

GINGERMARTIN + CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



1482 WALNUT DRIVE | OAKVILLE

\$5,995,000

[WWW.1482WALNUTNAPAVALLEY.COM](http://www.1482WALNUTNAPAVALLEY.COM)

Sotheby's
INTERNATIONAL REALTY

GINGER MARTIN
415.516.3939
WWW.GINGERMARTIN.COM
GINGER@GINGERMARTIN.COM
DRE 00643485

1482 WALNUT DRIVE | OAKVILLE

WWW.1482WALNUTNAPAVALLEY.COM | OFFERED AT \$5,995,000

DESIGN & DETAILS:

Architect- Sandy Walker

GENERAL

- APN 027-280-029-000
- Zoning- AW
- Built in 1992
- 20 + Acres
- Total sq ft 4,125+ | 3bd/3ba
- Secure gated entrance at the end of prestigious Walnut Drive
- Built on a rolling knoll
- Panoramic views of valley floor vineyards
- Olive grove with 87 + trees
 - Best in class Olive Oil- gold medals
 - Produces 100-500 bottles a year
 - Managed by Malagra Costas Olive Oil
- Caretaker house
- 60 miles north of SF

INFRASTRUCTURE

- Well- 7 GPM
- 7,500 Cement + Two 5,000 Poly Water Tanks
- Water filtration system
- Standard Septic
- Gas: Propane
- Heating: forced air heating and air conditioning

MAIN HOUSE OVERVIEW

- Stucco exterior
- Tile roof
- Hardwood floors
- High open ceilings
- French doors throughout
- Natural abundant light
- 3 wood burning fireplaces

FORMAL LIVING ROOM

- Floor to ceiling windows overlooking backyard pool, vineyards and rolling knolls
- French doors
- Fireplace
- Custom shelving
- High open ceilings
- Hardwood floors

WWW.GINGERMARTIN.COM

THIS MATERIAL IS BASED UPON INFORMATION, WHICH WE CONSIDER RELIABLE, BUT IT HAS BEEN SUPPLIED BY THIRD PARTIES. WE CANNOT REPRESENT THAT IT IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR WITHDRAWAL WITHOUT NOTICE.
© MCMXCVIII Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY.

CHEF'S KITCHEN

- Floor to ceiling windows overlooking backyard pool, vineyards and rolling knolls
- French Doors
- Expansive deck
- Granite countertops
- Viking Range oven (6 burners)
- Viking double oven
- Sub-Zero refrigerator
- Miele dishwasher

BACK KITCHEN/MUDROOM

- Bosch Dishwasher
- Sub-Zero refrigerator and freezer
- Wine refrigerator
- Double sink
- Custom cabinetry
- Storage

DINING ROOM

- Open to kitchen
- Large windows overlooking backyard pool, vineyards and rolling hills
- Outdoor entrance to patio

MASTER ENSUITE 1- Upstairs

- French doors to private balcony facing south
- Oversized window facing west
- Views overlooking backyard pool, vineyards and rolling knolls
- Abundance of natural light
- Wood burning fireplace
- Walk-in closet
- Custom Shelving
- Double sinks
- Bidet
- Large tiled shower with dual shower heads

BEDROOM ENSUITE 2- Downstairs

- 2 sets of French doors for backyard entry
- Views overlooking backyard pool, vineyards and rolling knolls
- Walk-in closet
- Custom shelving

BEDROOM ENSUITE 3 - Downstairs

- 2 twin size daybeds
- Double sinks
- Dual shower heads

GAME ROOM

- 3 sets of French doors opening to courtyard and side yard
- Concrete floors with radiant heating (refer to report)
- Wood burning fireplace
- Pool table
- Sitting area
- Custom built-in shelving
- Expansive closets with custom wood doors

OUTDOOR LIVING

- In-ground pool overlooking vineyards and rolling knolls
 - UV/Ozone System
 - Gas heating
 - Pool Cover
- Expansive pool terrace
- Separate outdoor patio off living and game room that offers additional dining area under trellis
- Outdoor speakers
- Bocce Ball court
- Outdoor Kitchen
 - Granite Countertops
 - Bar
 - Sink
 - Refrigerator
 - Warming drawer
 - Built in Viking gas BBQ
 - Rotisserie
 - Wood Fired Pizza Oven

Caretaker Guest House

- 1,200± square feet
- Two bedrooms
- Two bathrooms
- Kitchen



OPUS ONE WINERY

PAMELA D HORTON

RME

RME

OPUS ONE WINERY

MARIE-LOUISE GARRETT

Book Rd

JOHN BRYAN

RICHARD & PAMELA
KRAMLICH

Howard Backen

1482 Walnut

THEODORE SCHLEIN

Cara Landry

DEREK & SARA
LEMKE-
VONAMMON

HAMILTON,
JOHN W & MARY LOU

Walnut Ln