

# GINGERMARTIN + CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



1482 WALNUT DRIVE | OAKVILLE

\$5,500,000

[WWW.1482WALNUTNAPAVALLEY.COM](http://WWW.1482WALNUTNAPAVALLEY.COM)

**Sotheby's**  
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1482 WALNUT DRIVE | OAKVILLE

WWW.1482WALNUTNAPAVALLEY.COM | OFFERED AT \$5,500,000

## DESIGN & DETAILS:

Architect- Sandy Walker

## GENERAL

- APN 027-280-029-000
- Zoning- AW
- Built in 1992
- 20 ± Acres
- Total sq ft 4,125± | 3bd/3ba
- Secure gated entrance at the end of prestigious Walnut Drive
- Built on a rolling knoll
- Panoramic views of valley floor vineyards
- Olive grove with 87 ± trees
  - Best in class Olive Oil- gold medals
  - Produces 100-500 bottles a year
  - Managed by Malagra Costas Olive Oil
- 2nd unit- care taker guest house
- 60 miles north of SF

## INFRASTRUCTURE

- Well- 7 GPM
- Water filtration system
- Standard Septic
- Gas: Propane
- Heating: forced air heating and air conditioning

## MAIN HOUSE OVERVIEW

- Stucco exterior
- Tile roof
- Hardwood floors
- High open ceilings
- French doors throughout
- Natural abundant light
- 3 wood burning fireplaces

## FORMAL LIVING ROOM

- Floor to ceiling windows overlooking backyard pool, vineyards and rolling knolls
- French doors
- Fireplace
- Custom shelving
- High open ceilings
- Hardwood floors

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## CHEF'S KITCHEN

- Floor to ceiling windows overlooking backyard pool, vineyards and rolling knolls
- French Doors
- Expansive deck
- Granite countertops
- Viking Range oven (6 burners)
- Viking double oven
- Sub-Zero refrigerator
- Miele dishwasher

## BACK KITCHEN/MUDROOM

- Bosch Dishwasher
- Sub-Zero refrigerator and freezer
- Wine refrigerator
- Double sink
- Custom cabinetry
- Storage

## DINING ROOM

- Open to kitchen
- Large windows overlooking backyard pool, vineyards and rolling hills
- Outdoor entrance to patio

## MASTER ENSUITE 1- Upstairs

- French doors to private balcony facing south
- Oversized window facing west
- Views overlooking backyard pool, vineyards and rolling knolls
- Abundance of natural light
- Wood burning fireplace
- Walk-in closet
- Custom Shelving
- Double sinks
- Bidet
- Large tiled shower with dual shower heads

## BEDROOM ENSUITE 2- Downstairs

- 2 sets of French doors for backyard entry
- Views overlooking backyard pool, vineyards and rolling knolls
- Walk-in closet
- Custom shelving

## BEDROOM ENSUITE 3 - Downstairs

- 2 twin size daybeds
- Double sinks
- Dual shower heads

## GAME ROOM

- 3 sets of French doors opening to courtyard and side yard
- Concrete floors with radiant heating (refer to report)
- Wood burning fireplace
- Pool table
- Sitting area
- Custom built-in shelving
- Expansive closets with custom wood doors

## OUTDOOR LIVING

- In-ground pool overlooking vineyards and rolling knolls
  - UV/Ozone System
  - Gas heating
  - Pool Cover
- Expansive pool terrace
- Separate outdoor patio off living and game room that offers additional dining area under trellis
- Outdoor speakers
- Bocce Ball court
- Outdoor Kitchen
  - Granite Countertops
  - Bar
  - Sink
  - Refrigerator
  - Warming drawer
  - Built in Viking gas BBQ
  - Rotisserie
  - Wood Fired Pizza Oven

## 2ND UNIT- Care Taker Guest House

- 1,200± square feet
- Two bedrooms
- Two bathrooms
- Kitchen