



600 OAKVILLE CROSS | OAKVILLE

\$22,500,000

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NAPA VALLEY MODERN ESTATE
600 Oakville Cross Road, Napa/Oakville
www.NapaValleyLuxuryEstate.com
Offered at \$22,500,000

DESIGN & DETAILS:

Architect: Sandy Walker, Walker & Moody Architects
Builder: Cello & Madru Construction
Landscape Architect: Claudia Schmidt Landscape Design
Interior Design: Barbara Colvin

GENERAL

Prime Oakville location with 360° mountain and vineyard views
2.91± acre parcel, APN 031-050-061-000
Deeded view protection over 3 ± acres of vineyard
Zoning: Agricultural Preserve
Seller purchased the property in 2012
Property development completed in 2014
5,537 ± sf single level main house
1,266 ± sf guest house
6,803 ± sf total living area
1,227 ± sf 3-car garage
55' x 25' heated pool with build-in spa
Gracious and private setting surrounded by heritage oak trees
Located minutes to Downtown Napa and the Silverado Trail

FEATURES THROUGHOUT

Hardy board fire and pest resistant siding
Board and batten with extra wide 7.25" batts
Standing seam metal roof
Steelworks Etc exterior steel doors and windows
Smooth walls with level 5 integral color plaster finish
Indian limestone and hand distressed variable plank white oak floors
Pocket screens on all windows and doors
Electronic shades throughout
Low-E tinted windows
Custom designed interior doors
Custom designed washed white oak cabinetry

Warm spectrum LED lighting by Truax Design Group
Lutron programmable lighting controls
Barbara Colvin designed custom fireplaces
10' ceilings and 14' ceiling in great room
8' interior door jam height
Seamless indoor/outdoor flow from every room

MAIN HOUSE

Entry and Entry Gallery

- Reclaimed barn siding wood walls
- Indian limestone floors
- Frosted skylight
- Gilded sconces by Luna 220
- Gregorius Pineo Vassaro round chandelier

Powder Room

- Located adjacent to the foyer
- Hand carved oak entry door
- Calacatta vessel sink with Kallista faucets
- Washed white oak vanity with open shelving
- Limestone counters
- Sconce lighting
- Coat closet

Living Room

- White oak hand distressed floors
- Limestone custom designed gas fireplace
- Open beams hand cut from reclaimed Douglas fir
- Distressed pine ceiling
- Built-in bookshelves
- Vertical art lift over TV (art not included in the sale))
- Pocketing steel doors leading to outdoor living areas

Master Suite

- Double hand carved entry door
- Foyer with 2 closets and skylight
- Pyramid ceiling finished in distressed pine
- Large scale exterior pocketing doors with screens
- Custom Italian limestone gas fireplace
- Wet bar with Calacatta counters, beverage fridge, microwave and large storage cabinet
- Built-in TV with automatic art cover (art not included in the sale)
- His closet
 - White oak hand distressed floors
 - Custom washed white oak cabinetry
 - Oak bench seat with custom shelving and drawers

- His vanity
 - Indian limestone floors
 - Vanity with honed limestone counter, Kallista sink and Kallista Vir Stil nickel silver fixtures by Laura Kirar
 - Sconce lighting
 - Built-in medicine cabinet
- Her closet
 - Large walk-in closet and double door closets within
 - Open shelving and custom painted drawers and dressers
 - Island dresser with limestone counter
 - Custom fireproof safe
 - Tri section full length mirror
- Her vanity
 - Indian limestone floors
 - Vanity with Calacatta counter and Kallista sink and Kallista Vir Stil nickel silver fixtures by Laura Kirar
 - Sconce lighting
 - Built-in medicine cabinet
- Tub/Shower room
 - Indian limestone floors
 - Marble Calacatta soaking tub with and Kallista Vir Stil nickel silver fixtures by Laura Kirar
 - Double honed Calacatta walk-in shower with floor-to-ceiling glass walls, grab bar and 2 shampoo nooks
 - Custom designed mirror over tub
- Two water closets, each with toilet and one with bidet

Kitchen

- Washed white oak and custom painted cabinets
- Cabinet hardware by Classic Brass, Montana Collection in aged iron
- Honed Calacatta counters
- Under cabinet lighting
- Island with stainless steel prep sink and brushed nickel pull-down Grohe faucet
- Full size stainless steel sink with brushed nickel pull-down Grohe faucet, InSinkErator disposal, and instahot water
- Custom Rev-A-Shelf mixer stand
- 48" white 6-burner Viking range with griddle, pot filler, and 2 ovens
- Anodized stainless steel custom range hood
- 2 Sub Zero refrigerator drawers
- 2 Fisher & Paykel dishwasher drawers
- Viking trash compactor with cabinet front
- White double Viking warming drawer
- GE microwave
- Custom steel pot rack
- Built-in TV

Butler's Pantry

- White Viking double ovens
- Custom paneled full size Sub Zero refrigerator and freezer
- 2 custom paneled Fisher & Paykel dishwasher drawers
- Viking custom paneled trash compactor
- Full size stainless steel sink
- Abundant cabinet storage and open shelving

Wet Bar and Wine Cellar

- Limestone counters
- Elkay stainless steel bar sink
- 850-bottle temperature controlled wine cellar with custom racking that accommodated both 750 ml bottles and magnums
- Glass front cabinetry for barware
- Pantry closet

Sun Room

- Dramatic views in three directions
- Vaulted distressed pine ceilings with conservatory style skylight
- Wide plank Hardy board walls
- Custom cluster pendant chandelier - Made by Light SF
- Texas limestone wood burning fireplace
- Wall-to-wall steel framed accordion doors
- Custom designed drum chandelier
- Texas flagstone floors
- Built-in large DCS Grill by Fisher & Paykel
- Wet bar with concrete counters and Elkay stainless steel sink
- Adjacent outdoor wood storage bin

Mud Room Area

- Built-in bench seating
- Storage room with Miele refrigerator and shelving
- Media and cleaning closet
 - Sonos controls
 - TV TiVo's
 - Cisco phone system

Laundry Room

- Custom painted cabinets
- Caesarstone counters
- Ekay stainless steel sink with Brohe faucet
- Whirlpool Duet Washer and Dryer
- Cork flooring

Half Bath

- Adjacent to mud room
- Indian limestone floors
- Pedestal sink

Gym/Massage Room

- Pocketing doors with screens
- Wall-to-wall wool carpet
- Floor-to-ceiling mirror
- Ballet bar
- Nook for massage table storage
- Built-in TV

Office 1

- Custom milled washed oak entry door
- Hand distressed white oak floors
- Washed white oak custom cabinetry and desk
- Built-in TV

Office 2

- Built-in painted cabinets with washed white oak counters and desk top
- Hand distressed white oak floors
- Built-in TV
- Cedar closet

GUESTHOUSE

Foyer with coat closet

Full Bath

- Stall shower with Carrara marble and shampoo nook
- Vanity with Carrara marble counters
- Bench seat with open shelving
- Outdoor shower

Living room

- Indian limestone floors
- Recessed TV alcove
- Pocketing doors leading to loggia

Kitchenette

- Sub-Zero undercounter refrigerator
- Custom cabinetry with Carrara counters
- Stainless steel sink with gooseneck pull-down faucet
- Fisher & Paykel dishwasher
- GE Microwave
- Miele stacked washer/dryer

Master Suite

- Hand distressed variable plank white oak floors
- Custom built-ins
- Views of pool and vineyards
- Access to loggia
- Bath
 - Indian limestone floors
 - Double vanity with Carrara counters and Kallista fixtures
 - Shower over tub with Carrara marble and Kallista fixtures
 - Sconce lighting

Loggia

- Wood burning fireplace with stone surround
- DCS grill by Fisher Paykel
- Silent Heatscope built-in heat lamps
- Louvered wood ceiling

Additional storage and features

- Storage room unit for 4 heat lamps and 4 small propane tanks
- Additional storage room for party tents, entertaining chairs, outdoor cushions, cleaning supplies, and chaise lounges; nook for wine refrigerator
- Wood storage bin

GARAGE

3-car garage

Non-slip flooring

Sink

Skylights

Half bath

Exterior closet with Ice machine and laundry pick-up

Garbage and recycling bays

3 Interior large storage bays

Extensive outdoor overflow parking (can accommodate 12-16 additional cars)

GROUNDS

Gated entry her end of the garage just inside the

Propane heated pool with automatic pool cover and underground cave for sound dampening of pool equipment

Extensive outdoor LED lighting

Spacious outdoor entertaining area with table and chairs seating for 16 guests

Outdoor custom designed propane fireplace

Stone walls, sourced from the property

Barbara Colvin designed stone fountain

Four raised cut flower and herb gardens
Fruit orchard: Apple, peach, nectarine, pear, lemon, orange
200-year-old oaks
Meandering paths flanked by oaks and 23 ancient olive trees
2.9 acres surrounded by vineyards

INFRASTRUCTURE

Water: Private water well drilled December 2011, depth 450 ft, flow at drilling 200 gallons/minute per air lift test

Septic: Engineered pre-treatment drip system rated for 5 bedrooms

HVAC

- Main house: Hydronic floor heating in all rooms except sunroom, forced air heating and air conditioning in all rooms
- Guest house: forced air heating and air conditioning

Water Heaters

- Main House: Hydronic heating boiler
- Guest house: On-demand

Gillette whole property generator

Phone:

- System: Cisco
- Service: AT&T

Audio system: In most rooms except offices and bathrooms, Sonos controlled by iPads in kitchen and His dressing room

Security and fire alarm system: Napa Fire Alarm

Internet: Kelton Consulting

TV source: DirecTV