

AMENITIES LIST FOR 1522 YOUNTVILLE CROSS ROAD

Compiled by Pacific Union International with approval of Owner

Stunningly remodeled single story home on one level acre in the heart of wine country!

Set close to charming Yountville with easy access to world class restaurants and wineries and all the Napa Valley has to offer.

INTERIOR:

Beautiful Brazilian cherry wood floors throughout entry, kitchen, dining area, living room, hall and laundry room.

Crown moldings in most rooms
Central heat and A/C

Great Room

Electric thermostat controlled fireplace with wood mantle and tile surround.

Wiring for flat screen television
Speaker and audio system

Anderson wood windows & slider to deck

Built-in book shelves, storage and bench seat

Ceiling fan

Recessed lighting plus art lighting

Large dining area with attractive over table lighting that matches over island lights

Sky lights

Kitchen

Wolf gas (propane) cook-top with down draft exhaust

Bosch dishwasher with custom door

GE Monogram counter-depth refrigerator

GE Monogram wall Advantium microwave, oven & warming drawer

(Kitchen cont.)

Granite countertops

Wine refrigerator

Entertaining island with room for six chairs or stools

Custom cabinetry with pull-outs & glass doors, appliance caddy & recycle bins

Copper prep sink

Anderson wood garden window

Porcelain farm sink

Master Suite:

Bay window with view of Zen garden

Two closets/one walk-in

Recessed lighting

Ceiling fan

Access to home office/den

Bath:

Large custom tile shower with glass Door

Marble vanity counter with two Barbara Berry Kallista sinks

Tile floor

Thermostat controlled baseboard heat
Custom bamboo cabinetry with under sink pull outs

Storage/linen cabinet and drawers

Opening skylight for air flow

Toto Washlet + Bidet toilet

Other bedrooms:

1st:

Window seat with storage
Lighted closet
Recessed lights
Thermostat controlled baseboard heat

2nd:

Built-in book shelves
Lighted closet
Recessed lights
Ceiling fan
Thermostat controlled baseboard heat
French doors to office/den

*Home office/den:**

Door to exterior/backyard
Bay window with view of Zen garden
Ceiling fan
Built-in cabinet and shelves for office equipment
Thermostat controlled baseboard heat
Access to master suite and 2nd bedroom

** Potentially a small 4th bedroom or nursery*

2nd Bath:

Bamboo flooring and cabinetry
Designer glass vanity sink
Tub and shower with glass door and tile surround
Opening skylight for air flow
Heat lamps

Laundry room:

Long granite slab counter for folding and projects
Slide-in Whirlpool washer and dryer
Lots of storage cabinets and pantry with pull out shelves
Door to garage and to back yard
Built-in pet door to small dog run
Recessed lighting
Room for extra refrigerator or wine storage unit.

Hallway:

Linen closet
Solar tube skylight

Garage:

Built-in shelving
New garage door & motor

EXTERIOR:

Newly painted
Deck off living area made of Timber Deck decking
Restoration Hardware fire pit with lava glass; propane fueled
Wall mounted flat screen TV
Overhead heater
Area plumbed water, electric and propane for future out-door kitchen
James Loudspeaker sound system with multiple speakers
New roof in 2005

Grounds:

Merlot vineyard on east side; approx.
¼ acre

Cabernet vines on west side; approx
¼ acre

Professionally designed landscaping

Circular driveway with parking for
multiple vehicles

Storage shed with John Deere riding
lawn mower; other landscaping
gear included

New 470 ft. well for irrigation

8 stone raised garden beds

Large vine covered pergola

Fig, apple, pomegranate, orange,
lemon and olive fruit trees

Crushed granite walk-ways and

Flagstone stepping stones

Flagstone patio

Outdoor lighting in front and back

Romantic vine-covered pergola

The property is in the county of Napa and is on Yountville city water for the house. The well supplies water for the grapes and landscaping. PG&E services the electricity to the property; Bottled Gas/Propane. The home is on a standard septic system with leach lines. There is potentially room for a pool; subject to leach lines and country regulations. Television and microwave internet service through Directv and NapaNet - Cable is not available.

The property is listed with Karen Cherniss and Patti Cohn with Pacific Union International

License # 00915808 and # 01020594

707.738.8261 or 415.722.4842

Visit WWW.1522yountvillecrossrd.com for further information, photos and virtual tour.

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