oversized Kohler soaking tub with matte bronze fixtures and Carrera d'or marble tile surround
 - o Dual vanity with custom cabinetry, custom hammered copper countertop with integral sinks, matte bronze fixtures, sconce lighting
 - o Toto Washlet toilet
 - o Built-in toiletry cabinetry with abundant storage
 - o Makeup vanity with custom cabinetry, Carrera d'or and wood tile countertop, sconce lighting

Pool Room with Bath

- + Recessed lighting
- + Two sets of French doors leading to back deck and pool area
- + Bathroom
 - o Porcelain tile floor
 - o Single vanity with custom cabinetry and natural stone countertop, Artisan under-mount sink and polished chrome fixtures
 - o Sconce lighting
 - o Medicine cabinet
 - o Stall shower with porcelain tile surround, shampoo nooks, glass enclosure, and polished chrome fixtures
 - o Porcher toilet

Powder Room II

- + Tile flooring
- + Single vanity with natural stone countertop, integral sink with polished chrome fixtures
- + Sconce lighting
- + Built-in mosaic mirror
- + Porcher toilet

2nd Floor North Guest Room

- + Crown molding
- + Wall-to-wall carpet
- + Large window providing abundant natural light
- + Large walk-in closet

2nd Floor Jack and Jill Bathroom

- + Dark blue sea glass mosaic flooring
- + Recessed lighting
- + Open shelving
- + Single vanity with custom white painted cabinetry with blue quartz countertop, Artisan under-mount sink and polished chrome fixtures
- + Wall-to-wall mirror
- + Sconce lighting
- + Shower over tub with blue quartz surround, polished chrome fixtures with detachable water wand
- + Toto toilet

2nd Floor West Guest Bedroom

- + Crown molding
- + Wall-to-wall carpet
- + Walk-in closet
- + Built-in book shelving and window seat with bay windows
- + Petite chandelier

2nd Floor South Guest Room

- + Cathedral ceiling

- + Recessed lighting
- + Large windows providing abundant natural light
- + Wall-to-wall carpet

2nd Floor Guest Bathroom

- + Onyx tile flooring
- + Single Kohler pedestal sink with polished chrome fixtures
- + Stall shower with Onyx tile surround, polished chrome fixtures, and glass enclosure

Garage

- + 3-car side-by-side
- + Room for storage
- + Recessed lighting
- + Skylights

Car Barn/Workshop/Wine Shop

- + 2,000 +/- sq ft
- + Parking for 6 vehicles
- + Overhead lighting
- + Loft
- + Temperature controlled wine room
- + Work shop
- + 200 gallon home winemaker's permit

VINEYARD

- + 7 +/- Acres Cabernet Sauvignon
- + 1 Acre planted in 2014, 6 acres planted in 2016
- + Clone: 7/47 Rootstock: 110R, Spacing: 5' x 7'
- + Farmed by Jim Munk
- + Currently being prepped for mechanical harvesting
- + Fruit sold to Caymus In 2018 and Deutsch Family in 2019

OUTDOOR LIVING

- + Panoramic vineyard and mountain views
- + Large format concrete patios
- + Cedar covered al fresco dining area with Ipe decking
- + Lawns and drought resistant plantings
- + Extensive flowering plants including peony, rose, iris, and lavender
- + Olive trees, both fruiting and non-fruiting
- + Citrus trees: naval orange, lime, lemon, mandarin
- + Fruit trees: pomegranate, Bosc pear, Fuyu persimmon, 2 Fuji apple, 2 Granny Smith apple, 2 apricot, 2 peach, 2 pluots, 3 Santa Rosa plum, fig, and Italian prune plum
- + Nature trees: cork oak, Arbutus (strawberry), and maple

- + 50' x 20' in-ground heated pool with automatic pool cover (March 2020) and adjacent spa with water feature
- + 8 raised vegetable beds
- + Extensive automatic drip irrigation system

INFRASTRUCTURE

- + HVAC: 2-zone (upper and lower) natural gas heating and air conditioning
- + Water: Napa City water, 2 meters, one for house and one for agriculture, water softening system
- + Septic: Standard septic system
- + Gas: Natural gas, PG&E
- + Electric: PG&E
- + Water heater:
 - o Conventional water heater for main portion of the house
 - o Tankless water heater for pool room and grill room
- + Internet: Valley Internet
- + TV: DirecTV
- + Phone: AT&T
- + Alarm/Security: ADT
- + Two independently controlled security gates
- + Fire suppression holding tank on the property per code

ITEMS EXCLUDED FROM SALE

- + SALSA Trading Company antler chandelier in great room
- + Whirlpool freezer in car barn

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