



DiamondMountainVineyardEstate.com

*5800 Petrified Forest Road
Calistoga, California*

Offered at \$9,500,000

Decker
Bullock | **Sotheby's**
INTERNATIONAL REALTY

Latife Hayson
LatifeHayson.com
Latife@LatifeHayson.com
C: 707.738.4820
Cal BRE No. 01341252

5800 Petrified Forest Road, Calistoga



Calistoga's Prized Hilltop Villa & Vineyard

This stunning hilltop villa is one of Napa Valley's most prized vineyard estates. Exquisitely sited 1,000 feet above the valley floor overlooking Mt. St. Helena and the Palisades. Architectural Design by Michael Layne, exuding the panache of coveted Interior Designer Erin Martin's eclectic and unique touch of brilliance throughout.

Over 4 acres of income producing Diamond Mountain appellation grapes which currently grace the palettes of fine wine enthusiasts who enjoy one of Napa Valley's premium cabs, it's comforting to know that you can instead choose to reap the reward of producing your own fine wines.

In true Napa Valley style, the property's outdoor features include a kitchen and dining patio, built-in pizza oven, wood burning fire-pit, a large fountain, in ground pool, bocce court, fruit trees, raised vegetable beds and chicken coop.

The landscaping has to be seen to be believed. Designed by award winning landscape architect, Roger Warner, there is beauty to be found at every turn throughout all four seasons.

The main home is 7,174 square feet, 2 bedrooms - a master suite and guest suite- 3.5 baths, 2 offices, a large workout room off one of the bathrooms, a wine room and an elevator. The home has been designed for gracious living and entertaining. There are 2 attached suites, done without permits, that are accessed separately which add approximately 2,444 square feet of living space, a very large wine room and plenty of storage space. A four car attached garage completes this luxurious estate.

5800 Petrified Forest Road, Calistoga

Asking Price	\$9,500,000
Assessor's Parcel Number	020-420-028
Zoning	Ag Watershed
Parcel Size	Approximately 11.61 acres
Location	Approximately 84 miles to San Francisco International Airport Approximately 84 miles to Oakland International Airport Approximately 15 miles to Charles Schulz Airport in Santa Rosa Approximately 69 miles to the Golden Gate Bridge Approximately 78 miles to the Bay Bridge
Background	Seller purchased property in 2002 Authentic Mediterranean-style home designed and built 2003 to 2006 Architect: Mary Sikes Architectural Designer: Michael Layne Builder: Wes Thollander Interior designer: Erin Martin Landscape designer: Roger Warner
General	Dramatic views of Mt St. Helena and Napa Valley Lot size: 11.61 +/- acres 4.4 +/- Acre Vineyard: Cabernet Sauvignon, Cabernet Franc, Malbec Main house: 7,174 +/- sq ft, 2BR/3 full and 2 half baths Two attached suites on the lower floor adding approximately 2444 sq ft. Total square footage is 9,618. Suites were done without permits. View tower 4 Car garage Abundant storage Outdoor kitchen and dining patio In-ground pool Bocce Court Lush Mediterranean style garden Vegetable garden and chicken coop Extensive balconies, terraces and courtyards Plastered, smooth-wall finish with integral color Wide-plank reclaimed oak floors Large scale mullioned windows Solid oak farm style doors with custom routing Rocky mountain bronze hardware fixtures Custom oak cabinetry with natural finish and rope pulls Custom-fabricated and recessed lighting Waterworks plumbing fixtures Toto toilets

5800 Petrified Forest Road, Calistoga

Exterior	Raw, integral color stucco Napa stone Imported roof tiles Copper downspouts and gutters Metal-clad doors Rocky Mountain bronze hardware Cedar corbels and rafters Custom hand fabricated steel shutters Custom fabricated lighting
Main House	2 bedrooms 3.5 bathrooms Approximately 7,174 +/- square feet Formal entry Great room (living and dining) Chef's kitchen Wet and dry pantries Breakfast nook Wine room Master suite Guest suite Two offices Laundry room Workout room with bath Elevator
Entry	Remote controlled hurricane shutter Wide gallery hall with abundant natural light and views Reclaimed leaded windows from Saint Helena church Custom fabricated iron chandeliers
Great Room	14' ceiling at peak, 10' at plate Large scale spaces for seating and dining Nana doors lead to balcony with custom iron railing Four French doors lead to patio Custom cabled curtain rod Limestone fireplace with steel front and hearth Recessed lighting In-floor electric outlets for indirect lighting Large-scale oak and steel doors connect great room to kitchen
Kitchen	Beam ceiling Casual seating area Wet bar with Subzero mini fridge Glassware cabinet Audio control closet with circulating air Built-in Italian pine cupboard with concealed TV (included in sale) Light oak cabinetry with rope pulls and open shelving Concrete countertops Oversized island Fisher & Paykel two drawer dishwasher with cabinet fronts

5800 Petrified Forest Road, Calistoga

Kitchen continued	<p>Elongated integral concrete trough sink and two gooseneck bronze faucets for prep, raw bar or chilling drinks Double copper sink Kitchen Aid trash compactor Sharp stainless steel drawer microwave Subzero two-drawer refrigerator with cabinet front Miele espresso maker 60" Viking six-burner range with griddle/grill, double gas convection ovens Bronze pot filler and steel storage rack Custom steel hood with heat lamp Picture window with sconce lighting</p>
Wet Pantry	<p>Painted cabinets and open shelving Concrete countertops Sink with commercial type pull-down faucet Limestone tile backsplash Office nook Viking side-by-side stainless refrigerator and freezer Jackson glass washer Scotsman icemaker Miele dishwasher</p>
Dry Pantry	<p>Painted cabinets with open shelving with abundant storage Mitered drawers Distressed mirrored cabinet</p>
Breakfast Nook	<p>Oak table (included in sale) Banquette with pillows (included in sale) Custom fabricated crab pot chandelier Windows overlook central courtyard Built in TV (included in sale)</p>
Wine Room	<p>1200 bottle capacity 10' x 14' terracotta tile floor Temperature controlled Built-in storage racks Custom fabricated iron screen door Custom fabricated candle chandelier</p>
Master Suite	<p>Located on the second floor off south wing Accessed via oak paneled elevator or large-scale spiral staircase with two-tiered iron chandelier Approximately 18' x 20' room Panoramic views Wrap-around view terrace with outdoor sleeping bed Built-in king size bed (included in sale) TV with motorized lift hidden at foot of bed (included in sale) Giant pendant lanterns at both nightstands (pendants and nightstands included in sale) Wood-burning fireplace with concrete hearth and metal surround</p>

5800 Petrified Forest Road, Calistoga

Master Suite continued	Custom fabricated curtain rods 16' x 14' walk-in closet with built-in bench, chest of drawers and floor-to ceiling mirror Additional walk-in closet Built-in safe Dressing area with mini refrigerator and wet bar with copper sink
Master Bathroom	Two separate oak vanities with concrete counters, under-mount sinks and antiqued mirrors Custom fabricated light fixtures and sconces Two separate water closets with phones Jetted tub with limestone deck and ceiling Oversized steam shower with limestone surround, bench and multiple showerheads
View Tower	Open-air tower Accessed from master suite via the view terrace Redwood ceiling beams Indirect lighting Custom fabricated iron chandelier
Workout Room	Located in the south wing Approximately 17' x 22' French door access to the outdoor kitchen and dining patio Mirrored wall with dance bar
Workout Bathroom	Curbless steam shower with limestone tile, bench, Waterworks bronze fixtures and seamless glass door with rope handle Sauna Open shelving Custom sconces Vanity with oak cabinets, rope pulls, concrete counter, under-mount sink Toto toilet
Laundry	Located in the south wing Direct access to outdoor parking area Painted cabinetry and open shelving Stainless steel under-mount sink Subway tile backsplash Built-in ironing board Front-load Whirlpool Duet washer and dryer (included in sale)
North Wing Hallway	Two French doors with retractable screens lead to central courtyard Solid oak barn door leads to large study/office

5800 Petrified Forest Road, Calistoga

Large Study/Office	Located in the north wing 18' x 20' cathedral beamed ceiling Zinc dormers and clerestory windows Built-in oak cabinets and shelving with oak counters and panels Architectural embellishments: imported columns from India and distressed mirrors Two custom fabricated iron chandeliers Cabinet lighting Wet bar with round hammered copper sink Built-in automatic fill and electronically controlled cigar humidifier Subzero wine refrigerator Subzero mini refrigerator Large Plasma TV (included in sale)
Half Bath	Located in the north wing Mountain view Oak beam and basket weave ceiling Integral concrete trough sink Hand fabricated copper spigot Hand fabricated steel and found-object mirror Hand fabricated torch-style sconces with yellow glass
Second Study/Office	Located in the north wing Double door entry Three French doors lead to the wrap-around terrace Built-in oak cabinets, open shelving and desk
Guest Suite	Located in the north wing French doors and side panels lead to courtyard Vineyard view Balcony with reclaimed metal railing TV in closet (included in sale) Custom closets
Guest Suite Bathroom	Curbless shower with limestone tile, bench, Waterworks bronze fixtures and seamless glass door with rope handle Open shelving Custom sconces Vanity with oak cabinets, rope pulls, concrete counter, under-mount sink
Pool Suite	Located on lower level near pool – does not have county approval Approximately 885 square feet Terracotta tile floor Recessed lighting Wet bar with copper sink, Subzero min-refrigerator, Fisher and Paykel single drawer dishwasher and open shelving Wall of closets Wood-burning fireplace with steel face Built-in LG TV above fireplace (included in sale) Bath with copper sink, shower over tub with subway tile, Toto toilet, sconce, lighting, and open shelving Dedicated sound system Access to utility area and electronics under house

5800 Petrified Forest Road, Calistoga

Vineyard Suite	Located on lower level off driveway – does not have county approval Approximately 1,079 sf Concrete floor Recessed lighting Pool room/game room Wet bar with copper sink, bronze fixtures, U-line stainless steel mini refrigerator and glass shelving Walk-in closets Kitchenette with painted cabinets, copper sink, bronze fixtures, Danby dishwasher, Subzero mini refrigerator Samsung TV (included in sale) Walk-in closets
Storage/Extras	Temperature controlled wine cellar, 17' x 16', approximately 256 sf Cedar-lined seasonal closet, approximately 224 sf Half bath with exterior access Storage room
Garage	Four car indoor parking Amana dishwasher KA trash compactor Abundant cabinet storage (included in sale) Traulsen refrigerator and freezer Stainless steel sink Storage closet
Infrastructure	Water: Private well, 770 feet deep; pump set at 65 feet Serviced by Weeks Pump Flow estimated at 20-25 gpm with existing pump Measured 6-7 years ago at approximately 43 gpm without pump limiting the flow Water purification: Reverse osmosis system for domestic water Water storage: 10,000 gallon tank located in tower for domestic usage (reverse osmosis treated); 4,500 gallon tank for landscape and vineyard Generator: Powered by propane V8 engine, covers full house Gas: 1,000 gallon propane tank located underground, serviced by Suburban Propane HVAC: Forced air, propane, four units, eight zones AMX whole house control: five panels located in master suite, large office, near kitchen, small office and entry hall (climate, lights, video, audio, security, pool, surveillance) Internet: Two T1 lines, Kelton Consulting microwave signal, located at powerhouse Wireless: Four access points CAT-5 wiring throughout house Television: Direct TV Septic: Standard system, leach field located in grassy area near lower vineyard. Tanks located at the house

5800 Petrified Forest Road, Calistoga

Vineyard

Approximately 4.41 acres
Cabernet Sauvignon 3.72 acres, planted in 1976, clone 7,
St. George rootstock, 8' x 12' spacing
Malbec, 0.39 acres, planted in 2007, clone COT595,
rootstock 110R 8' x 5' spacing
Cabernet Franc .030 planted in 2007, clone 214,
Rootstock 110R, 8' x 5' spacing

Production history:

Cabernet Sauvignon
2015: 10.2815 tons
2014: 16.0485 tons
2013: 10.97 tons
2012: 12.894 tons
2011: 9.772 tons
2010: 11.6106 tons
2009: 9.665 tons

Malbec

2015 - 0.3285 tons
2014 - 1.581 tons
2013 - 1.66 tons
2012 - 1.03 tons
2011 - 0.366 tons

Cabernet Franc

2015 - 0.332 tons
2014 - 1.429 tons
2013 - 1.33 tons
2012 - 0.53 tons
2011 - 0.391 tons

Vineyard farmed by Peter Nissan
Cabernet Sauvignon sold to Windsor Wine Estates since 2008 used in
Girard Diamond Mountain Appellation Cabernet Sauvignon
Cabernet Franc and Malbec used in custom crush production of First Kiss
Blend red wine from 2011 through 2013. Purchased by Windsor for
blending purposes in 2014 and 2015.

Outdoor Living

Pool & Waterfall
South facing
Propane heating
Bocce Court
Outdoor Kitchen and Dining Patio
Located off kitchen and great room
Classic gravel surface
Large-scale concrete dining table (included in sale)
Concrete prep and serving counter
Concrete sink with bronze fixtures

5800 Petrified Forest Road, Calistoga

Outdoor Living continued	Built-in pizza oven Viking warming drawer Brick backsplash Hearth with Kalamazoo BBQ and rotisseries Viking gas burner Viking mini refrigerator Viking icemaker Built-in seating Wood-burning fire pit Large custom fountain Central Courtyard at Main Entry Classic gravel surface Small eating area Used for large social events (sit down dinner for 75)
Landscaping	Automatic irrigation Excellent frost drainage Extensive outdoor lighting 125 year-old Sevillano olive trees Lombardy poplars Citrus: orange, kefir, lime, Meyer lemon, Oroblanco grapefruit Fig, Fuyu persimmon Cutting roses Passion fruit vine Colorful perennials Vegetable and flower companion planting Raised vegetable beds covered for bird protection Strawberry and raspberry cages
Included in the sale	Televisions: located in breakfast nook, kitchen pine cupboard, main floor guest suite, master bedroom (with lift), large study/office, Terrace Suite, Vineyard Suite Breakfast nook oak table and pillows Master bedroom king size bed (mattress and box spring not included) Master bedroom nightstands and giant pendant lanterns Front loading Whirlpool Duet washer and dryer Cabinet storage in garage Concrete table in outdoor dining patio
Excluded from the sale	Exterior antelope chandelier

5800 Petrified Forest Road, Calistoga

TNT VINEYARDS, LLC										
Harvest Year	2009	2010	2011	2012	2013	2014	2015	2016		
Grape Production - tons										
Cabernet Sauvignon	9.665	11.6106	9.772	12.894	10.97	16.0485	10.2815	13.765		
Cabernet Franc	0	0	0.391	0.53	1.33	1.429	0.332	0.4855		
Malbec	0	0	0.366	1.03	1.66	1.581	0.3285	1.253		
Total Grape Production	9.665	11.6106	10.529	14.454	13.96	19.0585	10.942	15.5035		
Grape Sales - \$										
Cabernet Sauvignon	\$51,892.99	\$66,519.57	\$53,664.40	\$70,842.70	\$63,705.86	\$100,214.38	\$70,362.48			
Cabernet Franc	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,859.80	\$2,058.40			
Malbec	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,905.00	\$1,642.50			
Total Grape Sales	\$51,892.99	\$66,519.57	\$53,664.40	\$70,842.70	\$63,705.86	\$116,979.18	\$74,063.38			
Farming costs	-\$23,848.63	-\$23,875.51	-\$22,102.47	-\$23,942.90	-\$23,714.91	-\$24,550.90	-\$22,722.00			
Gross Margin	\$28,044.36	\$42,644.06	\$31,561.93	\$46,899.80	\$39,990.95	\$92,428.28	\$51,341.38			

5800 Petrified Forest Road, Calistoga

