

# WALNUT HILL VINEYARD ESTATE



5282 SHARP ROAD | CALISTOGA

\$9,500,000

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# WALNUT HILL VINEYARD ESTATE



Welcome to Walnut Hill Vineyard Estate, a ranch of rare quality and beauty, minutes from the city of Calistoga. Behind the gated entry are 4 separate, contiguous parcels totaling 412+/- acres, with magnificent views in every direction. The 6,000+/- sq. ft. main house is an elegant farmhouse with 4 bedrooms and 3.5 baths, designed by noted architect David Gast. The spacious floor plan provides multiple living and entertaining areas framed by gorgeous details such as vaulted ceilings, an open and bright kitchen with marble countertops, 3 wood burning fireplaces, a dedicated home office, wine cellar, and a large media room which leads out to the outdoor kitchen, Jack Chandler designed gardens, tennis court and sparkling pool/spa, as well as a fully appointed 2 bedroom guest house. 14 acres are planted to high quality vineyards and there is a 27+/- ac. ft. reservoir. Additional structures include an updated 1940's cabin, carport, workshop, state-of-the-art vineyard barn, & water tower.

# WALNUT HILL VINEYARD ESTATE



## THE CREATORS

- Architect: David Gast
- Contractor: Rasmussen Construction
- Landscaper: Jack Chandler
- Panoramic Mountain, Vineyard & Pasture Views

## PROPERTY OVERVIEW

- Total Acreage: 412
- 4 Separate Parcels:
  - Parcel #120-230-008: 190.5 acres
  - Parcel #120-230-013: Main Residence with 108 acres
  - Parcel #120-230-012: 13.61 acres
  - Parcel #120-230-011: 100 Acres
- Gated Entry with Paved Driveway
- End of Road Privacy Yet Close to Town
- Pool & Tennis Court
- Expansive Mountain, Hillside & Knight's & Napa Valley Floor Views
- Overview of Structures:
  - Farmhouse
  - Guest House
  - Original 1940s Cabin
  - Vineyard Barn
  - Historic 1920s Cow Barn
  - Garage, Carport + Workshop - Remodeled in 1994
  - Water Tower
  - Vineyards:
    - Chardonnay: 8 Acres
    - Sauvignon Blanc: 6 Acres

## INFRASTRUCTURE

- 4 Standard Septic Systems
  - Main House
  - Cabin/Garage
  - Guest House
  - Vineyard Barn
- 4 Wells, One on Each Parcel
- All Landscape and Vineyard Irrigation Comes from Reservoir
- Reservoir: 27 acre-foot, 20' Deep, Constructed in 2002
- Three 10,000 Gallon Concrete Water Tanks
- Water Tower with 3,000 Gallon Stainless Steel Tank
- Water Filtration System-- Well-X-trol, with Water Softener, Calcite Filter, Carbon Filter & UV Light
- PG&E
- Honeywell AC/Heating Unit (3 Furnaces & A/C)

# WALNUT HILL VINEYARD ESTATE



## THE FARMHOUSE

### MAIN HOUSE OVERVIEW

- Built in 1994
- 108+/- Acres
- Total Sq Ft 6,000 +/- | 4 bd/3.5 ba
- Wood Exterior Siding & Composition Roof
- Three Wood Burning Fireplaces
- Douglas Fir Wood, Larch & Bluestone Floors
- Custom Moldings, Wainscoting and, Paneling
- Vaulted Ceiling with Beams
- Skylights
- Sunroom/Screened Porch
- Custom Mullioned Doors & Windows
- Beautiful Chandeliers and Pendant and Recessed Lighting Throughout

### ENTRY/HALLWAY

- Covered Front Porch
- Custom Wood Panel Door with Sidelights & Transom

### KITCHEN

- Custom Cabinetry with Glass Doors
- Marble Countertops with Subway Tile Backsplash
- Eat-in Breakfast Nook with Bench Seating
- Large Island with Wood Countertop
- Appliances:
  - Dacor 6-Burner Gas Range
  - Stainless Vent Hood
  - Thermador Oven
  - GE Refrigerator with Custom Paneling
- Views of Front Garden & Expansive Mountain Views

### DINING ROOM

- Open Concept to Living Room & Sunroom
- Custom Molding

# WALNUT HILL VINEYARD ESTATE

## SUNROOM/SCREENED PORCH

- Expansive Porch with Screened Windows
- Shiplap Ceilings
- Skylights with Shaded Glass
- Views of Garden, Pool, & Guest House

## LIVING ROOM

- Custom Molding, Square Pillars
- Wood Burning Fireplace
- French Doors to Backyard with Views of Back Garden, Vineyards & Fruit Trees

## STUDY

- Wood Paneled Pocket Doors
- Redwood Prune Stake Wall Paneling
- Built-in Cabinetry
- Built-in Bench Seating
- Views of Back Garden

## GUEST ROOM

- Built-in Window Seat
- Views of Side Garden

## GUEST BATHROOM

- Antique Porcelain Pedestal Sink with Brass Hardware
- Subway Tile Surround Tub
- Penny Tile Floor

## NEW WING BUILT IN 2009

### MUDROOM/HALLWAY

- Mud Room
- Skylight
- Blue Stone Floor
- Butler's Pantry
  - Glass Door Entry
  - Open Shelving
  - GE Refrigerator

### POWDER ROOM

- Pedestal Sink with Stainless Steel Fixtures
- Blue Stone Floor

### LAUNDRY ROOM

- Maytag Heavy Duty Washer & Dryer
- Built-in Cabinetry and Shelving
- Double Porcelain Sink
- Utility Closet

### HOME OFFICE

- French Door Entry
- Built-in Office Cabinetry with Filing System & Two Built-in Desk Areas

### GREAT ROOM

- Vaulted Ceiling with Recycled Solid Wood Trusses
- Built-in Media & Bookcase Cabinetry
- Media Equipment:
  - Plasma Screen
  - 100" Projection Screen
  - Projector
  - 7-Speaker Built-in Surround Sound

# WALNUT HILL VINEYARD ESTATE

- Wood Burning Fireplace with Stone Back Wall & Solid Redwood Mantle
- Sliding French Doors Access to Back Deck with Pergola & Dining Area
- Electric Shades
- Wet Bar:
  - Stone Countertop & Backsplash
  - Open Shelving
  - U-Line Undercounter Refrigerator
  - Stainless Steel Double Sink
  - Miele Dishwasher
- Media & Sound Equipment Room
- Vineyard, Pool & Garden Views

## WINE ROOM/CELLAR & BASEMENT

- Wine Room/Cellar:
  - Hand carved Wood Door
  - Bottle Capacity: 98 Cases/1,176 Bottles
  - Semi-flush Pendant Light
  - Bohn Refrigeration System
  - Concrete Floor
  - Storage Closet with Double Doors

## 2ND-LEVEL LANDING

- Skylights
- Lantern-style Chandelier & Recessed Lights

## UPSTAIRS GUEST ROOM #1

- French Doors with Brass Doorknobs
- Private Porch with Slate Floors
- Expansive Views of Hillside, Garden, Pool & Vineyard
- Two Walk-in Closets

## UPSTAIRS GUEST BATHROOM #2

- Custom Wood Vanity
- Granite Countertop
- Paneled Walls
- Subway Tile Surround Tub
- Penny Tile Floors with Custom Details

## UPSTAIRS GUEST ROOM #2

- Built-in Alcove for Desk
- Access to Screened Porch
- Built-in Closet System with Iron Hardware
- Expansive Hillside, Front Garden Views

## UPSTAIRS MASTER SUITE

- Walk-in Dressing Room with Built-in Wall Cabinetry
- Access to 2 Separate Balcony
- Wood Burning Fireplace
- Vineyard, Pool & Garden Views

## UPSTAIRS MASTER BATHROOM

- Two Separate Dressing Areas with Skylight
- Custom Vanities with Marble Countertop
- Built in Closets with Mirrored Doors
- Shower with Tile Surround & Privacy Glass Door
- Vintage Soaking Tub with Brass Fixtures
- Octagon Tile Floors

# WALNUT HILL VINEYARD ESTATE



## THE GUEST HOUSE

- Built in 2014
- Vaulted Ceilings
- 750 sq ft +/- | 2 bd/2 ba
- Kitchenette & Appliances:
  - Cabinetry with Quartz Countertops
  - Miele Dishwasher
  - Under Counter Refrigerator
  - Stainless Steel Sink & Pull-down Faucet
  - On Demand Hot Water Heater
- French Doors to Covered Deck
- Views of Garden, Main House & Pool
- Oak Wood Floors & Carpet

## ORIGINAL 1940'S CABIN

- Original Cabin Built in the 1940's, remodeled in 1994
- Open Concept with Cathedral Ceiling & Beams
- Country Wood Stove with Brick Floor
- Bathroom with Claw Foot Tub, Toilet & Painted Wood Floors
- Original Wood Floors
- Windows with Views of Trees

## OUTDOOR ENTERTAINING + GARDENS

- Outdoor Kitchen:
  - Stainless Steel Built-in Cabinetry
  - Marble Countertop
  - Blanco Stainless Sink
  - Weber Summit Grill
- Screened-in Sunroom
- 20'x50' Pool with Built-in Spa
  - Automatic Pool Cover
  - Heated by both Solar & Propane
  - Flagstone Patio
  - Stone Terraced Beds with Rosemary
- Tennis Court
- Fenced in Vegetable Garden

# WALNUT HILL VINEYARD ESTATE



## LANDSCAPE

- Native Landscape Trees: California Black Oak, California Live Oak, Tanbark Oak, Wild Plum, Red Woods, Douglas Fir, California Buckeye & Manzanita
- Expansive Lawn in Frontyard & Backyard
- Fruit Trees, Shrubs & Flowers:
  - (5) Apple Trees: Gravenstein, Idared, Macaun, Jonagold & Newton Pippin
  - (2) Pear
  - (1) Peach
  - (2) Fuyu Persimmon/Citrus
  - Dwarf Meyer Lemons
  - Mature Olive Trees: Manzanilla
  - Walnut Orchard: Franquette Variety
  - Wild Blackberry Bushes
  - Bulb Gardens
  - Camellia Bushes
  - Fringe Plants
  - Hydrangeas
  - Hedges
  - Lavender & Rosemary

## WALNUT HILL VINEYARDS

- 6 Acres of Sauvignon Blanc
  - Elevation: 1350 feet
  - Soil: Laniger Loam and Goulding Cobbly Clay Loam
  - Row orientation: East-West
  - Spacing: 8' x 6'
  - Trellis: VSP
  - Rootstock: 101-14
  - Clones: #1
- 8 Acres of Chardonnay
  - Elevation: 1500 feet
  - Soil: Laniger Loam (volcanic)
  - Row orientation: Southwest-Northeast
  - Spacing: 8' x 5'
  - Trellis: Modified VSP
  - Rootstock: 420A
- Clones:
  - 1/3 clone #17 "Robert Young"
  - 1/3 clone #4 "Wente-Stony Hill-Martini"
  - 1/3 Dijon #76 "Soane et Loire"

# WALNUT HILL VINEYARD ESTATE

## VINEYARD BARN

- Barn built in 1994
- 3,000 Sq. Ft. +/- on 2 Levels
- Built-in Cabinetry with Sink
- Fire Sprinklers
- Farm Equipment Shed Attached

## GARAGE, CARPORT + WORKSHOP

- Remodel in 1994
- 4-Car Garage
- 2-Car Carport
- Potting Shed Area & Outdoor Sink
- Workshop Room

## WATER TOWER

- Well X-trol Water System
- Water Softener/Calcide
- UV Filter
- Carbon Filter
- 3,000 Gallon Stainless Steel Tank
- Concrete Floors



120-230-008  
190.5 +/- Acres

Reservoir

1920s Cow Barn

Main House

120-230-013  
108 +/- Acres

Vineyard Barn

120-230-011  
100 +/- Acres

1940s Cabin

Water Tower + Garage

120-230-012  
13.61 +/- Acres