

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



470 E NAPA STREET | SONOMA

\$5,750,000

www.470ENAPASTREETSONOMA.com

Sotheby's
INTERNATIONAL REALTY

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470 E NAPA STREET | SONOMA

WWW.470ENAPASTREETSONOMA.COM | OFFERED AT \$5,750,000

GENERAL

- APN 018-860-020-000
- .52± acres
- 2 Structures: Main House and, Guest/Pool House
- Main House 3384± sq ft | 4bd/4.5ba
- Guest House 1000± sq ft | 1bd/1ba
- 2 Car Garage
- Pool + Hot Tub with Automatic Covers

INFRASTRUCTURE

- PG&E, Natural Gas
- Public Sewer
- Public Water
- Water Wise Drip Irrigation System with Rain Sensor

MAIN HOUSE OVERVIEW

- Recessed Lighting
- Concrete + Hardwood Floors
- Central Air Conditioning and Heating
- Nest Thermostats
- CAT5 Wiring

LIVING ROOM

- 10' Ceilings
- Light Filtering Shades
- Sliding Doors Opening to Exterior Concrete Patio and Landscaped Courtyard
- Wood Burning Fireplace with Porcelain Tile Surround
- Wired for TV Above Fireplace

POWDER ROOM

- Concrete Floors
- Caesarstone Counter
- Countertop Sink

LAUNDRY

- Mosaic Marble Backsplash
- Caesarstone Counter Top
- Tile Floors
- Maytag Washer + Dryer
- Stainless Steel Laundry Sink and Faucet
- Built-in Storage Cabinets and Shelving
- Window with Garden View

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KITCHEN

- Pental Quartz Counter Tops and 13' Island
- Viking 6-burner Gas Range
- Stainless Steel Hood and Fan
- Convection Oven + Microwave
- 42" French Door Refrigerator
- Wine Refrigerator
- Bosch Dishwasher
- Newport Brass Polished Nickel Faucet
- Custom Wood-Mode Brookhaven Cabinets with High-Gloss White Finish

GREAT ROOM

- Open Floor Plan
- Fleetwood Doors Multi-Slide Doors
- 15' Opening to Outdoor Living
- Concrete Floors with Radiant Heat
- Ortal 60" Gas Fireplace
- Wood Paneling
- Built-in Bookcase

BEDROOM SUITE #1

- 10' Ceilings
- European Oak Hardwood Floors
- Dressing Area
- Light Filtering Shades
- BATH
 - Heated Tile Floors
 - Carrara Marble Counter
 - Double Vanities
 - Soaking Tub with Caesarstone Surround
 - Glass Enclosed Shower with Mosaic Carrara Marble Tile Flooring and Surround

BEDROOM #2

- European Oak Hardwood Floors
- Light Filtering Shades

BATHROOM #2

- Marble Floors
- Porcelain Counter Top
- Glass Enclosed Shower with Frosted Glass Window

MASTER SUITE #1

- European Oak Hardwood Floors
- Fleetwood Sliding Windows
- Light Filtering Shades
- Walk-in Closet with Adjustable Shelving and Pullouts
- BATH
 - Heated Tile Floors
 - Skylight
 - Fleetwood Sliding Doors to Redwood Deck Offering Pool Access
 - Light Filtering Shades
 - Double Vanities with Porcelain Counter Tops
 - Modern Free Standing Soaking Tub
 - Large Tile Shower with Caesarstone Bench and Niche

MASTER SUITE #2

- Fleetwood Sliding Doors Opening to Patio and Landscaped Yard
- Concrete Floors with Radiant Heat
- Walk-in Closet with Customizable Shelving and Drawers
- Light Filtering Shades
- BATH
 - Heated Hexagonal Mosaic Tile Floors
 - Caesarstone Counter Tops
 - Restoration Hardware Vanity
 - Soaking Tub
 - Glass Enclosed Shower with Tile Flooring and Surround and Door for Pool Access

POOL HOUSE

POOL HOUSE OVERVIEW

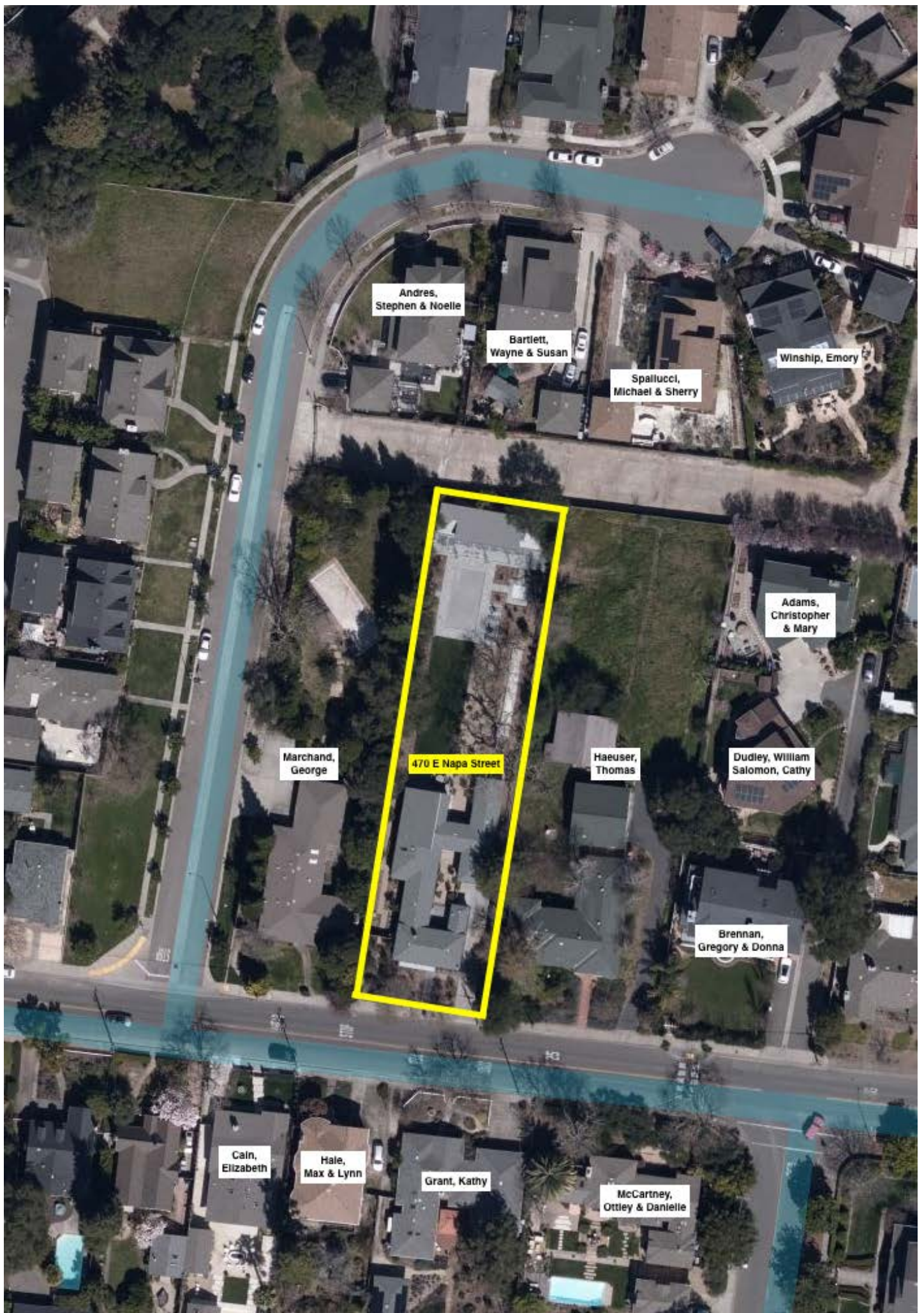
- 1bd/1ba
- Gas Fireplace
- Nest Thermostat
- Laundry Room with Stacked Washer + Dryer
- KITCHENETTE
 - Bar Seating to Outdoor Living
 - Dual Wine Refrigerators
 - Refrigerator + Freezer Drawers
 - Bosch Dishwasher

POOL HOUSE BEDROOM SUITE

- Access to Outdoor Living
- BATH
 - Double Vanities with Quartz Counter Tops
 - Glass enclosed Shower with Tile Surround and Bench Seating

OUTDOOR LIVING/DINING

- Dining and Living Areas with Fireplace
- Kitchen with Bar-Style Seating
- Lion Built-in Gas Barbeque with Stainless Steel Exhaust
- Pool and Hot Tub with Electric Covers
- Pool Bath
- Outdoor Shower with Teak Flooring
- Bocce Ball Court with Crushed Oyster Shell Surface
- Crushed Rock Allee Promenade with Oleander Trees
- Mature Landscaping including:
 - Japanese Maple, Olive, Valley Oak, Walnut and Arbutus Trees



Andres,
Stephen & Noelle

Bartlett,
Wayne & Susan

Spallucci,
Michael & Sherry

Winship, Emory

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& Mary

Marchand,
George

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