



595Montecito.com

*595 Montecito Boulevard
Napa, California*

Offered at \$1,995,000

Golden Gate | Sotheby's
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595 Montecito Blvd, Napa



Spectacular Views Above Downtown Napa

From the moment you arrive, the large sun-drenched entertainment decks beckon you to take in the beauty that can also be seen from almost every room.

The interior entertainment area has an open floor plan with a wood burning fireplace and is designed to keep the Chef in on all the action. Kitchen features include granite counters, a large island, stainless steel appliances, a built-in refrigerator, hardwood floors and an adjoining kitchen nook.

The master suite on the main floor has an office and opens onto its own sundeck with views that will take your breath away.

Downstairs there are two additional bedrooms, a family/media room, an office, bathroom and a stunning wine room. Other features include a two car garage a workout/media room and expansive multi-level decks. Truly a magical property.

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Asking Price	\$1,995,000
Assessor's Parcel Number	006-122-009-000
Zoning	RS 20
County Land Use	1 Family Resid
Parcel Size	Approximately .586 acres
Location	Approximately 59 miles to San Francisco International Airport Approximately 51.5 miles to Oakland International Airport Approximately 47 miles to Charles Schulz Airport in Santa Rosa Approximately 54 miles to the Golden Gate Bridge Approximately 45 miles to the Bay Bridge Approximately 2.5 miles to Main Street in Napa
Background	Built 1953
General	Panoramic Views of the Bay, Hills, Mountains, Valley and Vineyard City Sewer and Water Panoramic Mountain and Tower views Central Air, Central Heat
Home	3 bedrooms 2.5 bathrooms Approximately 2,664 square feet Hardwood floors in main rooms Travertine floors in downstairs TV room Split system HVAC Network and Cable TV Two laundry areas (hookups in basement with expanse of counter space for folding & in powder room closet on main floor) Sonos music system
Living Room	Custom stone and wood paneling Remote controlled blinds (can be put on a timer) Built-in planted freshwater Fish Tank in living room and above stairwell Deck Attached Wood burning Slate Fireplace
Kitchen	Kitchen Aid dishwasher Stainless steel appliances A large island A built-in refrigerator Hardwood floors with an adjoining breakfast area
Dining Room	Custom stone and wood paneling Built-in china cabinet finished mango wood and afromosia

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Master Bedroom	On main level En-suite bathroom with tub-Zen in black granite and green slate Built-in closet systems Hardwood floors "Tree House" Deck under shade of majestic Oak Tree
Office	Panoramic view Built-in Bamboo cabinets Expanse of granite counter space Travertine floors
Wine Cellar & Bar	Climate controlled Wine Cellar with extra case storage Bar with wine fridge, freezer and plenty of storage Travertine floors Miele dishwasher with racks for wine glasses
Guest Bedroom 1	New carpeting Built-in closet systems Opens to deck and spectacular views
Guest Bedroom 2	New carpeting Built-in closet systems in all 3 bedrooms Opens to deck
Bathrooms	Remodeled, Shower over Tub, Stall Shower, Travertine floors
Garage	2 Car Garage, Detached Attached Bonus Room – Gym and Tool Shed
Landscaping	Extensive outdoor lighting system on timers Drip Irrigation system Ancient Oak Trees Raised planter beds, fruit trees and raspberry canes Four levels of patios for entertaining (easily 100 people) Front yard with flagstone patio circled by shade garden, deck off the kitchen/dining room with views of Mt. Tamalpais and Sutro Tower Lower hardscape patio also with panoramic views. Plenty of off street parking.

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