



GINGER MARTIN & CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY

1153 ORCHARD AVE // CUNNINGHAM NAPA VALLEY

OFFERING PRICE: \$14,000,000
WWW.1153ORCHARDAVE.COM

Sotheby's
INTERNATIONAL REALTY

GINGER MARTIN
415.516.3939
GINGER@GINGERMARTIN.COM
LIC #00643485



1153 ORCHARD AVE., NAPA: CUNNINGHAM NAPA VALLEY

DESIGN & DETAILS

Developers: MJC Development

Interior Design: Jennifer Nagle

Architect: Holder Design

Landscape Design: Rhyne Landscape Design

Landscape Maintenance: Landesign

Vineyard management by Steve Matthiasson

GENERAL

- APN 035-042-053
- 5± acres in prime valley floor location; 3± acres of Chardonnay grapes
- Spectacular level grounds with stunning mountain and vineyard views
- Built in 2017
- 4BR/4.5BA 8,000 ± sf main residence
- 2BR/2BA 1608 ± sf guest-house
- State-of-the-art yoga studio
- 284 ± sf covered outdoor kitchen
- 45'x25' heated pool with built-in spa
- Fully-furnished

VINEYARD

- 3± acres of Chardonnay grapes
- Matthiasson Management: 1 yr contract + 1 year land lease with no out of pocket expenses

MAIN HOUSE OVERVIEW

- Control 4 home automation system
- Recessed lighting
- Floor-to-ceiling doors & windows throughout by Western Windows
- EMTEK door hardware
- Concrete flooring with 5" European White Oak wood floors
- Lime wash walls
- Whole house HB Hood Branco sound system
- Honeywell Alarm System
- Galvanized gutters
- Metal roof
- Locally sourced wood & stone siding
- 4 bedrooms suites
- Powder room
- Yoga studio

MAIN LEVEL

LIVING ROOM

- Syar stone entry with Euroline steel front door
- 26' high exposed trusses vaulted ceilings
- Abundant natural light
- Beautiful Western hill views
- 36" Town & Country gas fireplace with herringbone inlay, stone mantel
- Timothy Oulten chandeliers

DINING ROOM

- 26' vaulted ceilings with exposed trusses
- 500± bottle capacity wine cellar with reclaimed wood, iron & brass pulls
- Double built-in bookcases with recessed lighting
- Gorgeous Apparatus chandelier

KITCHEN

- 11' high shiplap & exposed beam ceilings
- Calacatta marble counter tops
- Large island with Julian stainless undermount prep sink
- Oversized Golden Oldies pendant lighting
- Full slab Calacatta marble back splash
- Built-in open shelving
- Sub Zero wine refrigerator
- Alligator wrapped custom cabinet pulls
- Double 30" Sub Zero refrigerator and freezer towers
- 6 burner 60" Viking Professional range oven with griddle, grill & polished nickel retractable pot filler
- Julien undermount stainless sink with Dornbracht faucet
- Miele dishwasher
- U-Line beverage center
- Scotsman ice maker
- Sub Zero Built in refrigerator
- Retractable glass doors to pool

BUTLERS PANTRY

- 36" Liebherr French door refrigerator
- Viking Commercial double oven
- Viking convection oven
- Viking professional microwave drawer
- Custom paneled Miele dishwasher
- Custom paneled Scott ice maker
- Stainless undermount sink with Blanco faucet

MUD ROOM

- Built-in entry bench with storage
- Built-in desk

FAMILY ROOM

- Exposed beam and shiplap ceiling
- Recessed lighting
- Floor-to-ceiling windows
- Retractable glass doors
- Built-in 55" TV
- Swing out windows
- 2 bench seats
- 36" Town & Country gas fireplace with herringbone inlay & stone mantle

LIBRARY

- Custom paneled dry bar with acrylic & brass pulls, Calacatta marble top, U-Line undercounter beverage center & Scotsman ice machine
- Wall-to-wall built-in bookcases with brass adjustable arm industrial lighting
- 36" Town & Country gas fireplace with herringbone inlay & steel mantel
- Stunning indigo lime-washed walls
- Vaulted ceilings with Ralph Lauren chandelier & dormer windows
- Built-in 55" TV

GUEST SUITE 1

- Double closet
- Taupe herringbone patterned wall paper throughout
- Cathedral ceiling with large picture windows
- En-Suite Bath:
 - Vanity with Carrara marble top
 - Carrara marble tiled walk-in shower
 - Free-standing soaking tub by Neptune
 - Waterworks fixtures

LAUNDRY ROOM

- 2 sets of Maytag Commercial Direct Drive washers and dryers
- Stone counters with Elkay stainless undermount sink & Blanco fixtures

GUEST SUITE 2

- Vaulted ceiling, double closet & oversized picture windows
- En-Suite bath :
 - Metal double sink vanity
 - Walk-in shower with Walker Zanger Roku Bronze walls, Carrara marble floors
 - Polished nickel Waterworks fixtures

GUEST SUITE 3

- Spacious suite with vaulted ceiling, French doors leading to terrace & grounds
- En-Suite Bath:
 - Double vessel vanity with Carrara marble top
 - Walk-in shower with planked Carrara walls & Carrara marble mosaic tiled floors
 - Waterworks polished nickel fixtures

UPPER LEVEL

MASTER SUITE

- Vaulted ceilings with reclaimed wood and Four Hands chandelier
- Stained European White Oak in 5"
- Balcony overlooking grounds
- 36" Town & Country gas fireplace with herringbone inlay & stone mantel
- Separate executive office/sitting room
- En-Suite Bath:
 - Separate double vessel vanities with Carrara marble tops
 - Waterworks polished nickel fixtures
 - Ann Sacks Nero Marquina Honed radiant heated floors
 - Free-standing Victoria Albert soaking tub with polished nickel fixtures
 - Winged Carrara marble wall-to-wall back splash
 - Walk-in shower with Ann Sacks bronze penny tile floors, Ann Sacks Lino Linen walls
 - Polished nickel Waterworks fixtures

GUEST HOUSE OVERVIEW:

- 1,608 SF
- 2bd/2ba guest suites

GUEST SUITE 1

- Vaulted ceiling with reclaimed wood, oversized windows
- Glass doors leading to pool
- En-Suite bath :
 - Floating double vessel sink vanity with Caesarstone raw concrete top
 - Free-standing soaking tub by Neptune
 - Polished nickel Waterworks fixtures

GUEST SUITE 2

- Vaulted ceiling, double closet & oversized picture windows
- En-Suite bath :
 - Floating double vessel sink vanity with Caesarstone raw concrete top
 - Free-standing soaking tub by Neptune
 - Polished nickel Waterworks fixtures
 - Walk-in shower with Carrara marble mosaic square floors
 - Polished nickel Waterworks fixtures

YOGA STUDIO

- 742 sf
- Half bath
- Floor-to-ceiling windows over looking grounds & pool, with vineyard & mountain views
- Built-in 75" TV

OUTDOOR LIVING

OUTDOOR KITCHEN

- Covered outdoor kitchen, bar & arbor with stone fireplace
- All appliances are stainless steel
 - 48" Thermador Range
 - U-Line Beverage Center
 - Thermador Dishwasher
 - 36" French door refrigerator/freezer
 - Scotsman ice maker
 - 42" LYNX Sedona stainless BBQ
 - U-Line Outdoor Fridge
- 36" Paloform concrete gas fire pit
- 75" outdoor TV
- Walk-in pantry
- Separate bath & laundry room for pool with 2 washers & dryers, & sink

GROUNDS

- Bocce ball court
- 2 arbors
- Heated swimming pool 45'x25' & in-pool spa
- Pentair water system control for pool, spa and water feature
- 64 olive trees
- Raised vegetable beds
- Outdoor breezeway and additional outdoor dining area

DETACHED GARAGE

- 864 SF with storage and a gardener's bathroom
- Upper level as discretionary use

WELL/SEPTIC INFORMATION

- 6 bedroom Septic installed (perked for 10)
- 5000 gallon irrigation tank
- 3000 gallon domestic tank
- 20 gpm

