



PROPERTY NOTES

NATURALLY NAPA VALLEY

3225 Soda Canyon Road

www.NaturallyNapaValley.com

OVERVIEW

- + Current owner purchased property in 1999
- + Vineyard planted in 2000 and 2007
- + Residence and barn built in 2003 and 2004
- + Located in the prestigious Soda Canyon Ranch
- + 60 +/- acre lot
- + 1,180 +/- sq. ft. 1BD/1BA Stone House
- + 1,000 +/- sq. ft. Barn/Studio
- + 300 +/- sq. ft. Gym
- + 200 +/- sq. ft. Wine House
- + Architect: Mario Aiello, Dahlin Group Architectural Planning
- + 3.9 +/- acre vineyard
- + Private driveway and secure entry gate
- + Sweeping vineyard, mountain and valley views
- + Spectacular venues for entertaining
- + Extensive gardens and landscaping
- + Excellent craftsmanship and materials
- + Award-winning architecture

VINEYARD

- + Atlas Peak AVA
- + Upper vineyard planted in 2000, hillside vineyard planted in 2007
- + Varietals:
 - o Cabernet Sauvignon: 3.55 acres, 2014 yield: 10.75 tons
 - o Sauvignon Blanc: 0.21 acres, 2014 yield: 2.5 tons
 - o Syrah: 0.14 acres, 2014 yield: 0.5 tons

THE STONE HOUSE

Exterior

- + Integral stucco with rustic wood and stone detail
- + Italian tile roof
- + 9' solid wood doors
- + Wood-framed screens on all doors and windows

Features Throughout

- + Concrete floors
- + Integral plaster walls
- + Audio
- + Outdoor lighting

Covered Loggia

- + Ceiling fan
- + Wood burning fireplace with stone surround and rustic wood beam mantel

Living Room

- + French door entry
- + Vaulted open beam ceiling with fan
- + LED cable track lighting
- + Built-in media cabinet and storage
- + 46" *Samsung* LED flat screen TV with swinging arm mount
- + Wood burning fireplace
 - o Cast concrete and plaster surround
 - o Native stone chimney

Kitchen and Dining

- + Vaulted open beam ceiling
- + Cable track lighting
- + Mahogany cabinetry with open shelving
- + Soapstone countertop
- + Wall-mounted wine rack
- + *Thermador* stainless steel wall oven, warming drawer, and microwave
- + *Sub Zero* stainless steel refrigerator with bottom freezer
- + *Thermador Professional* 6-burner stainless steel cooktop
- + *Thermador Professional* hood vent with lights and plaster surround
- + Pot filler
- + Marble farm style sink with *Insinkerator* disposal and chrome fixtures
- + *Bosch* stainless steel dishwasher
- + *Carrera* marble pastry counter
 - o Iron rod pot rack
 - o Recessed lighting
 - o Cookbook shelf
- + Dutch door to side yard and outdoor kitchen

Hallway

- + Arched doorway
- + Curved passage with stone art cubby
- + Wooden plank ceiling
- + Recessed lighting

Master Bedroom

- + Hardwood floors
- + 5 sets of 9' French doors lead to pool and patios
- + Extra high recessed ceiling with open beams and fan
- + Wood-burning fireplace with cast concrete surround, hearth, and mantel
- + Recessed and sconce lighting
- + 32" *Samsung* flat screen TV with swinging wall mount
- + Built-in dresser with leather drawer pulls and work counter
- + Walk-in closet with antique carved double doors
 - o Built-in organizers and drawers
 - o Shoe shelves

Bath

- + Antique carved double doors
- + Vaulted ceiling with open beams
- + Sconce lighting
- + Dual vanity
 - o Solid wood cabinetry with custom medicine cabinet and alcove shelf
 - o Limestone countertop
 - o Porcelain vessel sinks
 - o Large picture window with garden views
 - o Brushed nickel fixtures
 - o 15" *Sharp AQUOS* LCD flat screen TV with swinging wall mount
- + Stall shower
 - o Concrete floor
 - o White limestone tile and glass surround
 - o Rain head
 - o Shampoo nook
- + Water Closet
 - o Antique carved double doors
 - o *Kohler* toilet
 - o *Kohler* bidet
 - o Brushed nickel fixtures
- + Laundry closet
 - o Storage shelf
 - o Stacked *Maytag Neptune* front loading washer and dryer
- + Access to private patio and garden
 - o Outdoor shower
 - o Fountain

Outdoor Kitchen

- + Crafted of stone with concrete countertop and wood doors
- + *DCS* stainless steel gas grill
 - o Rotisserie
 - o 2 burners
 - o 2 pizza grills
- + Stainless steel sink with *Insinkerator* disposal
- + Iron rod pot/utensil rack
- + *Magic Chef* stainless steel mini fridge
- + *Bosch* dishwasher
- + Pantry cabinet
- + Portable wood pizza oven

Patio and Pool

- + Auto cover
- + Approx. 16' x 26'

Parking

- + 2 car uncovered parking, plus 2-3 additional spaces
- + Wine barrel bike rack

THE BARN/STUDIO

Exterior

- + Board and batten wood siding

Patio and Pool

- + Gravel patio with 2 wisteria-covered arbors
- + Views of hills and vineyards
- + Plunge pool, approx 6' x 10'
- + Shaded sitting grove with fire pit
- + *Member's Mark* stainless steel gas grill with side burner
- + Outdoor shower

Great Room

- + Concrete floors
- + Wired for audio
- + Vaulted open beam ceiling with 2 stainless steel fans
- + Dormer windows
- + Honduras mahogany wainscoting with shelf
- + 52" *Samsung* flat screen TV with swinging arm mount
- + Wood-burning fireplace with polished soapstone hearth/surround and mahogany wood mantel
- + Sconce and cable track lighting
- + Walk-in closet/pantry
- + Antique butcher block island
- + Recessed lighting

- + *Kohler* porcelain farm sink
- + Open wood cabinetry
- + *Dacor* 4-burner stainless steel gas cooktop and hood
- + Side-by-side refrigerator with cabinet front
- + Built-in china buffet with glass doors and interior lights, approx. 10.5' wide
- + Raised bed platform with storage drawers beneath

Bath

- + Stall shower with glass and tile enclosure
 - o Shampoo nook
 - o Mirror
 - o Rain head
- + Water closet
 - o *Kohler* toilet
- + Single vanity with stainless steel countertop, *Kohler* porcelain vessel sink and *Newport Brass* fixtures

THE GYM

- + Ivy-covered stucco exterior
- + French door entry from patio
- + Metal-framed wall of windows provide views of vineyards and hills
- + Full length mirrored wall
- + Vaulted tongue-and-groove knotty cedar ceiling with fan
- + Cable track lighting
- + Rubberized gym flooring
- + Audio system
- + Patio shaded by native oaks and madrone, surrounded by rock walls and gardens
- + Small recirculating pond
- + Outdoor shower

WINE HOUSE

- + Ivy-covered stone exterior
- + Tile roof
- + Vine-covered arbor
- + Trellised grape vines
- + Gravel patio bordered by stone walls
- + Rustic antique doors with iron hardware
- + Cedar tongue-and-groove walls
- + Cable track lighting
- + Concrete floor
- + Commercial temperature control

BOCCE COURT

- + Located behind Barn
- + Regulation size
- + Bordered by elm trees
- + Gravel patio
- + Native rock walls and stairs
- + Audio speakers
- + Stone benches

OUTDOOR LIVING

The Collanade

- + 70' + trellis with wisteria and grape vines
- + Leads across lavender field to The Point
- + Gravel pathway bordered by native rock wall

The Point

- + Lookout point shaded by oaks and mimosas
- + Perfect outdoor dining area
- + Panoramic views

Landscaping

- + Stone-terraced flower garden
- + Chicken house and enclosure
- + Compost & trash area
- + Vegetable beds
- + Mini greenhouse
- + Storage sheds and workshop
- + Trees and plants
 - o Olive
 - o Wisteria
 - o Fig
 - o Pear
 - o Apple
 - o Poplar
 - o Russian sage
 - o Rose
 - o Cypress
 - o Blue sedge
 - o Potted lemon
 - o Lantana
 - o Potted geranium
 - o Rosemary
 - o Lavender
 - o Mimosa

INFRASTRUCTURE

- + Water: Private well with filtration system and 2 10,000 gallon holding tanks (one for domestic use and one for irrigation)
- + Septic: Engineered
- + HVAC: Central heat and air; commercial temperature control in Wine House
- + Electric: PG&E
- + Gas: Propane
- + Internet: AT&T high speed fiber optic service
- + Phone: AT&T
- + TV: Dish TV

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Luxury Specialist
DRE# 01390876
707-322-6825 Cell
cgreer@cnapavalley.com
www.cydgreer.com