

# GINGERMARTIN + CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



14789 KINLEY DRIVE | HEALDSBURG

\$9,250,000

[WWW.14789KINLEYDRIVE.COM](http://WWW.14789KINLEYDRIVE.COM)

**Sotheby's**  
INTERNATIONAL REALTY

GINGER MARTIN  
415.516.3939  
[WWW.GINGERMARTIN.COM](http://WWW.GINGERMARTIN.COM)  
[GINGER@GINGERMARTIN.COM](mailto:GINGER@GINGERMARTIN.COM)  
DRE 00643485

14789 KINLEY DRIVE | HEALDSBURG

WWW.14789KINLEYDRIVE.COM | OFFERED AT \$9,250,000

## DESIGN & DETAILS :

Modern Heritage Farmhouse

Dotter & Solfeld Architecture & Design

## GENERAL

- APN 089-120-088
- Zoning- LIAB6
- Newly built and completed in 2016
- 9 ± Acres
- Total sq ft 5,500± | 4bd/4.5ba
- Secure gated entrance
- Views of vineyards and hills of Dry Creek Valley coastal range
- Guest House -2 bd/1 ba, 840 +/- sf
- Pool House with full bath , 575 +/-sf
- In ground pool with spa & fountains
- Ancient olive tree lined driveway
- Professionally landscaped Pomegranate orchard
- 1 mile to Healdsburg Plaza
- 67 miles north of SF

## INFRASTRUCTURE:

- Well – 76 GPM
- Standard Septic- Rated for 7 full bedrooms
- Gas: Propane
- Heating: forced air heating and air conditioning
- Photovoltaic solar system

## MAIN HOUSE OVERVIEW:

- White board and batten exterior
- Pennsylvania Blue Stone exterior stonework
- Standing seam metal roof
- French Oak engineered hardwood floors
- Exposed beam ceilings
- Stacking doors open on to three “outdoor rooms”
- Custom Cedar walk-in wine cellar, 1,000 ± bottles

## GREAT ROOM

- Stacking Nana Doors overlooking backyard, vineyards and hills of Dry Creek Valley coastal range
- Custom book shelving
- High open ceilings
- Lots of abundant light

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## MASTER ENSUITE

- Private balcony
- Views of vineyards and hills of Dry Creek Valley coastal range
- Floor to ceiling glass windows
- Abundance of natural light
- Carrara Marble counter tops
- Dual sinks with Waterworks fixtures
- Large shower with rain shower head and bench
- Stand alone soaking tub
- Walk-in closet

## JR MASTER ENSUITE

- Views of vineyards and hills of Dry Creek Valley coastal range
- Walk-in closet with island and window
- Dual sinks with Waterworks fixtures
- Carrara marble countertops

## BEDROOM ENSUITE

- French doors for backyard entry
- Views of vineyards and hills of Dry Creek Valley coastal range
- Window seat day bed

## BEDROOM ENSUITE

- Views of vineyards and hills of Dry Creek Valley coastal range
- Carrara Marble and Soapstone counters
- Walker Zanger shower tiles
- Waterworks fixtures

## BEDROOM- downstairs

- Used as an office

## OFFICE

- Exterior door
- Views

## CHEF'S KITCHEN

- Oil rubbed soapstone kitchen counters
- Subway tile
- Farm sink
- Oversized Walnut butcher block island with prep sink
- Waterworks™ plumbing fixtures
- WOLF Range oven (8 burners)
- Sub-Zero wine fridge
- VIKING microwave
- Sub-Zero refrigerator (Side by side doors)
- Recirculating hot water faucets
- Velux remote control skylights
- Energy efficient appliances

## OUTDOOR LIVING

- Extended Terraces
- Indoor/Outdoor living with heated lounging rooms
- Pool terrace finished in Pennsylvania Blue Stone
- Dramatic stone water wall anchors the pool design
- Expansive lawn
- Built in Wolf gas BBQ
- Sub-Zero outdoor refrigerator
- INFRATECH heat lamps over terrace

## ATTACHED GARAGE

- 3 car garage
- Automatic door openers

## MUDROOM/LAUNDRY ROOM

- Duet washer and dryer
- Sink
- Custom cabinetry

## WINE CELLAR

- Temperature controlled walk-in cellar
- Custom Cedar
- Sink
- 1000± bottles

## GUEST HOUSE

- 840 +/- Sf
- Open floor plan
- 2 bd, 1 bath
- Covered carport and private patio
- Private location detached from main residence

## POOL HOUSE

- 575 +/-sf
- Full bath