



*4409SilveradoTrail.com*

*4409 Silverado Trail  
Calistoga, California*

*Offered at \$8,900,000*

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## *4409 Silverado Trail, Calistoga*



### *Extraordinary Napa Valley Compound*

*Welcome to this private valley floor compound located in Calistoga's prestigious Three Palms region. The main residence has 7 bedrooms all with en-suite bathrooms, a 15-seat theater, large entertainment areas, an office/library and a wrap-around balcony with spectacular vineyard views. The private 670+- square foot guest house has 2 bedrooms with en-suite bathrooms and private patios. The 1,980 +/- square foot air conditioned pool house has a full outdoor kitchen, steam shower, sauna, and game room. To further the appeal of this estate there is a temperature controlled 8-car garage.*

*There's a wonderful private 10-person spa and separate swimming pool which measures 38 feet x 26 feet. This approximately three acre property is fully landscaped and has a regulation bocce court, wood-fired pizza oven, 30+ olive trees, rose and herb gardens, and a 70+- foot meditative labyrinth.*

*The Wine Enthusiast named Calistoga as one of their 10 Best Wine Travel Destinations in the World for 2017. Calistoga is on track to have more luxury resorts than any other town in the Napa Valley. In 2018 the Four Seasons Resort which will be named Calistoga Resort will Open on Silverado Trail opposite Solage. The Rosewood Hotel Group will soon complete their infrastructure for their luxury Resort in the western hills just north of Diamond Mountain Road.*

## *4409 Silverado Trail, Calistoga*

<b>Asking Price</b>	\$8,900,000
<b>Assessor's Parcel Number</b>	020-370-007
<b>Zoning</b>	Ag Preserve
<b>Parcel Size</b>	Approximately 2.99 acres
<b>Location</b>	Approximately 85 miles to San Francisco International Airport? Approximately 77 miles to Oakland International Airport Approximately 22 miles to Charles Schulz Airport in Santa Rosa Approximately 71 miles to the Golden Gate Bridge Approximately 73 miles to the Bay Bridge Approximately 6.5 miles to Main St. St. Helena Approximately 4 miles to Lincoln Ave. Calistoga
<b>Background</b>	Current owners purchased property in 2007 Residence was completed in January 2009
<b>General</b>	2.99 +- acre lot European hacienda style architecture 12,354 +- sq. ft. living space with 9 bedroom suites Main house: 9,700 +/- sq ft; 7 BD/7.5 BA Main living level: 4 suites including master bedroom Second level: 3 suites Casita: 671 +/- sq ft 2 suites for guests or domestic help Pool House: 1,983 +- sq. ft. 8 car attached temperature controlled indoor parking Heated alt water pool Spa Outdoor kitchen Separate patio with wood-fired pizza oven Bocce court Extensive gardens and mature trees Panoramic vineyard and mountain views Double gated entry
<b>Construction and Exterior</b>	Acrylic stucco exterior with integral color Interior fire sprinklers throughout 10" post tension slab Exterior walls approximately 1 ft thick with double wall construction Doors: Mahogany and Banak wood, raised panel and glass with screens Windows: custom cypress wood with dual pane low-e glass and screens that open in Copper gutters and flashing R39 insulation in walls and ceiling 2-piece clay tile roof on main house with reflective foil on roof sheathing for efficiency Extra attic ventilation Extensive solid-walled 6" drainage

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### **Main House**

Traditional hacienda "H" shape  
Grand entry  
Gallery hall with views  
Large scale symmetrical living and dining rooms  
7 Bedrooms:  
First floor bedroom wing: 2,000 sq. ft. master bedroom suite and 3 secondary bedroom suites  
Second floor bedroom wing: 3 guest bedroom suites with direct access from main house, plus private separate entry  
Chef's kitchen with dining nook and baking center  
Club room with bar Home theatre  
Wine gallery  
Business center  
Powder room with water closet  
Laundry Room  
Temperature controlled 8 car attached garage  
12-24 ft +/- ceilings in most public rooms  
10 ft +/- ceiling in bedrooms  
Semi smooth hand applied wall finish  
Travertine and walnut floors  
Large scale crown molding

### **Entry**

Travertine 16" tile floors  
9' tall front door with custom wrought iron  
Recessed incandescent lighting  
24' ceiling with clerestory windows

### **Living Room**

Arched entries  
Approximately 22' x 28'  
Built in speakers  
Wood burning and gas (remote controlled) fireplace with carved marble mantle/surround and custom wrought iron built in screens  
Variable width beveled plank  $\frac{3}{4}$ " walnut  
Beamed ceiling with hand carved corbels  
Entrance to gallery hall  
Views of vineyards, mountains and Castello di Amoroso

### **Dining Room**

Mirrors living room floor plan Arched entry  
Approximately 22' x 28'  
Built in speakers  
Wood burning and gas (remote controlled) fireplace with carved marble mantle/surround and custom wrought iron built in screens  
Variable width beveled plank  $\frac{3}{4}$ " walnut Beamed ceiling with hand carved corbels  
Capacity to seat 42 people  
Entrance to gallery hall  
Views of vineyards, mountain and Castello di Amoroso

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### **Main Gallery Hall**

75 ft x 6 ft  
Honed travertine Tuscan gold floors  
Located off of living room and dining room  
3 sets of French doors with access to central courtyard and reflecting pool

### **Master Bedroom Suite**

Variable width beveled plank ¾" walnut floors  
10' ceiling  
Bedroom:  
French doors with side panels leading to courtyard  
Wood burning fireplace with carved marble mantle surround  
Custom chandelier  
Vineyard views  
Built-in audio  
Dressing area:  
Wardrobe storage  
2 walk-in closets  
Mini bar with microwave, Miele coffee maker, stainless steel sink and mini frig  
Bath:  
White onyx floors  
His and her water closets (hers has a bidet)  
His and her honey onyx vanities with undermount sinks, carved alder cabinets and sconce lighting  
Jetted soaking tub with onyx surround, 2 motors and LCD TV  
Oversized shower:  
Honey onyx surround  
Brushed bronze fixtures  
His and her body-spray stations and rain heads  
Steam shower  
Seamless glass shower door  
Sitting room/office:  
Built-in alder media/LCD TV/bookcase  
French door access to pool

### **First Floor Bedroom Wing**

3 secondary bedroom suites  
Located near the master suite  
10' ceilings  
1 Secondary bedroom with variable width beveled plank ¾" walnut floor and two with  
tumbled stone tile floor  
Custom chandelier lighting  
Walk-in closets  
Outdoor access  
Baths:  
Vanity with marble counter and sconce lighting  
2 Baths have stall showers, 1 has shower over tub with rainhead  
Stone tile surround tub and showers

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- Second Floor Bedroom Wing** 3 secondary bedroom suites  
Covered wrap-around balcony (approx 10' wide) with custom wrought iron railing and wood burning fireplace  
Panoramic vineyard and mountain views from the balcony  
Entrance to bedrooms through a central hall with coat closet  
Bedroom features:  
Variable width beveled plank ¾' walnut floors  
10' Ceilings  
Custom chandelier lighting  
Built-in alder armoires and drawers  
Two of the bedrooms have direct access to balcony  
Baths:  
Stone floors  
Shower over tub (5' cast iron) with honed stone tile surround  
Single vanity with undermount sink  
Brushed bronze fixtures  
Carved vanity antique mirrors  
Wrought iron sconces  
Bedroom wing can be locked off from main house
- Kitchen** Set up for professional use and traffic pattern for efficient circulation Tumbled travertine Tuscan/gold floors  
12' ceilings  
Abundant natural light  
Views of the mountains walnut/olive grove, bocce court, and lawn  
Recessed lighting and custom chandeliers  
Custom wood carved chandeliers over baking center and dining nook  
Hand-carved alder cabinets  
Honed Jerusalem gold limestone slab counter tops  
Honed Jerusalem gold limestone tumbled tile backsplash  
Shaw porcelain farmhouse sink with Insinkerator disposal  
Kohler brushed bronze fixtures  
6' x 6' butcher block island with custom pot rack, open storage, electric outlets and breakfast bar seating  
Subzero 601R stainless steel refrigerator Subzero601F stainless steel freezer  
Viking Professional 48" 6 burner range with double gas oven, grill, and pot filler  
Viking Professional hood with variable heat lamps, dimmer lights and variable speed fan  
Viking Professional stainless steel microwave  
Viking Professional stainless steel trash compactor  
Viking Professional warming drawer  
Baking center with granite counter  
Viking stainless steel self cleaning electric oven at baking center  
Coffee station with sink and InSinkEerator disposal  
Butler's pantry with sink and InSinkEerator disposal  
Dining nook with custom made bench seating for 10  
LCD TV  
Walk-in food pantry  
Walk-in cleaning closet  
Outdoor wood-fired pizza oven and patio near the kitchen

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<b>Family Room</b>	Beamed ceiling with corbels Variable width beveled plank ¾' walnut floors Wood burning fireplace with carved marble mantle/surround and remote controlled gas log set LCD TV Chandelier, sconce and recessed lighting Accommodates a sectional sofa and club chairs to seat at least 10 2 sets of French doors provide access to pizza oven patio, outdoor dining, bocce court and inner courtyard Panoramic vineyard views Custom alder wood bar: Bar seating for 6 people Limestone counter Bar sink with InSinkErator disposal Brushed bronze fixtures U-line mini refrigerator Viking ice maker
<b>Home Theatre</b>	Approximately 18' x 27' ½ " 133" Cineperm screen Theater carpet 15 Electrically controlled adjustable leather seats Hand carved wall sconces and recessed lighting Black out room Extra thick framing and insulation for sound proofing Direct TV and Blu-ray DVD Stair lighting
<b>Wine Gallery</b>	Approximately 650 bottle capacity Temperature controlled Banak and mahogany doors with wrought iron and glass Easy access from dining room, kitchen, club room and home theater
<b>Small Business Center</b>	Built-in desk iPod port
<b>Powder Room</b>	Located on the first floor Honed stone floors Stone tile wainscoting Carved vanity with marble counter top and undermount sink Custom wrought iron sconces Brushed brass fixtures Water closet
<b>Laundry Room</b>	Washer/dryer hook-ups (gas dryer hook-up) Alder cabinet storage Limestone counter Porcelain Kohler sink Outdoor access to bocce court and casita

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### **Garage**

Approximately 39' x 44'  
Parks 8 cars (2 deep, 4 across)  
Great for a car collector  
Temperature controlled with dedicated HV AC  
Concrete floor with epoxy topcoat finish  
2 - 16' garage doors  
Automatic door openers  
Extra storage capacity  
Washer/dryer and utility sink

### **Pool House**

1,975 +/- sq. ft.  
Four sets of French doors open to the covered deck and pool  
Great room and bath hall with 24" stone tile floors  
Gym and billiards rooms with variable width beveled plank 3/4" walnut floors  
Audio inside and out  
Spacious great room:  
Beamed 10' ceiling  
Wood burning fireplace  
Dining area  
LCD TV  
Work-out room with mirrored walls  
Billiard room with custom chandelier  
Bath:  
Infrared sauna  
Steam shower  
Water closet  
Single vanity with limestone counter  
Honed stone floors

### **Covered Outdoor Kitchen**

Located at the pool house overlooking pool  
Tumbled tile counter  
Viking ice maker  
Perlick under counter double refrigerator  
Viking dishwasher  
Service counter  
Bar seating for 8 people  
Viking grill with 2 burners, rotisserie and Viking hood  
Porcelain sink with disposal  
Cabinetry and closet storage

### **Swimming Pool**

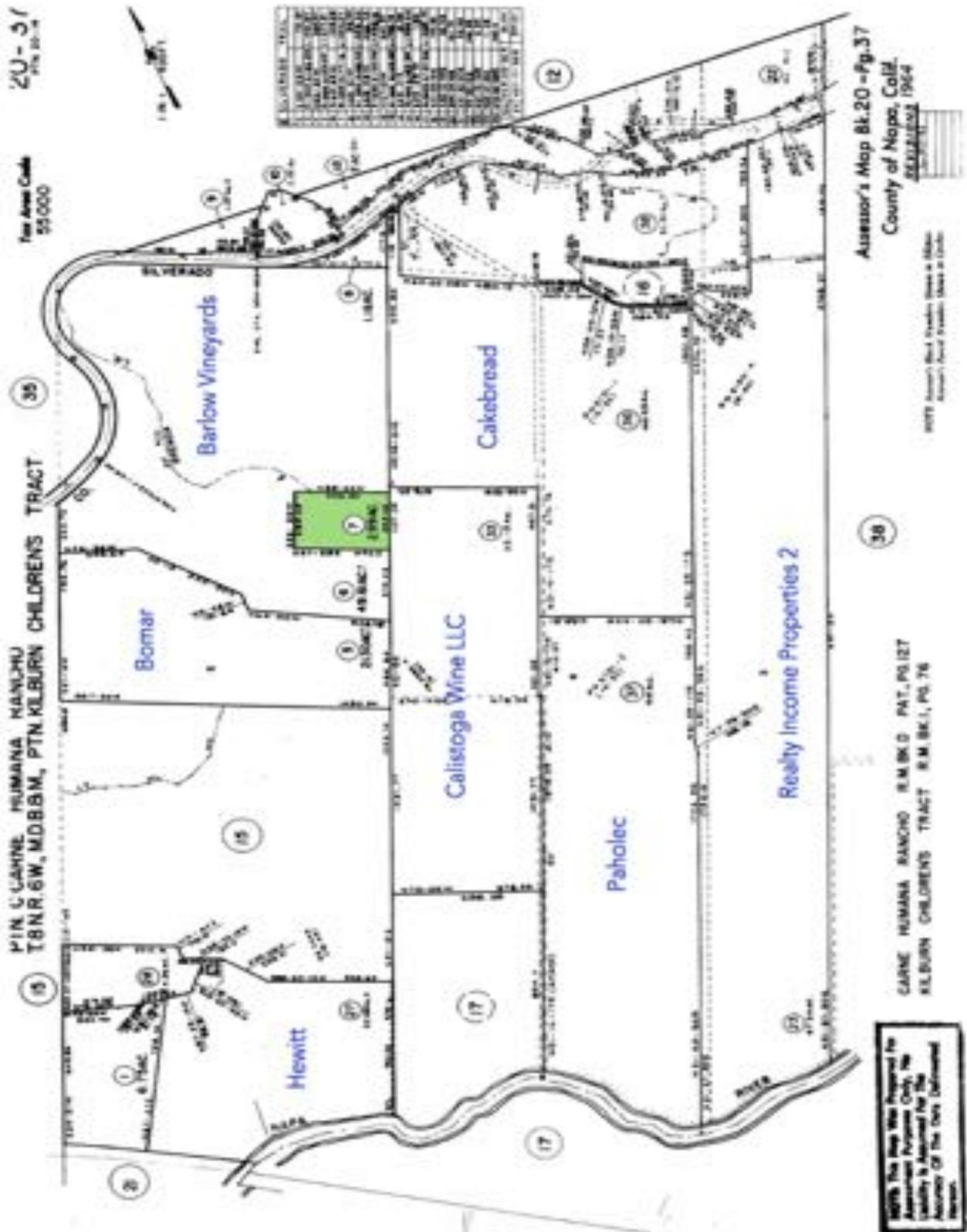
Approximately 38' x 26'  
Heated  
Plaster finished with tiled rail  
Automatic cover  
Saline  
Quartzite pool deck  
Plumbed for solar

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<b>Spa</b>	Approximately 8' x 10' Plaster finish with tile rail Automatic cover
<b>Casita</b>	2 bedroom suites Each has a small yard with hedge and pergola French doors to yard Stone floors Baths: Stone floors Vanity with marble counter top Carved mirror Shower over tub with stone surround
<b>Landscape and Hardscape</b>	Large scale entry fountain Bocce court with oyster shell surface Large lawn area Solid stone walls Gravel pathways Outdoor lighting Automatic irrigation Central courtyard with reflecting pool Rock formations 75' Privet labyrinth Herb garden Grand oaks Italian Cypress 32 Olive trees 25 Walnut trees >300 Rose bushes
<b>Infrastructure</b>	Private well: approximately 39 gallons per minute at drilling and 425' deep, 7 HP on- demand pump Engineered septic: pre-treatment drip system, modem monitored by McCollum Engineering Electric: PG&E Outdoor electric: 100 amp outdoor service panel for large scale entertaining Gas: Propane TV: Direct TV Internet: Microwave based ISP, Wi-Fi throughout NetStreams Digilinx whole home system controls lighting, music, HVAC, security and cameras Music server supplies music to living room, dining room, club room, kitchen, second floor, master bedroom suite, pool house interior/exterior and rear courtyard HVAC: Main house: forced air, 3 propane furnaces and 3 AC compressors, two with 2 zones and one with 3 zones Garage: Heat pump Casita: 2 zone heat pump Pool House: Forced air, propane furnace and AC compressor, single zone Private road access: unrestricted access easement with no road maintenance agreement

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Personal Property Included All appliances



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