

OAKVILLE VIEW ESTATE NAPA VALLEY



100 Campbell Creek Road | NAPA

\$8,500,000

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This European-style Napa Valley estate is cradled at the crest of the Mayacamas ridge line and features expansive vistas of dramatic natural geography and iconic rolling vineyards. The total living space of 5,600+/- Square Feet is situated on 47± acres offering generous living areas that embrace the home's natural surroundings by means of French doors opening to the outdoor entertaining areas including patios, trellises and large pool. This property offers the utmost privacy in a serene setting yet a close drive to world class Napa Valley restaurants and wineries.

The main residence is 4,600+/- square feet and features three bedrooms suites, a powder room, kitchen with breakfast nook, great room, three fireplaces, library / media room, and formal dining room. The master suite is on the main level and has French doors opening to the Property's immaculately maintained grounds. The gardens and entertaining opportunities include multiple covered outdoor dining areas, a pool deck with spa overlooking iconic wine county views, and a mature olive grove. The guest house, completed in 2009, is 1,000+/- Square Feet and offers a lovely living room and two additional bedroom suites.

OAKVILLE VIEW ESTATE NAPA VALLEY



100 CAMPBELL CREEK ROAD | NAPA

Offered at \$8,500,000

PROPERTY OVERVIEW

- APN: 027-310-038-000
- 47+/- ac
- Main House - 4,600+/- sf
- Guest House - 1,000+/- sf
- Spectacular Level Grounds
- Stunning Mountain, Vineyard, and Valley Views
- 3BR/3.5BA Main House, Built in 2002
- 2BR/2BA Guest House, Built in 2009
- Large Patio with Trellis
- Heated Pool with Electric Cover
- Spa
- 3 Car Garage with Automatic Doors
- Mechanical Room with Water Filtration and Furnaces
- Built-in Audio in Kitchen and Living Spaces
- A++ Location in Oakville, Near World Class Restaurants and Wineries

OAKVILLE VIEW ESTATE NAPA VALLEY

DESIGN & DETAILS

- General Contractor: Rob Yeakey
- Interior Design: Charles Allem
- Architect: Jack Arnold, John Kasten
- Landscape Design: Lou Penning

INFRASTRUCTURE

- Two Security Gates
- 15.2kw Solar System
- Alarm System
- Slate Shingle Roof
- Stucco Exterior Walls
- Central Air and Heat
- Gas-Propane
- Private Well
- Water Softener System
- Utilities: Satellite, DirectTV, Napa Valley Internet and AT&T Phone

LIVING ROOM

- 2 Wood Burning Fireplaces
- Exposed Beam Ceiling
- French Limestone Flooring
- French Doors with Access to Courtyard

DINING ROOM

- French Limestone Flooring
- French Doors with Access to Patio and Pool
- Vineyard and Mountain Views

KITCHEN

- Miele Dishwasher
- Viking Professional 6 Burner Gas Range with Hood
- Viking Professional Refrigerator and Freezer
- Walk-in Pantry with Custom Shelving
- Granite Countertops

LAUNDRY ROOM

- Maytag Electric Dryer and Washer
- Built-in Cabinets

MASTER SUITE

- 2 Sets of French Doors with Access to Patio and Pool
- Incredible Vineyard and Mountain Views
- High Ceilings with Exposed Beams

BATH

- Jason Air-Whirlpool Tub with Decorative Fixtures
- Walk-in Steam Shower with Sitting Bench and Tile Surround
- Dual Vanities
- Walk-In Closet with Built-In Cabinets

OAKVILLE VIEW ESTATE NAPA VALLEY

GUEST SUITE ONE

- Lovely views
- Large Closet

BATH

- Shower over Kohler Tub with Glass Enclosure
- French Limestone Flooring

GUEST SUITE TWO

- Vineyard and Mountain Views
- 2 Closets

BATH

- Shower over Kohler Tub with Glass Enclosure
- French Limestone Flooring

GUEST HOUSE OVERVIEW

- 2 BR/ 2BA
- Living Room with Wet Bar

GUEST HOUSE SUITE ONE

- Closet with Built-in Cabinetry
- High Ceilings with Exposed Beams

BATH

- Shower Over Soaking Tub and Tile Surround
- Kohler Double Vanity
- French Limestone Flooring

GUEST HOUSE SUITE TWO

- Closet with Built-in Cabinetry
- High Ceilings with Exposed Beams

BATH

- Shower with Tile Surround
- Kohler Double Vanity
- French Limestone Flooring

OUTDOOR LIVING

- Stunning Valley and Vineyard Views
- Courtyard Entrance
- Gorgeous Pool and Hot Tub
- Landscape Grounds
- Old Growth Olive Trees
- Beautiful Gardens
- Outdoor Dining Pergola and Grill
- Multiple Seating Areas