

GINGERMARTIN+CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



4183 BIG RANCH ROAD | NAPA

\$15,500,000

www.4183BigRanchNapaValley.com

Sotheby's
INTERNATIONAL REALTY

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A sophisticated aesthetic pervades this bright, open, airy retreat on approximately two acres in Napa Valley. Filled with refined finishes and eye-catching details, the stylish main residence and guest house offer over 9000+/- sf of living space and comes fully furnished.

The great room features 19' ceilings, shiplap walls, and floor to ceiling glass doors embracing the stunning grounds, pool and surrounding vineyard views. An exquisite marble surround fireplace faces the living room area with a 650-bottle temperature-controlled wine cellar off the dining area.

The chef's kitchen with shiplap walls and Calcutta countertops, two butlers pantries and adjacent family room, opens out to the pool and an incredible alfresco dining area with full kitchen containing a built-in grill, bar, and a wood-burning fireplace.

There are four spacious bedroom suites that include two dedicated master suites graced with well-appointed baths with gorgeous Calcutta or Carrera marble.

The generous media room contains a wet bar and 65" TV can also serve as an overflow extra bedroom with full bath. Relax on the deck while appreciating the vineyard and mountain views.

Throughout, plentiful windows and floor-to-ceiling glass pocket doors admit glorious light and blur the line between indoors and out. Equally chic, the 1000+/- sf guesthouse offers two-bedroom suites, each with a private entrance, and an alluring outdoor living room with full wet bar and 72" TV.

The two residences are at the heart of lush, lavish landscaped grounds, which include a gorgeous pool and spa, raised garden beds, a fire pit, and a private bocce court.

Control4 home-automation and a top-tier sound system are among the many state-of-the-art conveniences.

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Offered at \$15,500,000

DESIGN & DETAILS

Developers: MJC Development

General Contractor: Westwind Construction Management, Inc.

Interior Design: Agins Interiors

Architect: Willrich Architecture

Landscape Design: Rhyne Landscape Design

Conditioned

Main House - 8,074+/- sf

Guest House - 985+/- sf

Total Conditioned - 9,059+/- sf

Unconditioned

Covered Porches - 1,219+/- sf

Garage/Water Treatment - 810+/- sf

Mechanical Rooms - 579+/- sf

Total Unconditioned - 2,608+/- sf

GENERAL

- APN 036-170-021
- Spectacular level grounds
- Stunning mountain and vineyard views
- Built in 2019
- 4BR/5BA/2 ½ BA Main House
- 2BR/2BA Guest House
- Freestanding pool bath
- 220 SF+/- Covered porch wet bar at guest house
- Patio with trellis and fireplace
- Outdoor Kitchen with sink, beverage center & built-in Grill
- 52' x 20' Heated pool with 8' x 7' In pool spa

MAIN HOUSE OVERVIEW

- Locally sourced wood siding & stone
- Metal roof
- Galvanized gutters
- Shiplap paneled walls throughout
- European Oak wood floors
- Jeldwen, Euroline & Reveal doors & windows throughout
- EMTEK door hardware
- Recessed lighting
- Control 4 home automation system
- HB Hood Branco sound system, whole house
- Honeywell alarm system
- Bevolo French Quarter exterior lanterns

LIVING ROOM

- Euroline steel front door
- Reveal oversized pocketed doors with screens
- Jeldwen French doors
- Vaulted 19' high ceiling with exposed trusses and steel collar ties
- Two Le Monde 64" leather lighting fixtures
- McClain bookcase lights
- Town & Country 42" gas fireplace with herringbone inlay
- Collemendina marble surround

WINE ROOM

- Euroline steel door
- 675± bottle capacity wine cellar with custom stained wood

ENTRY POWDER

- Floating Graitte marble vanity
- Polished nickel Rohl fixtures
- De Sousa Hughes wallpaper

WET BAR

- Scottsman custom paneled ice maker
- Graitte marble countertop
- Undercounter beverage center
- Waterworks Henry bar faucet
- Blanco undermount stainless sink

KITCHEN

- Shiplap paneled walls and ceiling
- Calcutta marble counter tops
- Large Calcutta stone island
- Restoration Hardware Oversized Paris Street Lamp pendant lights
- Ann Sacks back splash with marble niches
- Custom built-in open shelving
- Sub Zero 48" custom paneled refrigeration
- Viking Professional 6 burner, 60" range oven with griddle & grill
- Blanco undermount stainless sink
- Blanco commercial faucet
- Two custom paneled dishwashers

FOOD PANTRY

- Absolute black granite counterop
- Custom open shelving with pull out drawers below
- Built-in microwave drawer

WINE PANTRY

- Absolute black granite counterop
- Two undercounter wine captains
- Dutch door to outside dining area

BUTLERS PANTRY

- Graffiti marble countertop
- Viking 36" French door refrigerator
- Viking Commercial double oven
- Custom paneled dishwasher
- Blanco sink with Blanco faucet

MUD ROOM

- Built-in entry bench with storage and hooks
- Built-in desk with shelving in mudroom hall

FAMILY ROOM

- Shiplap paneled walls and ceiling
- Recessed lighting
- Reveal oversized pocketed door with screens
- Custom built-in bench dining bench at eating area
- Arteriors Sconces
- Samsung 65" TV

MASTER SUITE ONE

- Reveal pocketed door onto private patio
- Barbara Barry reading sconces
- Large closet with separate dressing area with make-up dresser
- Marble vanity countertops

Bath

- Marble mosaic bath floor
- Marble mosaic shower floor
- Jeffrey Court beveled tile shower walls
- Cast Iron Bath Co. free-standing soaking tub
- Polished nickel Sigma fixtures

GUEST SUITE ONE

- Custom upholstered built-in daybed

Bath

- Carrara marble vanity top
- Carrara marble tiled shower
- Walker Zanger Carrara penny tile shower floors
- Carrara marble tiled floors
- American undermount tub with Carrara marble surround
- Polished nickel Sigma fixtures

MASTER SUITE TWO

- Large closet with separate dressing area and make-up dresser
- Vaulted ceiling
- Reveal pocketed doors onto private balcony
- Frankfort reading sconces
- Marble vanity countertops

Bath

- Marble mosaic bath floor
- Marble mosaic shower floor
- Jeffrey Court beveled tile shower walls
- Cast Iron Bath Co. free-standing soaking tub
- Polished nickel Sigma fixtures

GUEST SUITE TWO

- Vaulted ceiling
- Custom upholstered built-in daybed

Bath

- Double vanity with Carrara marble vanity top
- Carrara marble tiled shower
- Walker Zanger Carrara penny tile shower floors
- Carrara marble tiled floors
- Polished nickel Sigma fixtures

MEDIA PLAY SUITE

- 20'x18' IPE deck overlooking property
- Wetbar with Scottsman icemaker and undercounter beverage center
- Waterworks Henry bar faucet and Blanco bar sink
- Samsung 65" TV

Bath

- Caesarstone vanity countertop
- Waterworks penny tile shower walls and floor
- Rohl fixtures

LAUNDRY ROOM

- Maytag Commercial Direct Drive washers and dryer

GUEST HOUSE OVERVIEW:

- 985 SF+/-
- 2bd/2ba guest suites

COVERED OUTDOOR LIVING

- Absolute black granite countertop
- Viking custom paneled ice maker
- Custom paneled 18" dishwasher
- Custom paneled beverage center
- Blanco undermount sink with Kohler matte black bar faucet
- Samsung 72" TV

GUEST HOUSE SUITE ONE

- Coffered ceiling
- Separate dressing area
- Custom upholstered built-in daybed

Bath

- Mosaic tile shower floors
- Double vanity with Quartz countertops
- Sigma Fixtures

GUEST HOUSE SUITE TWO

- Coffered ceiling
- Separate dressing area

Bath

- Mosaic tile shower floors
- Double vanity with Quartz countertops
- Sigma Fixtures

GRILLING AREA + OUTDOOR DINING

- Outdoor patio with trellis and stone fireplace
- Two dining areas
- Sedona built-in gas barbeque
- Undercounter beverage center
- Blanco sink and faucet

GROUNDS

- Bocce ball court with sitting area and gas firepit
- Heated 50'x20' swimming pool & in-pool spa
- Pentair water system control for pool, spa and water feature
- 30 olive trees
- Raised vegetable beds

VINEYARD

- Cabernet Sauvignon vineyard, .25+/- acre
- Management: Cabernet Management: 1year contract land lease with no out of pocket expenses

DETACHED TWO CAR GARAGE

WELL/SEPTIC INFORMATION

- New well, 50GPM
- New engineered septic & waste water system, 7 bedrooms

4183 BIG RANCH ROAD

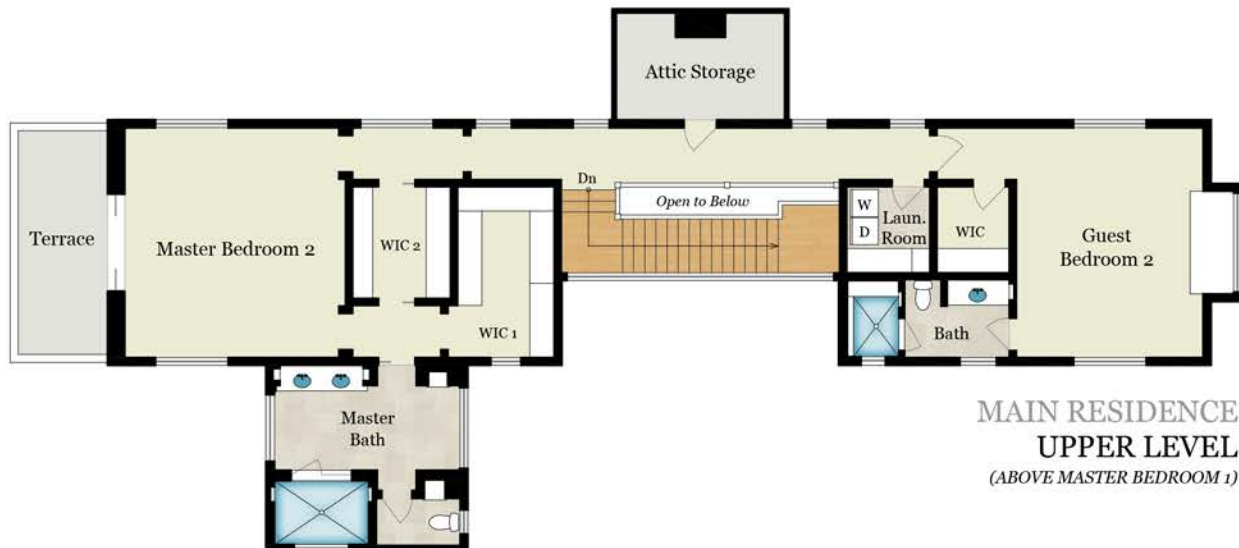
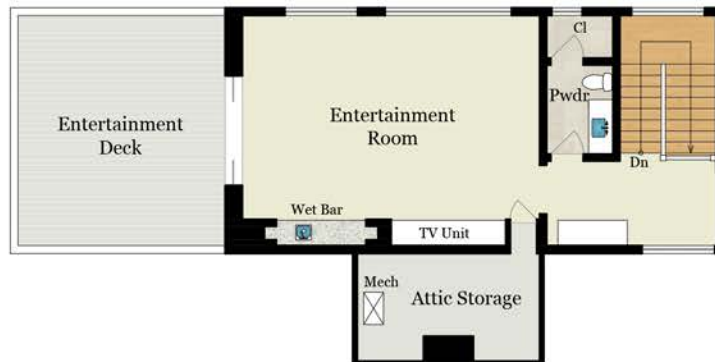
NAPA, CA 94558



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MAIN RESIDENCE
UPPER LEVEL
(ABOVE KITCHEN)



MAIN RESIDENCE
UPPER LEVEL
(ABOVE MASTER BEDROOM 1)



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