

GINGER MARTIN + CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



18707 CARRIGER ROAD | NAPA

\$3,800,000

www.CARRIGERSONOMA.COM

Sotheby's
INTERNATIONAL REALTY

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



18707 CARRIGER ROAD | SONOMA
WWW.CARRIGERSONOMA.COM | OFFERED AT \$3,800,000

GENERAL

- APN 052-241-003
- Zoning RR5 (Rural residential)
- Built in 2014
- 2.56 acres
- 3 Structures: Main House, Guest House, and Garage
- Main House 3,100± sq ft | 3bd/3.5ba
- Guest House 850± sq ft | 1bd/1.5ba
- 2 car garage
- Gated entry
- Pool with automatic cover

INFRASTRUCTURE

- Well, 20 GPM
- 4 Bedroom septic
- Water purification system
- PG&E, Natural Gas

MAIN HOUSE OVERVIEW

- Composit roof
- 10' ceilings
- Recessed lighting
- White Oak floors
- Lutron light switches
- Nest thermostats
- Sonos sound system
- ADT alarm system

LIVING/DINING ROOM

- Open floor plan
- Gas fireplace
- Built-in bench seating

KITCHEN

- Carrera marble counter tops
- Bosch oven
- Bosch inductive cook-top
- Fridgidaire refrigerator
- Bosch dishwasher
- Water filtration system

OFFICE/STUDIO

- Outdoor access
- Custom built-in day bed with storage

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POWDER ROOM

- Carrera marble counter top
- Skylight

MASTER SUITE

- Sliding floor to ceiling farm door
- Outdoor access
- Walk-in closet
- BATH
 - Double vanities
 - Carrera marble counter tops
 - Duravit soaking tub with tile surround
 - Glass enclosed shower with teak flooring and tile surround

LAUNDRY/MUD ROOM

- Built in bench seating
- Electrolux Washer + Dryer
- Stainless steel counter tops
- Professional grade stainless steel sink
- Built-in storage cabinets and shelving

GUEST SUITE ONE

- Sliding floor to ceiling farm door
- Outdoor access
- Walk-in closet
- BATH
 - Glass enclosed shower with teak flooring and tile surround

GUEST SUITE TWO | MEDIA ROOM

- Sliding floor to ceiling farm door
- Outdoor access
- Built-in custom cabinetry
- BATH
 - Glass enclosed shower with teak flooring and tile surround

GUEST HOUSE

GUEST HOUSE OVERVIEW

- Main level
- Nest thermostat
- Powder room
- KITCHEN
 - Carrera marble counter top
 - Wolf 4-burner gas range
 - KitchenAid convection microwave

- KitchenAid refrigerator and freezer

GUEST HOUSE SUITE (Second Level)

- Sliding pocket door
- Large closet with shelving
- BATH
 - Carrera marble counter top
 - Glass enclosed shower with tile surround

OUTDOOR LIVING

- Pool with electric cover
- Olive trees
- Abundant covered porch space
- Bocce ball court