

GINGER MARTIN + CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



4227 BIG RANCH ROAD | NAPA

\$12,000,000

[WWW.NAPAMODERNVINEYARD.COM](http://WWW.NAPAMODERNVINEYARD.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



4227 BIG RANCH ROAD | NAPA  
WWW.NAPAMODERNVINEYARD.COM | OFFERED AT \$12,000,000

#### DESIGN & DETAILS

- Developer: RMC Group
- Architect: Cohn + Associates
- Landscape Design: Rhyne Designs

#### GENERAL

- APN: 036-170-026-000
- Zoning- AP (Agricultural Preserve)
- 4.00± Acres
- 1± Acre Vineyard
- 3 Structures: Main House, Guest House, and Garage
- Main House - 6,000± sf
- Guest House - 900± sf
- 4BR/5.5BA Main House, Built in 2020
- 1BR/1BA Guest House, Built in 2020
- 3 Car Garage

#### INFRASTRUCTURE

- Well, 35 GPM
- 5,000 Gallon Water Tank
- UltraViolet Water Purification System
- 6 Bedroom Septic

#### MAIN HOUSE OVERVIEW

- Steel Gated Entry
- Olive Tree Lined Driveway
- Standing Seam Metal Roof
- Black Vertical Grain Cedar Siding
- White Stone Columns and Walls
- 12-25' Ceilings
- French Oak Gray Wash Wood Floors
- Jeldwin Windows + Doors
- Panda Multi-Slide Doors
- Kuzco + Fifth Avenue Light Fixtures
- Control 4 Smart Home System
- Triad Home Sound System

#### LIVING/DINING ROOM

- 25' Ceilings with Clear Story Windows
- Exposed Steel Beams
- Gas Fireplace with Steel Surround
- Multi-Slide Doors to Outdoor Living
- Temperature Controlled Stone Wine Room
- Wet Bar
  - Virginia Black Granite Countertop
  - Steel Cabinetry
  - Sub-Zero Beverage Center with Ice Maker
  - Wall-Mounted TV

#### POWDER ROOM

- Patina Steel Countertop
- Marble Backsplash

#### KITCHEN

- Calacutta Slab Marble Counters + Island
- Sub-Zero Pro Series Refridgerator with Custom + Glass Doors
- Sub-Zero Wine Refridgerator
- Wolf 6-Burner Range, with Griddle and Oven
- Wolf Warming Drawer
- Wolf Microwave
- 2 Miele Dishwashers
- Double Sinks
- 2 Pantries

#### MASTER SUITE

- Gas Fireplace with Bianco Dolomite Surround
- Multi-Slide Doors to Outdoor Living
- Electric Sun Shades
- Two Large Custom Walk-in Closets
- Mounted TV
- Coffee Bar
  - Calacutta Countertop
  - Sub-Zero Refridgerator
- BATH
  - Thasos Marble Tile Floors
  - Double Vanities with Calacutta Slab Marble Counters
  - Calacutta Slab Marble Shower with Rain Water Showerheads + Bench Seating
  - Soaking Tub
  - 2 Skylights

#### GUEST SUITE ONE

- Custom Walk-in Closet
- Access to Outdoor Living
- BATH
  - Shower with Glass Enclosure + Asian Statuary Marble Surround
  - Mystic White Marble Countertop
  - Asian Statuary Marble Floors

#### GUEST SUITE TWO

- Custom Walk-in Closet
- BATH
  - Shower with Glass Enclosure + Asian Statuary Marble Surround
  - Mystic White Marble Countertop
  - Asian Statuary Marble Floors

#### GUEST SUITE THREE

- Custom Walk-in Closet
- Access to Outdoor Living
- BATH
  - Shower with Glass Enclosure + Asian Statuary Marble Surround
  - Mystic White Marble Countertop
  - Asian Statuary Marble Floors

## MEDIA ROOM

- 80" Screen

## OFFICE/WELLNESS SUITE

- Sliding Barn Doors
- Custom Walk-in Closet
- BATH
  - Shower with Glass Enclosure + Asian Statuary Marble Surround
  - Mystic White Marble Countertop
  - Asian Statuary Marble Floors

## LAUNDRY ROOM

- Bianco Dolomite Marble Countertops
- LG Front Loading Washer + Dryer
- Sink

## GUEST HOUSE

### OVERVIEW

- 1BR/1BA
- Sliding Barn Doors
- Access to Outdoor Living + Firepit
- Wet Bar

### LIVING ROOM

- Versatile Floorplan
- Wet Bar
  - Calacutta Bianco Marble Countertop
  - Sub-Zero Refridgerator
  - Wolf Microwave

### GUEST SUITE

- Custom Walk-in Closet
- Access to Outdoor Living
- BATH
  - Mystic White Marble Countertop
  - Shower with Glass Enclosure + Asian Statuary Marble Surround
  - Dual-Vanities
  - Linen Storage

### LOGGIA

- Gorgeous Vineyard View
- Outdoor Living + Dining Room
- Electric Sunshades
- Outdoor Kitchen
  - Wolf Gas Barbeque
  - Electric Sun Shades
  - Sub-Zero Refridgerator + Clear Ice Maker
  - Virginia Black Granite Countertop
  - Bar Seating

### OUTDOOR LIVING

- Firepit
- 25x50' Pool with Electric Cover
- 10x10' Hot Tub in Pool
- 1± Acre Vineyard
- Fruit Tree Orchard

[www.NapaModernVineyard.com](http://www.NapaModernVineyard.com)

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# 4227 BIG RANCH ROAD

NAPA, CA 94558



SITE PLAN

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Rendering by Floor Plan Visuals, [www.fpvisuals.com](http://www.fpvisuals.com)  
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Presented by Ginger Martin, Sotheby's International Realty  
Tel: 415.516.3939  
Email: [ginger@gingermartin.com](mailto:ginger@gingermartin.com)





Monticello Vineyards

Tanita, Edwin

Stags Leap Wine Cellars

Western Farmland, LLC

Verhey, James + Anne

4227  
Big Ranch

Machek, James

Wenyon,  
Arnold + Desiree