

# Sotheby's

INTERNATIONAL REALTY



1871 MT. VEEDER ROAD | NAPA

\$4,150,000

[WWW.1871MTVEEDERNAPA.COM](http://WWW.1871MTVEEDERNAPA.COM)



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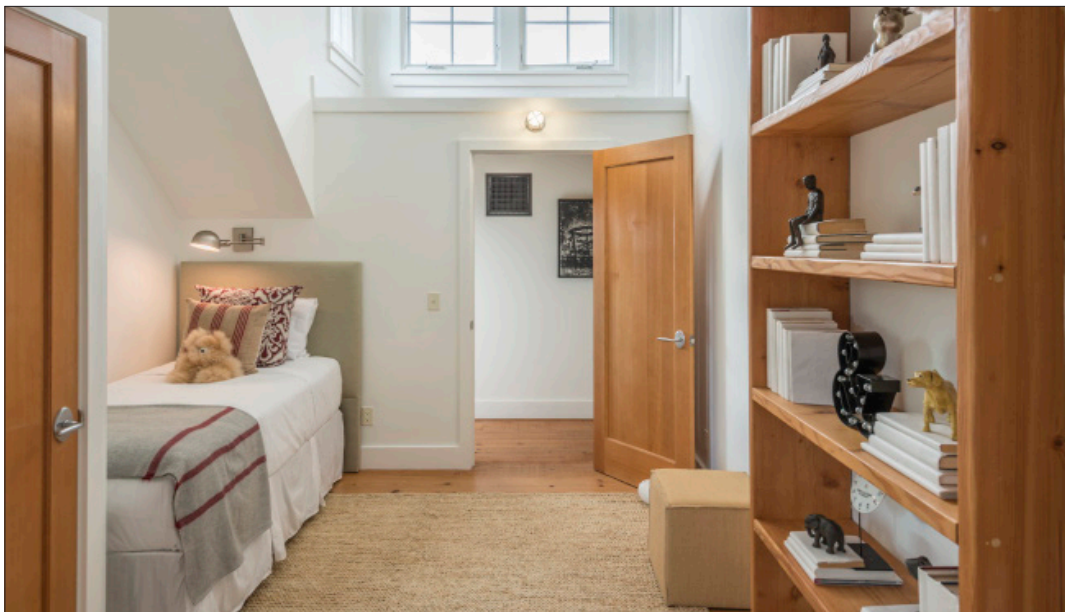
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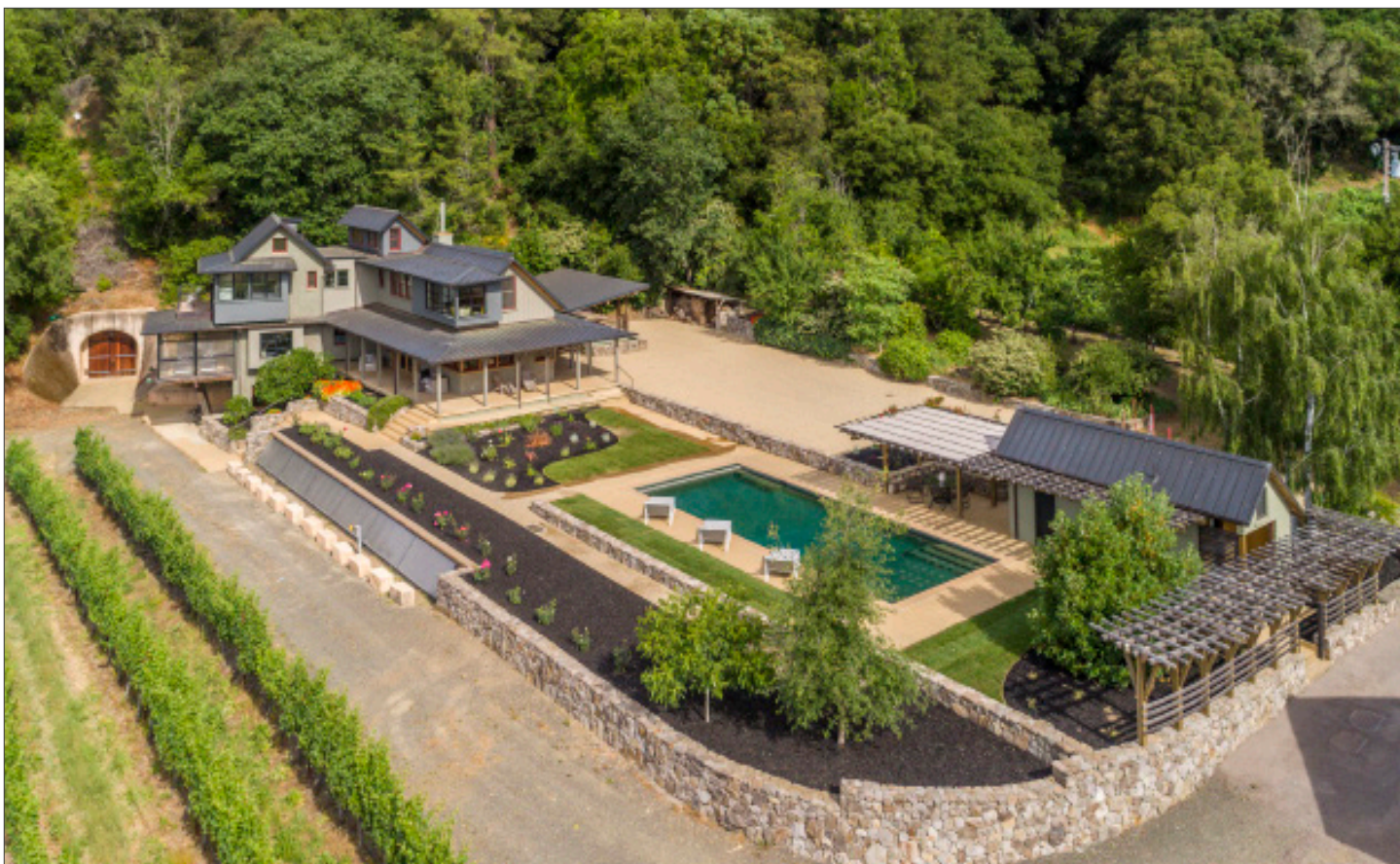












## ICONIC MOUNT VEEDER VINEYARD ESTATE

Iconic Mount Veeder vineyard estate located on 23 +/- acres in a private setting adjacent to one of Domaine Chandon's prized vineyards with views of Mt Diablo. This eco green farm house designed by Arkin-Tilt was built with passive solar, reclaimed materials & a copper roof. The open floor plan includes 3,457 +/- sq. ft with 4 bd/4 ba and embodies the Napa Valley lifestyle of indoor/outdoor living. View decks & retractable doors open out to entertaining areas with a fabulous pool, pool house with wet bar & an incredible wine cave! 4.4 acre Cabernet vineyard in Mount Veeder AVA.

### PROPERTY OVERVIEW

- Approximately 23 acres
- 4.4 acres Mount Veeder AVA Cabernet Sauvignon Vineyard under contract with Franciscan
- Sustainable living; passive solar and wood heat, with water and sand heat storage, insulated high thermal mass walls
- Approx. 3457 sq.ft of conditioned living space
- Radiant heat floors
- Main home: 4bd/3.5ba
- Pool House with half bath and outdoor showers
- Heated pool with solar
- Wine cave with tasting room and hillside tasting terrace
- Extensive indoor/outdoor living spaces
- Mature landscaping and 18 acres of carbon sequestering forest surrounding the property
- 4-car garage with workshop and office space

# FEATURES & AMENITIES

## MAIN HOUSE OVERVIEW

### Kitchen

- Thermador induction cooktop
- Thermador true-convection oven w/ rotisserie
- Two Vestfrost refrigerators
- U-Line wine refrigerator
- Miele dishwasher
- Large island w/ recycled bowling alley top and additional storage
- Recycled glass countertops

### Great Room & Living

- Open loft space
- Concrete flooring with radiant heat
- Clean-burning masonry fireplace w/ integrated pizza oven
- Windows that fill the space with natural lighting
- NanaWall opens up to vineyard views and outdoor living spaces
- Sonos Internet Music System w/4 speakers
- Three floor Summit dumbwaiter

### Office

- Built in cabinets
- Access to carport
- Recycled bowling alley desktop

### Entertainment Room

- Concrete flooring with radiant heat
- French doors leading to outdoor living space with vineyard views

### Master Suite

- High ceilings
- Wood flooring
- French door opens to balcony overlooking vineyards

### Bathroom

- Soaking Tub
- Walk-in shower with glass door
- Double vanity with recycled glass countertops
- Vineyard views

### Junior Suite

- Built in bench seating with vineyard views
- Cement flooring with radiant heating
- Sun room with 360 views of vineyards

### Bathroom

- Walk-in shower with glass door
- Double vanity with Vetrasso recycled glass countertops

## Bedroom 2 & 3

- Custom built in bookshelves
- Wood flooring

## Bathroom 2 & 3

- Vetrazo recycled glass countertop
- Hardwood flooring
- Tile shower

## Laundry Room

- Washer/dryer
- Ample counter & storage space
- Utility sink

## POOL HOUSE

- Wet bar with built in drawers
- Changing room with half bath
- Outdoor showers

## OUTDOOR LIVING SPACE

- Heated in-ground pool with solar
- Mature lush landscaping
- Ample seating areas
- Stone retaining wall surrounding pool area
- Solar panels

## WINE CAVE

- Approx. 1450 sq. ft.
- Perfect 60-65F temp year round with no heating/cooling
- Space enough for 20 Barrels, 500 cases per year
- Home Winemaking allowed 3 barrels/80 cases per year
- Sonos Internet Music System and speakers.

## GARAGE & WORKSHOP

- 4 car garage and workshop
- 400 amp Service
- Two bathrooms and utility sink
- 2nd Floor air conditioned office w/vineyard views

## SOUND SYSTEM

- Sonos sound system w/ 3 independent players providing music to the great room, wine cave and veranda/pool
- Includes a mobile phone application controlling the system and enables selection of music to play from internet streaming sites like Pandora and Napster
- Ability to connect to the system via line in to play music from phone or computer



## SEPTIC SYSTEM

- Orenco's AdvanTex Treatment System
- Engineered textile media to treat wastewater to meet stringent regulatory requirements.
- Filter configured like a recirculating sand filter — a packed bed filter technology that Orenco engineers have helped to perfect since the 1970's.
- AdvanTex provides consistent, reliable treatment, even under peak flow conditions.
- The clear, odorless effluent is ideal for reuse applications consistent with the Green philosophy of the site.
- The process reduces nitrogen significantly, and special configurations can reduce nitrogen even further to meet stringent limits.
- It also eliminated the need for a large Wisconsin mound type septic system which would have utilized 25% of the area of the upper vineyard. The cost of this advanced system was approximately \$60,000.
- The system is maintained under contract with McCollum General Engineering Contractor since it was installed 9 years ago.
- The system is remotely monitored by McCollum and Orenco via a phone line connected to the system.
- They have maintained the system and our permit to operate with Napa County.

## WATER SYSTEM

- The property has a diversity of water sources mostly developed during our ownership of the property.
- It has 4 wells and a reservoir water sharing agreement with a neighboring parcel.
- Water quality and volume vary from well to well.
- Soil moisture monitoring and sub surface drip irrigation in the vineyard consistently have adequate water for both the vineyard and the house.

## VINEYARD

- The vineyard is 4.4 acres not including avenues.
- It is all planted with Cabernet Sauvignon with the exception of a 0.1 acre block of Merlot.
- The bulk of the grapes are sold to Franciscan under a long term indexed contract for approximately \$6500/ton.
- A one ton lot of the vineyard's cabernet sauvignon sold for \$8500/ton last fall, 2016.
- The price of Napa Cabernet Sauvignon rose 30% between 2015 and 2016 according to the California Crush Report.

## WHAT MAKES THIS A GREEN HOME?

Most of all it is energy efficient. It uses renewable energy sources, passive solar and wood with heat pump backup. You've heard of global warming? This is a home design that does its part to reduce it. It is designed with eaves and a veranda overhang that let more light in when the sun is low in winter and less light in when the sun is high in summer. The architects actually put a 3D model of the house on a PG&E simulator to capture the shadows that would be on the house throughout the year. The house construction uses TriD panels with a 4" styrofoam core and 4" of cement/plaster on either side of the core to create a high thermal mass building with insulation as well. This construction method cost more than 2x what simple stick frame with stucco construction would have cost. The thermal mass averages the day and night temperatures passively producing a comfortable ambient temperature most of the year with little or no heating or cooling by the mechanical system. Additionally there is a 3 ft. thick sand bed thermal reservoir under the great room that is heated by the sun in the winter months. It keeps the main floor warm and stabilizes the temperature there. There is no forced air heat producing noise and blowing dust around. This is consistent with the quiet and pristine air of the outdoors at this site.

When heat is needed a 250 gal. thermal storage tank of water that is heated by solar panels in the sun during the day is used to supply radiant heat to the floors. During prolonged winter low light conditions the fireplace is used to heat the great room as well as water in the storage tank. The masonry fireplace designed in Canada takes several hours to heat but, because of its high thermal mass takes a day and a half to cool down keeping the great room temp warm and stable. In my opinion the ambient thermal comfort of this home is a major highlight second only to its views. Then there is the cave which stays at 59-65F, ideal for wine aging, the whole year with no heating or cooling at all. It's very cool (actually warm) to go into the cave when it is 35 degrees outside and its 60F in the cave.

Another green aspect of this home is its use of recycled materials. The counter tops throughout the home are made of recycled glass materials which actually cost more than granite. Many of the doors are recycled, stripped and refinished old redwood, etched glass, interesting shapes. The office desktop and the kitchen island top are made from an old bowling alley.



