



ElegantCalistogaEstate.com

*3145 State Highway 128
Calistoga, California*

Offered at \$7,750,000

COMPASS

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3145 State Highway 128, Calistoga



Sophisticated Elegance in Calistoga

This incredibly beautiful 24+/- acre estate is located in the western hills of Calistoga, just minutes away from Saint Helena and the town of Calistoga – Napa Valley's new playground for the rich and famous, and known for its luxurious resorts, spas and mud baths.

Unlike any other properties you will see in Napa Valley, this stunning home, remodeled in 2010 and 2018, has luxurious front and back loggias that are truly an entertainer's dream, with large grills, a pizza oven and overhead heating. The front loggia and rooftop terrace have uninterrupted views of Mt. St. Helena and the majestic palisades that will take your breath away. The back loggia and pool area have a feeling of being in your own private resort, with extensive artful outdoor lighting that makes the evenings a magical experience.

From the moment you drive through the security gates there is a sense of complete privacy and peace in exquisite beauty – a truly memorable experience. The main home features open plan living, three bedrooms, four full and one half baths, an office, a media room and an attached artist's studio/gym. Control 4 smart-house system controls the audio visual entertainment and climate. There is a one bedroom guest house, a pond, swimming pool and spa and exquisite landscaping, designed by Blasen Landscape Architects, complete with fruit trees and a vegetable garden.

The property is zoned Ag Watershed which allows for an additional 1,200 square foot caretaker's cottage.

3145 State Highway 128, Calistoga

Asking Price	\$7,750,000
Assessor's Parcel Number	017-240-015
Zoning	Ag Watershed
Parcel Size	Approximately 24.19 acres
Location	Approximately 87 miles to San Francisco International Airport Approximately 84 miles to Oakland International Airport Approximately 19 miles to Charles Schulz Airport in Santa Rosa Approximately 73 miles to the Golden Gate Bridge Approximately 70 miles to the Bay Bridge
Background	Built in 2002 Purchased in October, 2009 Remodeled in 2010 & 2018
General	Set on a knoll top with spectacular views of Mt. St. Helena & the Palisades Main House has 2 large loggias with outdoor kitchen, heating and fans Roof deck Guest House Artist Studio/Gym Spring fed pond Gated, locked entrance at rear of the property with access to Franz Valley School road, used for large vehicles requiring access to property
Main House	3 bedrooms 4.5 bathrooms Approximately 4,695 square feet of air conditioned space 4" oak floors Blomberg windows and doors Security System Hughes Net Satellite System for internet and video download Direct TV Control 4 smart-house system controls entertainment – video, audio and climate. Panasonic phone system with intercom and speed dial Spiral stairway just outside kitchen, leading to upper deck with 360-degree view Two loggias with built in barbeques and overhead heating totaling approximately 2,003 square feet were added in 2010 Attached 2-car garage
Living Room	15' ceiling and large window looking out to Mt. St. Helena Anigre paneling (an African hardwood) frames the 6' open fireplace, with cantilevered granite hearth and surround. French doors lead to rear loggia Motorized blind on the front window

3145 State Highway 128, Calistoga

Kitchen

The kitchen was totally remodeled in 2014
14' ceiling has LED lighting with clearstory windows
Red birch cabinetry with matching horizontal grain

Under- and over-cabinet LED lighting and recessed accent lighting
Knox Linear Suspension Light hangs over the stovetop in the island
Caesar stone counters
Oak flooring
36" Sub Zero refrigerator with wood panel cover
48" Viking stovetop with 6 burners and grill, pop-up Viking fan
30" Viking oven and warming drawer below
24" built-in GE microwave
Bosch dishwasher
Large double sink with Brizo touch control faucet
9'3" island with counter seating for four
Glass-enclosed shelving for glassware

Pantry

Walk-in pantry with sink, Bosch dishwasher and shelving and pegboard for storage
48" Sub Zero refrigerator/freezer
26" Sub Zero wine refrigerator (80 bottle capacity), with two beverage drawers
Two 30" Sub Zero wine refrigerators (each with 147 bottle capacity)

Dining Room

Seating for 8 -10, with a large window facing Mt. St. Helena and French doors leading to front loggia
Easy access to linens and silverware from drawers facing room

Family Room

Paneled entirely in anigre,
5'7" TV is framed by bookshelves
The bar is concealed behind two flush doors and has a Sub Zero icemaker and under-counter refrigerator. Glass shelving provides room for glass storage, and two lighted shelves display bottles
Concealed closet with rack for the Control 4 system & DVD player
New carpet

Office/Library

A comfortable, inviting room, designed to accommodate office equipment
French doors lead to rear loggia

Powder Room

Striking matchbook pattern with white Statuario marble
Floating German Burgbad Crono sink and counter
Axor Hansgrohe fixtures

Master Bedroom

Two steps up from main level
Anigre paneled wall behind bed
Motorized black-out drapes and sheers
New carpet
Large walk-in closet
Wall-mounted TV in wooden surround
Hinson wall lamps on both sides of bed
French doors lead to small deck

3145 State Highway 128, Calistoga

Master Bathroom One

Calacatta Sole marble
Glass-enclosed large stall shower with seat
Jacuzzi tub
WC with toilet and bidet
Large counter/cabinet with drawers
Mirror lighting
Axor Hansgrohe fixtures
Isyfresh by Zucchetti (Italy) sink fixture
Heated floor
Skylights

Master Bathroom Two

Absolute Black marble
Large stall shower with seat
Large counter/cabinet with drawers
Mirror lighting
Axor Hansgrohe fixtures
Villeroy & Boch sink fixture
Closet
Heated floor
Skylight

Guestroom

French doors that open onto front loggia
Blackout drapes and sheers
New carpet
Calacatta Sole marble bathroom with walk-in shower
Axor Hansgrohe fixtures
Walk-in closet
Wall-mounted TV

Upstairs Guestroom

En-suite marble bathroom with stall shower
Axor Hansgrohe fixtures
U-shaped, built-in office area
New carpet. Hardwood floor in office area
Door to spiral exterior staircase and upper deck
Wall-mounted TV
Roll-up blinds on windows
Storage closets

Front Loggia

Approximately 1,113 sf with dramatic views
Dining area currently set up with seating for 8–10
Two seating areas, one with unobstructed view of Mount St. Helena and the Palisades
Large, black granite-topped island with counter seating for four people
Outdoor kitchen with:
52" gas grill with exhaust fan and overhead lights
36" Wolf gas stove
Under counter Sub Zero icemaker and refrigerator
Black granite countertop and sink
Beautiful lpe floors and cedar ceilings
Stacked Bluestone columns, planted at base with star jasmine
Overhead lighting, speakers in ceilings
Two overhead fans and recessed heaters

3145 State Highway 128, Calistoga

Rear Loggia

Approximately 890 sf overlooking the pool & spa
Gas fireplace with seating area
Dining area with seating for 8-10
Outdoor kitchen with sink
36" gas grill, 30" Wolf gas countertop stove
Under counter Sub Zero icemaker
Beautiful lpe floors and cedar ceilings
Stacked bluestone columns, planted at base with star jasmine
Overhead lighting
Speakers in ceiling
Two overhead fans and recessed heaters
Pizza oven with counter

Artist's Studio/Exercise Room

Attached to garage with approximately 625 sf room with southwest facing views of Mayacamas Mountains
Two large windows on north side, with wonderful views
Fleetwood door system opens up the entire southwest-facing wall
16'10" countertop, with 28" sink
Storage bins for art above counter
Wall mounted TV
Room is large enough to accommodate several pieces of exercise equipment
Air conditioned
Epoxy-glazed floors
lpe deck outside Nana wall

Two-Car Garage

Attached with room for storage

Exterior

White stucco exterior and cedar finish the exterior.
Stone walls, columns and bench bases constructed from Connecticut Bluestone
9' x 9" black granite water feature in front of the living room window adds a mesmerizing touch to the view and a little drama to the entrance
Graceful stairs lead from house to pool area, and from pool to guest house
Bocce court with lpe surround and benches at both ends
A stone water feature near the rear loggia adds to the serene environment
Concrete driveway with stone pavers for accent

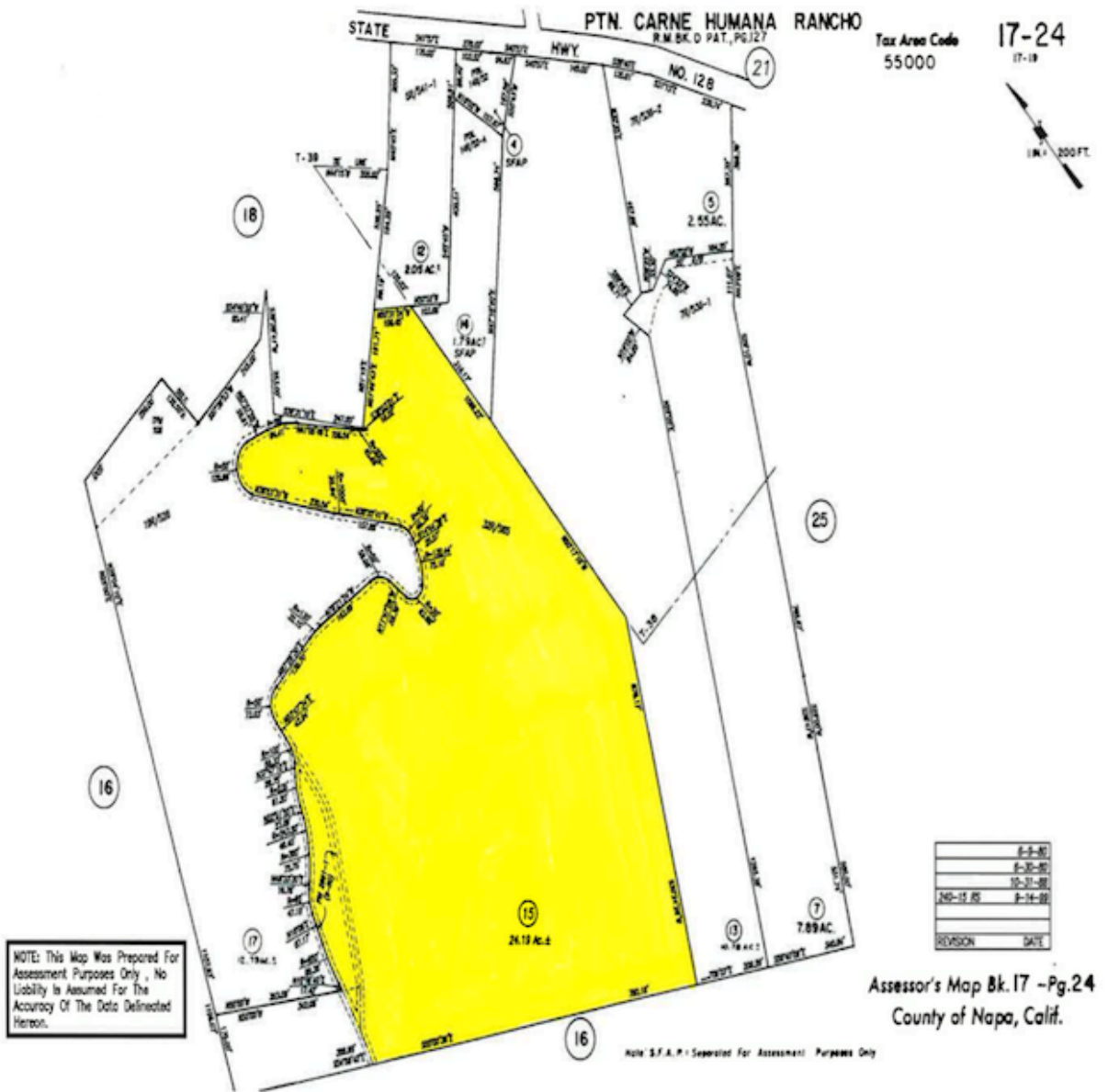
Guest House

Approximately 890 sf
Bathroom remodeled in 2014
One bedroom
Open plan living and kitchen area
Living room has sliding door that opens onto stone patio
Granite countertops
Counter seating for 2-3 people
30" Kenmore stainless steel stove, microwave & sink
Side-by-side Kenmore refrigerator/freezer
En-suite bathroom, Porcelanosa materials and sink fixtures
Large shower with Axor Hansgrohe fixture
New carpet

3145 State Highway 128, Calistoga

Swimming Pool & Spa	42' x 18' Approximately 2,075 sf of hardscape around pool & spa with approximately 765 sf under trellis Heated with propane gas Pool sweep Automatic pool cover
Infrastructure	Standard Septic System for 3-5 bedrooms in the main house Separate septic tank for guest house Private Well (a recent flow report is available). Water quality was checked in 2014 2,500 gallon water tank for domestic use Reverse Osmosis system Two 10,000 gallon tanks for water storage New propane-powered generator – Generac Power Systems unit powers entire home: KW 30, KVH 30, Phase 1, Volts 120/240, Amps 125 Property enclosed by deer fence Gated, locked entrance at rear of the property with access to Franz Valley School road, used for large vehicles requiring access to property
Landscaping	Designed by Blasen Landscape Architects Olive grove with 18 trees Fruit Orchard Crepe Myrtles between the pool and guest house Raised vegetable beds Automatic watering system Outdoor lighting Half-acre pond
Garden Shed	Approximately 520 sf Measuring 19' x 15" with 10' roof overhang in front
Included in the sale	4-wheel drive, all terrain John Deere Gator utility vehicle, 2010

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