



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

1155 ORCHARD AVE, NAPA // ORCHARD NAPA VALLEY

OFFERING PRICE: \$8,950,000

www.1155OrchardAve.com

Sotheby's
INTERNATIONAL REALTY

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1155 ORCHARD AVE, NAPA: ORCHARD NAPA VALLEY

DESIGN & DETAILS

Developers: MJC Development

Interior Design: Jennifer Nagle

Architect: Holder Design

Landscape Design: Landscape Design

Landscape Maintenance: Landesign

Vineyard management by Steve Matthiasson

GENERAL

- APN 035-042-052
- 3.62ac parcel in prime valley floor location
- Spectacular level grounds with stunning mountain and vineyard views
- 3± acres of Chardonnay grapes
- Built in 2017
- 5 Bedrooms/ 5 Full Baths/ 2 Half Baths
- 5,868 ± sf main residence
- 40'x20' heated pool
- 362 ± sf pool house
- Covered outdoor kitchen
- Fully-furnished
- 30 GPM well
- Natural gas

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
- Whole house HB Hood Branco sound system
- Honeywell Alarm System
- Recessed lighting
- Floor-to-ceiling windows & retractable sliding glass doors throughout by Western Windows
- EMTEK door hardware
- Concrete & 5" White Oak wood floors
- Lime wash walls
- Galvanized gutters
- Metal roof
- Locally sourced wood, stone & steel

LIVING ROOM

- Syar stone entry with Euroline steel front door
- 26' reclaimed wood ceilings
- Abundant natural light
- Beautiful mountain views
- 36" Town & Country gas fireplace with oversized Limestone mantel
- Retractable glass doors & dormer windows
- Coordinated Apparatus chandeliers
- Dining area with 500± bottle capacity floor-to-ceiling wine cellar

KITCHEN

- Double Waterfall Caesarstone Calacatta Nuvo Island Counters
- Full slab Calacatta Nuvo backsplash
- European overlay custom stained white oak cabinetry
- Wolf double oven with sensor touch doors
- Wolf built-in coffee system
- Thermador wine refrigerator tower
- Double 30" Thermador refrigerator and freezer towers
- 6 burner 48" Wolf 6 burner range with griddle
- Julien undermount stainless sink with Dornbracht faucet
- Miele dishwasher
- U-Line beverage center
- Scotsman ice maker
- Retractable glass doors

BUTLERS PANTRY

- Miele dishwasher
- Viking convection oven drawer

FAMILY ROOM

- Vaulted ceiling with Apparatus chandelier
- Floor-to-ceiling glass windows & doors
- Recessed gas fireplace
- Glass paneled staircase leading to upper level

GUEST SUITE 1

- En suite bath
 - Walk-in shower with Walker Zanger mosaic-tiled flooring, Calacatta marble slab walls
 - Waterworks fixtures
 - Floating vessel vanity with double slab Calacatta marble top

GUEST SUITE 2

- En-suite bath
 - Walk-in shower with Ann Sacks Avalon walls, Tile Bar Grey Penny tile floors
 - Waterworks fixtures
 - Floating vessel vanity with double slab Calacatta marble top

MASTER BEDROOM

- Vaulted ceilings
- Floor-to-ceiling retractable glass sliding doors leading to open terrace with views
- Stained European White Oak flooring in 5" throughout upper level
- Master en-suite bath:
 - Vaulted ceilings
 - Ann Sacks Straturra Hex tile bathroom flooring
 - France and Son chandelier
 - Open walk-in shower with Waterworks Keystone Silk Honed Georgette tile
 - Floating double vessel vanity with Carrara marble top
 - Free-standing Victoria Albert soaking tub
 - Waterworks fixtures

GUEST SUITE 3

- Vaulted ceilings
- En-suite bath
 - Walker Zanger Wood Age Ring tile walls
 - Walk-in shower with Walker Zanger mosaic-tiled flooring, Calacatta marble slab walls
 - Waterworks fixtures
 - Floating vessel vanity with double slab Calacatta marble top

POOL HOUSE OVERVIEW

- 362 SF
- Four Hands Jaxon chandelier
- Flamed black granite counters
- Sink by Cocina and Blanco faucet
- Open shelving
- Full bath
- (2) 24" SubZero Beverage and Wine Centers
- Scotsman Ice Machine
- Miele Dishwasher

DETACHED GARAGE

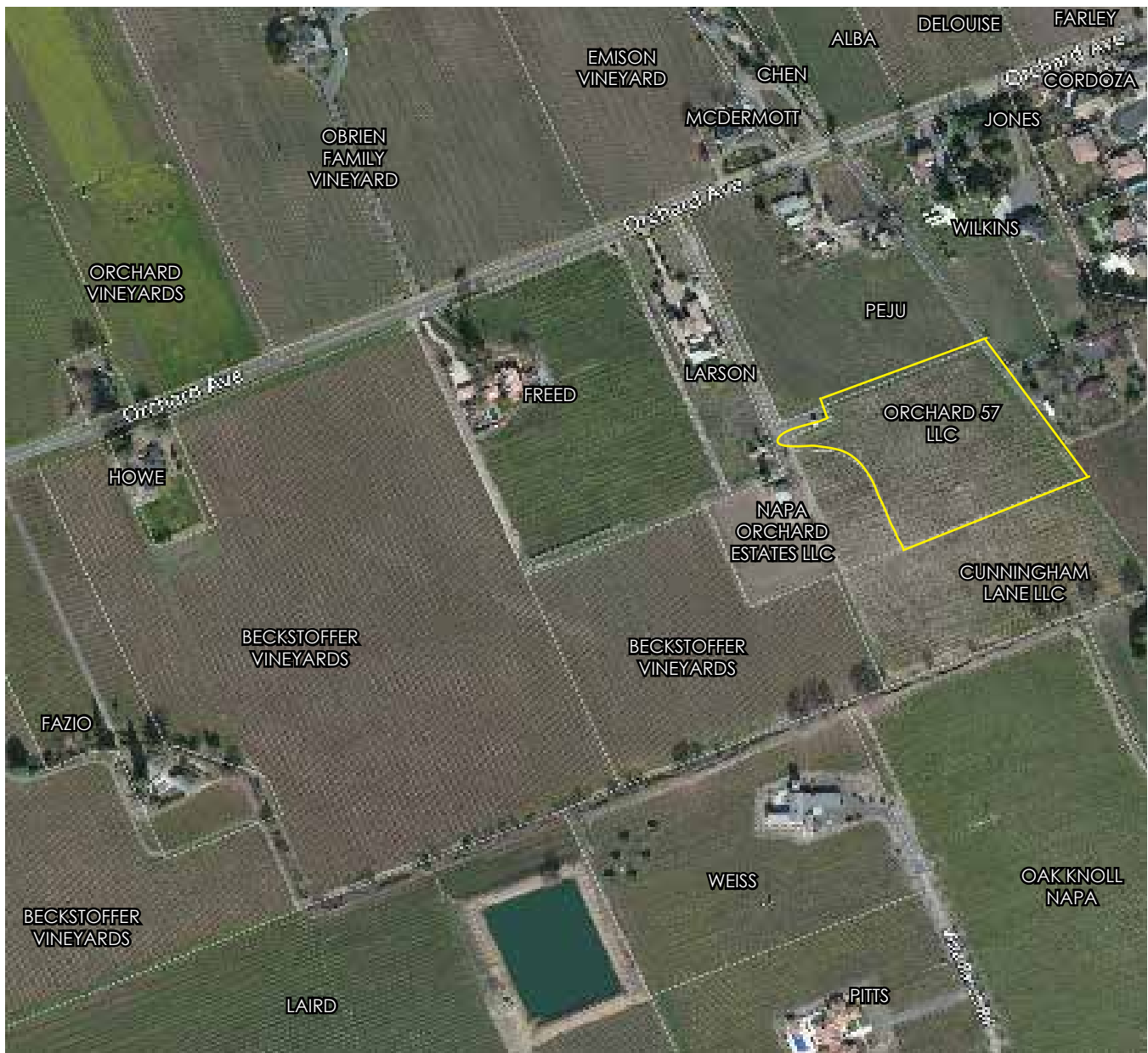
- 664 ± sf 2-car garage

OUTDOOR LIVING

- Heated pool 40' X 20'
- Separate spa
- Outdoor dining area
- 36" Paloform Concrete firepit Gas
- Outdoor BBQ, 42" LYNX Sedona Stainless BBQ bar
- 2 custom planter boxes for raised vegetable gardens

WELL INFORMATION

- 30 gpm

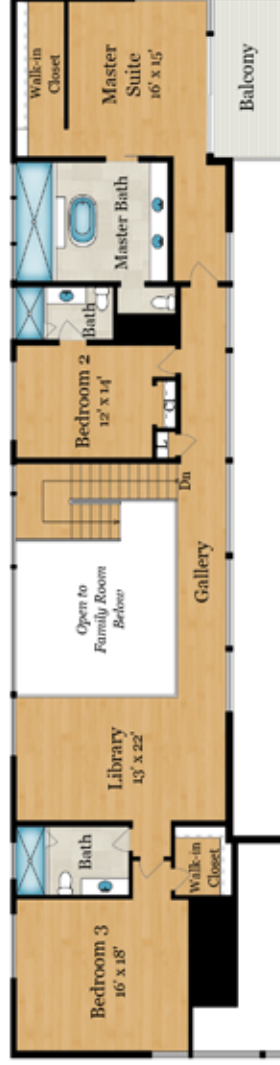


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MAIN RESIDENCE
UPPER LEVEL



Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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