

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



1301 BELLA OAKS | RUTHERFORD

ICONIC TURN-KEY ESTATE

\$6,950,000

WWW.1301BELLAOAKS.COM

Sotheby's
INTERNATIONAL REALTY

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Bella Oaks conveys a sense of timeless luxury without being pretentious, successfully marrying rustic and refined characteristics. The exterior of the main house's rugged fieldstone and light gray stucco walls, 10' wide veranda and weathered metal roof belie a warm, welcoming Old-World charm with a relaxed feel. The distinctive use of natural elements, deliberate lines and soft faded colors creates an elegant and comfortable turn-key home that offers commanding views of the surrounding foothills and vineyards from nearly every room.

The interior favors calm, light grays, and warm antique whites. Painted shiplap, subway tile, industrial lighting, rich wood and venerable iron details tie together the combination of styles that embodies this picturesque historical narrative. The banister was made by Napa Valley ironmonger, Joe Lafarge, who painstakingly created this Italian inspired design. Nearly every element of this bespoke home is custom made. The functional style features numerous built-ins, all crafted by one of California's most talented woodworkers, Garth Miller.

“This stately French Country Farmhouse was designed by famed Napa Valley architect Howard Backen and was completely rebuilt in 2006, and recently renovated in 2016. Situated in the Cabernet vineyards of Rutherford, the home was designed by renowned style-guru Erin Martin, and photographed by actress-author Diane Keaton in 2010 for her book: House.”

From its columned cabana with white-painted ceiling beams and fireplace, to its board and batten carriage barn, this versatile compound blends a century of American design into a single transcendent whole. A lush garden surrounds the home with roses, gardenias, hydrangeas and olive trees, as well as a verdant lawn between the farmhouse, cabana and barn.

Balancing aesthetics and functionality beautifully, 1301 Bella Oaks offers multiple outdoor entertaining areas, gracious interiors, and practical design elements. A fully furnished and stunning rendition of a timeless classic, the French Farmhouse.

1301 BELLA OAKS LN., RUTHERFORD // ICONIC TURNKEY ESTATE

DESIGN & DETAILS

Architect: Howard Backen

Interior Designer: Erin Martin

Ironmonger: Joe LeFarge

Woodworker: Garth Miller

GENERAL

- 4 bd/4.5ba + .5ba in barn
- .63 ac lot surrounded by vineyards
- 4329 sqft (per tax records) fully conditioned living space in main house
- Built in 1927
- Most recently renovated in 2016
- Main house, pool cabana, 2 dining arbors, barn w/ parking for 2 cars
- Stark carpet throughout downstairs
- Hickory flooring throughout upstairs
- New landscape lighting and outdoor sound system
- Foothill alarm system
- New wraparound Botu wood deck & steps
- Custom iron banister and hardware throughout
- 4" crown molding & floorboards throughout
- Custom cabinetry throughout
- Recessed lighting
- Multiple Nest Thermostat systems
- Stucco & stone facade
- Metal ribbed roof
- Expansive gardens & grounds, with 4 outdoor entertaining spaces
- Control4 Home Automation System
- Whole house R/O system
- Solar

MAIN LEVEL OVERVIEW

GREAT ROOM: COMPRISED OF KITCHEN, DINING AND LIVING ROOM

- Vaulted white Shiplap ceilings approx 18' tall with dormer windows
- Farmhouse Dutch door with custom French iron hardware in entry
- Traditional French Doors with classic iron Crémone bolts in kitchen and living room
- Black Industrial adjustable wall sconces highlighting bookshelves
- 3 aged-wood shipyard-style chandeliers
- Built-in desk with incognito power and data lines

DINING

- Built-in sideboards

LIVING ROOM

- Custom shiplap built-in bookcases featuring recessed lighting and rolling library ladders
- Oversized stone wood burning fireplace
- Built-in entertainment center
- Bench/window seats

KITCHEN

- White Calacatta Gold marble counters throughout
- Farmhouse sliding windows over sink open to views of grounds and mountains
- 2 single basin under-mount sinks
- Open shelving with recessed lighting & subway tile backsplash
- Dedicated espresso or bar area
- 2 oversized marble and wood islands
- Pantry
- Built-in Miele convection oven
- Built-in Miele incognito dishwasher
- Built-in Hobart Commercial Grade dishwasher
- Built-in microwave
- Sub Zero built-in incognito fridge & freezer
- 8-burner Wolf range with double ovens

POWDER ROOM

- Overlooking grounds
- Stone farmhouse trough sink
- Lander polished nickel sconces

LAUNDRY

- Brand new in 2016
- Custom built in cabinetry
- Corian Cameo counters
- Washer/Dryer
- Highback American Standard apron sink with built-in soap tray
- Built-in drying rack
- Beadboard walls and ceiling
- Opens to deck with vineyard and mountain views

MASTER SUITE

- Reading alcove with beadboard walls & recessed lighting
- Separate Nest system
- Custom-made built-in bed with headboard/dresser/nightstand combination
- Custom sliding barn doors flank the entry, concealing linen closet & full-length mirror
- Overlooks mountains western foothills views

MASTER BATH: W.C.

- L-shaped wall-to-wall custom double vanity:
- Calacatta marble counters
- Hanging mirrors
- Polished nickel industrial adjustable wall sconces
- Polished nickel custom pulls
- Oversized tile walk-in shower
- Privy with beadboard walls & built-in shelving
- Linen closet
- Custom dressing room

LOWER LEVEL OVERVIEW

GUEST ROOM 1

- French swing windows
- Built-in shelving
- Beadboard ceiling

GUEST BATH 1

- Brand new in 2016
- Built-in storage
- LeFroy Brooks faucets and shower fixtures
- Daltile modular tile
- Hexagon tile flooring
- Free-standing vanity unit with polished nickel furniture legs and Calacatta marble counter

GUEST ROOM 2

- French swing windows
- Built-in shelving

GUEST ROOM 3

- French swing windows
- Built-in bench window seats

GUEST BATH 2

- Custom vanity with Calacatta marble counter
- LeFroy Brooks faucets and shower fixtures
- Daltile modular tile
- Hexagon tile flooring
- Tiled built-in bench seat
- Tiled shower over tub with built-in shelves

OFFICE/MEDIA ROOM

- Mullion windows
- Wall-to-wall custom built-in desk & cabinets with wood top & decorative screens
- Beadboard ceiling
- Built-in large screen TV

WINE CELLAR

- 5,000 bottle capacity
- 26 magnum bottle capacity
- Custom designed
- PDT Whispercool thermostat

4 HALLWAY STORAGE BAYS

- Houses oversized refrigerator, Control4 home automation system, AV and internet systems, 2 large linen

UPPER LEVEL OVERVIEW

SLEEPING LOFT

- Open landing loft with Artemide Tolomeo adjustable lighting
- Polished nickel sconces
- Vaulted ceiling
- Bed alcove
- Mountain views

BATH

- Custom vanity with Calacatta marble counter
- LeFroy Brooks faucets and shower fixtures
- Daltile modular tile
- Hexagon tile flooring
- Claw foot porcelain tub
- Dressing area

OUTDOOR LIVING SPACE

LANDSCAPE

- A beautiful garden, originally designed by Jack Chandler & updated by Todd Cole, that includes:
- Mature olive and fig trees, each approx. 150-years-old
- 3 varieties of fig tree
- Numerous fruit trees including plum, pluot, peach, pear, Meyer lemon, blood orange and mission and Sevillano olive trees
- Organic garden with raised beds
- Vintage galvanized trough fountain at base of front steps
- 5 heritage olive trees for year-round screening
- New LED landscape lighting
- New irrigation system

NEW DINING TRELLIS, BBQ AREA & BAR

- Stereo speakers connected to main house control 4 system
- Carved Yorkstone trough fountain from England
- Entertainment bar with sink, True under-mount refrigerator, and True clear ice maker
- Nocce Travertine countertop
- 32" Lion gas grill

BARN

- Freestanding barn with 2 bays, to include workbench and storage
- 600 sq. ft. of solar panels hidden on western facing barn roof
- New windows

EXERCISE ROOM

- New Dex-O-Tex flooring
- Powder room with storage closet
- French doors open to grounds

POOL & CABANA

POOL & SPA

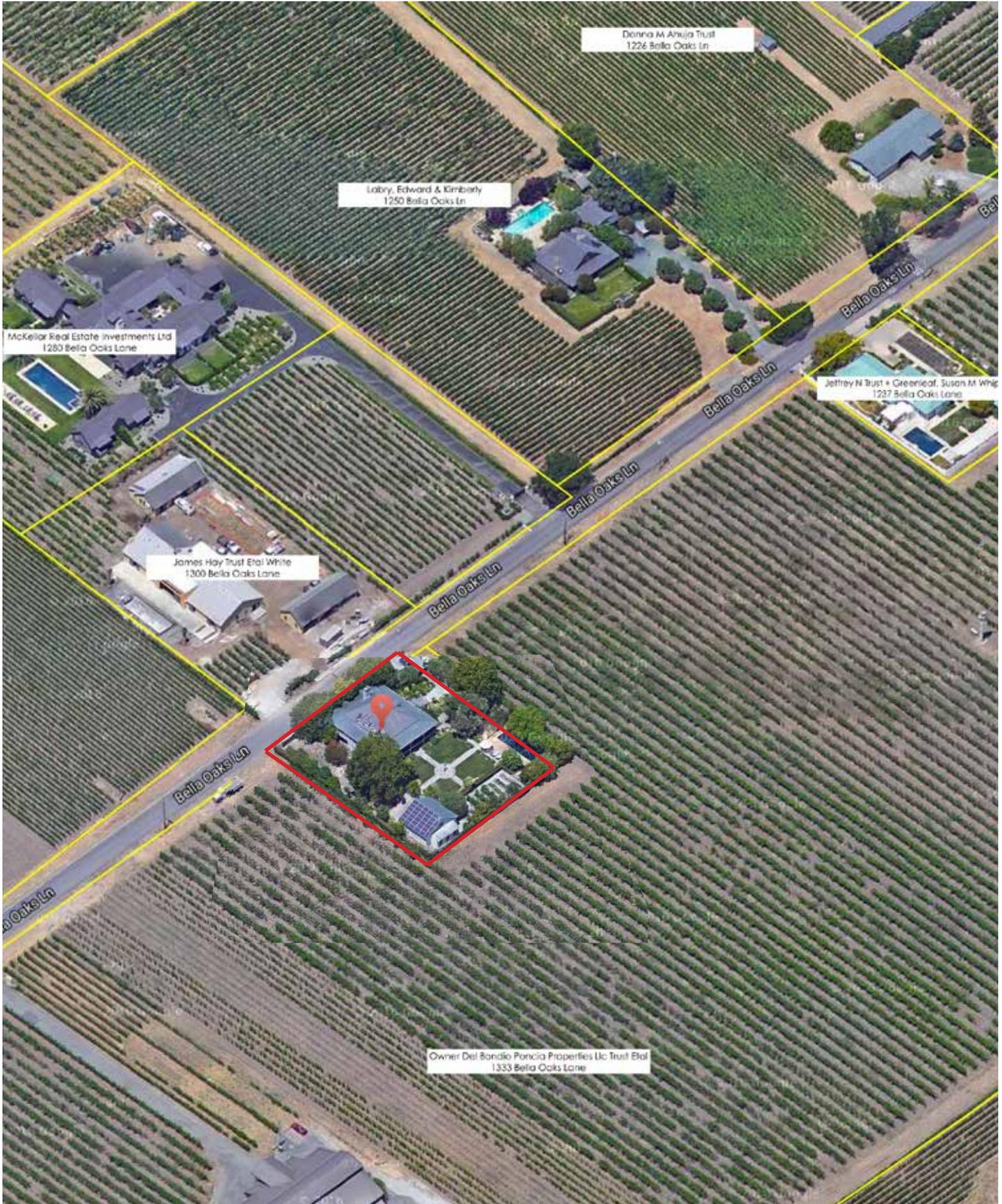
- Triple scupper wall fountain
- New pool lighting
- New raised all-tile spa
- New pool equipment
- McIntyre Spencer tile used for pool and spa
- New French Vanilla stone deck, steps, and pool coping. snapped edges, ashlar pattern
- Iron drainage grates baked on oil finish
- Silar stone seat wall around pool area
- Pool controlled by Screen Logic app or local control pad
- Gas heater for pool

CABANA

- Outdoor Masonlite fireplace
- Outdoor 85" MirageVision TV by Samsung
- Artwork on barn door hardware to cover large screen outdoor TV
- French Vanilla stone floor
- Local pool/spa controls
- Stereo speakers connected to main house control 4 system
- Curtains
- Nandina outdoor sofas by Lee, Chairs by Crate and Barrel
- Wireless access point
- Built-in buffet

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