



1212BennettLn.com

*1212 Bennett Lane
Calistoga, California*

Offered at \$3,900,000

Decker
Bullock

Sotheby's
INTERNATIONAL REALTY

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1212 Bennett Lane, Calistoga



Serene Vineyard Hideaway

Tucked away in a world of its own minutes from downtown Calistoga, this fabulous vineyard property and residence offers a private retreat in every essence. Located on a rarely-found lot of approximately seven acres, the estate features approximately one acre of Cabernet Franc vines at its southern, sun-soaked edge. The +-3,676-sq ft residence is approached by a wooden bridge and stone gate opening to a gravel drive and round, shaded motor court surrounded by fecund gardens enveloping the residence.

A mature olive grove and central path lead to the home's courtyard entrance and grand foyer approached through double doors. Upon entering, the immediate great room is captivating with its cathedral ceiling, wood-burning fireplace and stately picture windows framing perfectly the lush yard, foliage and vineyard beyond. The home's grandeur continues to unfold; a gourmet chef's kitchen and dining area are fitted with top appliances and verdant views, a library features cherry wood built-ins and opens directly to the yard through French doors, and two en-suite bedrooms offer luxuriant amenities, spa-like baths and serene privacy. The master suite, complete with double-door entrance and sitting area, has a generous walk-in closet with built in wardrobes and a master bathroom with dual vanities, jetted tub, walk-in shower and travertine floors with radiant heating.

An expansive backyard encourages indoor/outdoor living year-round. A sprawling lawn surrounds the central swimming pool while a wisteria-covered trellis offers a repose for al fresco dining located next to a built in-barbeque and stone-faced, wood burning fireplace. Rock-lined pathways meander through the grounds, inviting one to walk among the gardens, sitting areas and out to the vines. A three-car garage, ample storage space, two private wells and a seven-zone Lutron lighting system further add to this rare slice of paradise in wine country.

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Asking Price	\$3,900,000
Assessor's Parcel Number	017-120-047
Zoning	Ag Watershed
Parcel Size	Approximately 7 acres
Location	Approximately 88 miles to San Francisco International Airport Approximately 80 miles to Oakland International Airport Approximately 19 miles to Charles Schulz Airport in Santa Rosa Approximately 70 miles to the Golden Gate Bridge Approximately 70 miles to the Bay Bridge
General	7+/- acre lot Approximately 1 acre planted to Cabernet Franc 3,676 +/- sq.ft. Single story residence built in 1989 3 en-suite bedrooms 3 car garage in metal barn 2 water wells
Living Room	Oak hardwood flooring Cathedral ceiling Wood-burning fireplace with raised concrete hearth & mantle Built-in bookshelf & media cabinet
Kitchen	Oak hardwood flooring Recessed lighting Granite countertops Central island with bar seating Custom cabinets with bronze hardware Upper cabinets with beveled glass doors Triple Porcelain sink KitchenAid dishwasher & trash compactor KitchenAid refrigerator 5 burner gas Thermador cooktop with hood Thermador stainless steel wall oven
Butler's Pantry	Single porcelain sink Frigidaire cabinet front dishwasher Thermador stainless steel wall oven Open shelving
Dining Area	Open to the living room, family room and kitchen Oak hardwood flooring Recessed lighting French doors with access to the backyard and pool area Built-in corner cabinet Wet bar with 48 bottle capacity & subzero wine refrigerator

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Family Room	Access to side patio & barbecue area Recessed lighting Desk nook
Laundry Room	Oak hardwood flooring 220 bottle capacity Subzero wine refrigerator Porcelain sink Tile countertops with upper & lower cabinet storage Maytag epic Z front loading washer & dryer
Mud Room	Concrete flooring with access to the outdoors Bench seating and open storage shelving
Master Bedroom	Formal entry with double doors Breathtaking views of vineyards, pool and backyard
Master Dressing room	Travertine tile floors with radiant heating Built in Dressers, extra storage and shoe racks Access to lighted attic storage area
Master Bathroom	Travertine flooring Recessed lighting Shower with travertine tile surround, bench seating and bronze fixtures Double vanity with travertine tile countertops & bronze fixtures Jetted tub with bronze fixtures Built-in Linen closet
Guest Suite 1	Use of front courtyard and private patio Recessed lighting and ceiling fan Double wall closet with sliding mirrored doors Built in drawer storage Private bath with travertine tile & bronze hardware
Guest Suite 2	Master bedroom size suite with French door access to private patio Recessed lighting Triple sliding door closet with built-in shelving Private bath: shower and jetted tub with travertine tile & mosaic tile accents, and bronze fixtures. Double vanity with Bronze & crystal vanity sconce
Library/Office	Grass cloth wallpaper Cherrywood Built-in desk and cabinetry French door access to pool and backyard
Garage	Detached 3 car garage Automatic door Loft storage Private full bath

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Infrastructure

2 zone forced air gas central heating and air conditioning
PG&E with 440 Volt electric power
Underground propane tank
2 private wells with storage tanks, particulate and reverse osmosis water filtration system and UV treatment. Maintained by McClean & Williams
Standard Septic system
High speed internet via Kelton Consulting & Direct TV
Security, fire, and water leak detection monitoring system
Roof Ventilation with fans and thermostatic control
Visqueen covered crawl space with fan controlled air circulation
Rough-in for RV hookup
Water standpipe for fire control
7 zone Lutron lighting system

Exterior

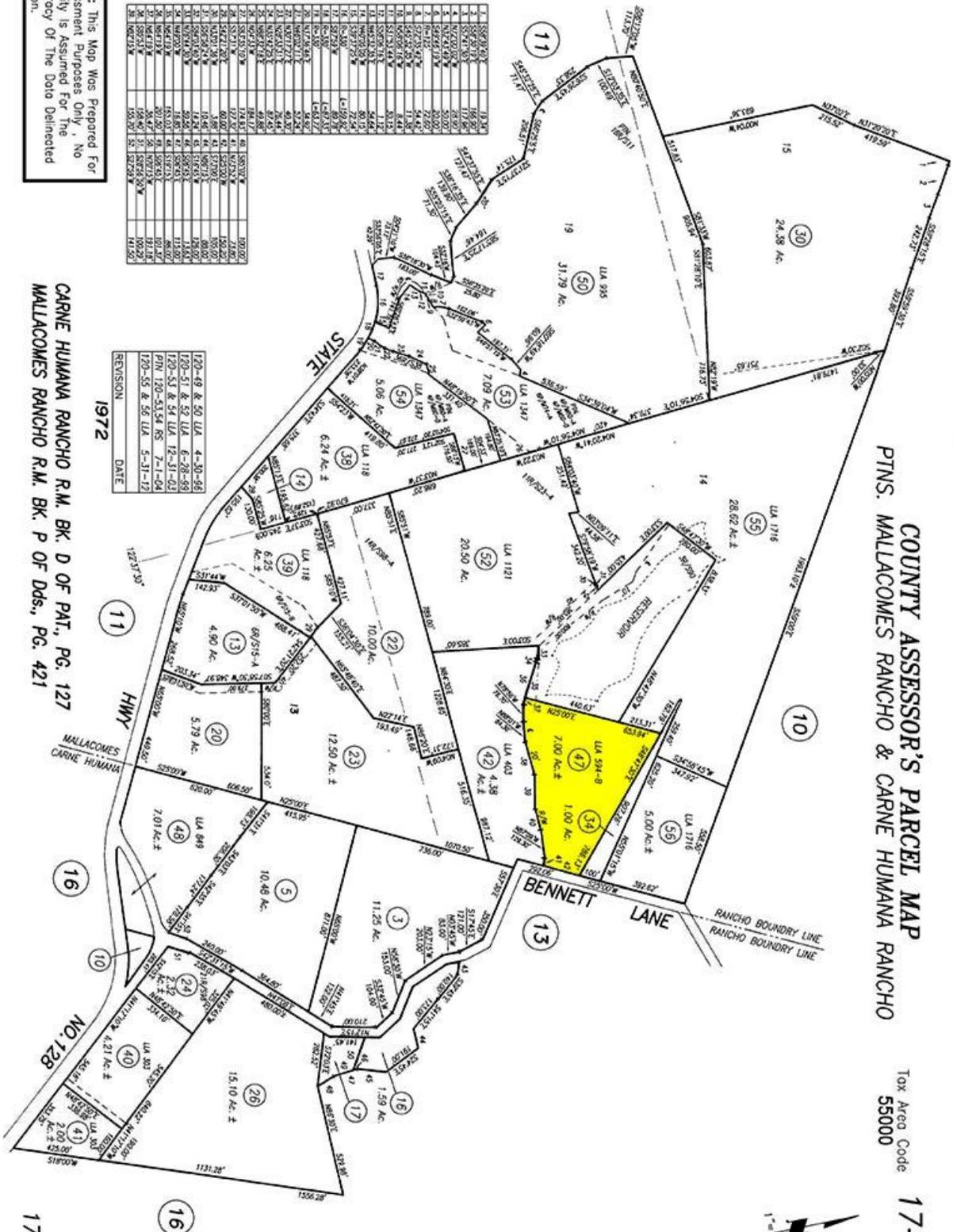
Expansive backyard with wisteria covered trellis & rock lined pathways
Outdoor lighting
Built in Barbeque & stone-faced wood burning fireplace
In-ground heated pool with automatic cover
24 fruit bearing Italian olive trees with production every other year

Vineyard

1.058 +/- acres planted in 2015 to Cabernet Franc
48 Rows
Clone: Entav214, Rootstock: 1103P
Spacing 4 x 6

COUNTY ASSESSOR'S PARCEL MAP
PTNS. MALLACOMES RANCHO & CARNE HUMANA RANCHO

Tax Area Code
55000



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NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability is Assumed For The Accuracy Of The Data Delineated Hereon.

CARNE HUMANA RANCHO R.M. BK. D OF PAT., PG. 127
MALLACOMES RANCHO R.M. BK. P OF Dds., PG. 421

120-49 & 50 ULA	4-30-56
120-51 & 52 ULA	6-28-58
120-53 & 54 ULA	12-31-62
PN 120-53&54 55	7-1-64
120-55 & 56 ULA	5-31-12
REVISION	DATE
1972	



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