



CarnerosResortHome.com

*4044 Sonoma Highway No. 5
Napa, California*

Offered at \$2,250,000

Golden Gate | Sotheby's
INTERNATIONAL REALTY

Latife Hayson
LatifeHayson.com
Latife@LatifeHayson.com
D: 707.963.9195
C: 707.738.4820
Cal BRE No. 01341252

4044 Sonoma Highway No. 5, Napa



Luxury Living at Carneros Resort and Spa

Under new ownership, a \$9 million renovation transformed the already luxurious Napa Valley Carneros Inn into the ultimate standard in exclusive resort living – now known as Carneros Resort and Spa. With just 24 custom homes, this is a rare opportunity to own a luxury residence on the 28-acre property with unparalleled access to all of the resort's coveted amenities and hotel concierge services.

The resort features three restaurants, including *FARM* with an outdoor terrace, overhead heaters, and fireplace, the *Boon Fly Café*, and the *Hilltop Dining Room*. Unwind at the on-site spa, stay in shape with the curated wellness programs at the fitness center, or relax by the pools.

Featuring two spacious master suites with en-suite bathrooms and radiant heat. Floor to ceiling glass windows and doors lead to a private 900-square foot courtyard rich with flourishing greenery, endless sunlight, exquisite lighting, a gas firepit, outdoor heater, and ample luxurious seating. The fabulous 600-square foot roof deck terrace boasts exceptional 360-degree views of neighboring vineyards and the Mayacamas Mountains. Offering the finest of finishes, this home is distinctively modern reflecting the finest craftsmanship and the true ambiance of the wine country. Fully furnished and equipped for the Resort's Rental Program.

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| Asking Price | \$2,250,000 |
| Assessor's Parcel Numbers | 047-400-017-000 |
| Zoning | Planned Development |
| Location | Approximately 59 miles to San Francisco International Airport Approximately 52 miles to Oakland International Airport Approximately 42.5 miles to Charles Schulz Airport in Santa Rosa Approximately 40 miles to the Golden Gate Bridge Approximately 41 miles to the Bay Bridge |
| Background | A collection of 24 gated luxury resort single family homes Located on the property of The Carneros Resort & Spa The only resort located in the beautiful Carneros wine region Single family homes surrounded by vineyards/agricultural zoning Access to world class hospitality services and amenities of a luxury hotel |
| Home Features | 2,522 square feet of indoor living space 1,600 square feet of outdoor living space Two separate and spacious Master Suites Third bedroom converted into a Media Room 3 full and one half luxurious baths Gourmet Chef's kitchen Dining table for 6 Great Room with soaring 16-foot ceilings and wood-burning fireplace Clerestory windows allowing for an abundance of natural light High-end natural wood and stone elements including Brazilian Cherry hardwood floors throughout Private courtyard accessed through a multitude of French doors |
| Systems | Geothermal HVAC System 4 HVAC Zones (master bed, guest bed, living areas, loft) Tankless hot water heater with re-circulator Kinetic water softener and treatment system Marvin doors & windows |
| Smart Home | Central automation controller with remote access Touchscreen home controllers 8 Zone Audio System Automated components: <ul style="list-style-type: none">- Lighting- Audio & Video- HVAC- Alarm system- Smoke alarms- Security Cameras- Irrigation- Shades |

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|----------------------------|--|
| Bathrooms | Heated bathroom floors Restoration Hardware and Waterworks fixtures |
| Kitchen | Gourmet Chef's kitchen featuring stone countertops Professional grade stainless steel Viking & Bosch kitchen appliances Full professionally stocked kitchen (including Royal Daulton china dinner ware, Schott Zwiesel glasses, Hepp cutlery, and WMF utensils) Recent upgrades include: Six pullout pantry doors with soft close Soft close doors on cabinets Top of the line Bosch dishwasher with custom panel Touchless kitchen faucet Kitchen island Audio speakers Reverse Osmosis drinking water system |
| Laundry Room | Front load steam washer and steam dryer Custom platform with drawers |
| First Master Suite | Split dual Master Bedroom with private deck Private bath with heated floors and an al fresco shower Custom walk-in closet Upgrades include: Custom power sun shades Custom power blackout shades Additional Restoration Hardware bedroom dresser SUHD TV on articulating mount Audio speakers Restoration Hardware Bathroom vanity with marble top Custom 3 panel medicine cabinet Bathroom speaker |
| Second Master Suite | Front Master Bedroom with private bath with dual vanities Custom walk-in closet HDTV on articulating mount Bedroom and Bathroom speakers |
| Media Room | C&B leather sectional with sleeper Automated HVAC Vents Home Theater with 65" HDTV Bathroom with Onyx flooring |
| Outdoor spaces | Private 900 square foot courtyard Private roof deck terrace with viewing tower Ipe decking on Sun Deck and on Side Yard Additional door between garage and courtyard Extra tall entry door with privacy glass Custom entry trellis Additional entry pots and plantings Gated remote entry into fully enclosed parking Private parking for two with ample guest parking |

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Courtyard

French doors spill out onto a private central courtyard
Flagstone courtyard with extensive landscaping and trees
Patio with large dining table with seating for 8
Custom square table with umbrella
Restoration Hardware outdoor seating
Natural rock water feature
Gas fire pit
Four outdoor speakers
LED landscape lighting

Side Yard

Ipe decking
Lounge chairs and chaise
Restoration Hardware water feature
Additional landscaping with LED Lighting and irrigation
Additional Ipe wood added to shower and back wall
Additional storage area

Loft

Ductless HVAC Unit
Audio Speakers
Exercise equipment

Upstairs Sun Deck

Sundeck and cabana/lounge overlooking private courtyard
Ipe decking and teak furniture
Additional landscaping with LED lighting and irrigation
Adjustable lounge chairs with wheels
Outdoor Speakers

Carneros Resort & Spa Amenities

Five dining outlets including three full-service restaurants:
FARM, *Boon Fly Café* and *Hilltop Dining Room*
Room Service delivered to your home
Market, an upscale general store with gourmet deli items including sandwiches, paninis, wraps and salads, plus wine, beer, sodas, coffee and espresso drinks

The Spa at Carneros Resort and Spa is exclusively for guests & homeowners
The Town Square, complete with bocce ball courts, and an expansive outdoor lounge

An onsite boutique, *COOP*, where you can shop for luxury resort wear and accessories located in Town Square

Two pools with hot tubs, including the adult-only *Hilltop Pool* with a bar and sweeping view of the countryside, and the family and fitness pool

A 3,000 square foot, 24-hour fitness center featuring cardiovascular and strength training equipment

Complimentary fitness, boot camp and yoga classes and private training available by appointment through the Spa

In-home massage services

Full concierge assistance for whatever you may need
Gated main entry and additional homesite gate

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Full time dedicated homesite manager

24-hour full-time security staff

Housekeeping services

Maintenance services

Catering and event planning services

Available to be included in the Resort's Rental Program

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CARNEROS
RESORT AND SPA

The Homes at Carneros Resort & Spa

COMMON AREA MAINTENANCE (CAM)
DUES BREAKDOWN

| | |
|---|-----------------|
| CAM Dues Coverage | |
| <u>Hotel Services/Amenities:</u> Security, Administration, Accounting, Concierge | |
| <u>Common Area:</u> Utilities, Property Tax, Insurance, Landscaping, General Maintenance | |
| Estimated cost per month, paid quarterly | \$742.50 |

HOMEOWNER UTILITY & TAX BILLING

| Utilities and Taxes | Billed by |
|-------------------------------|------------------|
| Water | Resort |
| Wastewater | Resort |
| Gas | Resort |
| Telephone (optional) | AT&T |
| T1 Internet Access (optional) | Valley Internet |
| Satellite TV (optional) | Resort |
| Garbage | Resort |
| Property Tax | Napa County |

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CARNEROS
RESORT AND SPA

The Homes at Carneros Resort & Spa

AMENITIES

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|-----------------------------|--|
| Facilities | Fitness Room with exercise equipment Outdoor stone terraces with vineyard views Outdoor fireplaces Infinity Swimming Pool and Hot Pool with vineyard views Walking paths, Orchards, Vegetable, Herb and Flower Gardens |
| Hotel Services: | Concierge Service Signing Service |
| Additional Amenities | Swimming Pool Bocce Court Public Square Market |

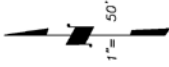
FEE AMENITIES

| | |
|-----------------------|---|
| Facilities | Full Service Spa with luxury wet and dry treatments (available in home or at Spa) Hilltop Bar Hilltop Private Dining Room – party/event venue Boon Fly Café FARM Restaurant |
| Hotel Services | Housekeeping Hotel Engineering (repair and maintenance) Hotel Rental Pool Welcome set-up Room Service Event Planning |
| Facilities | Meeting Space FARM – 100 seat restaurant Market – food and wine store |

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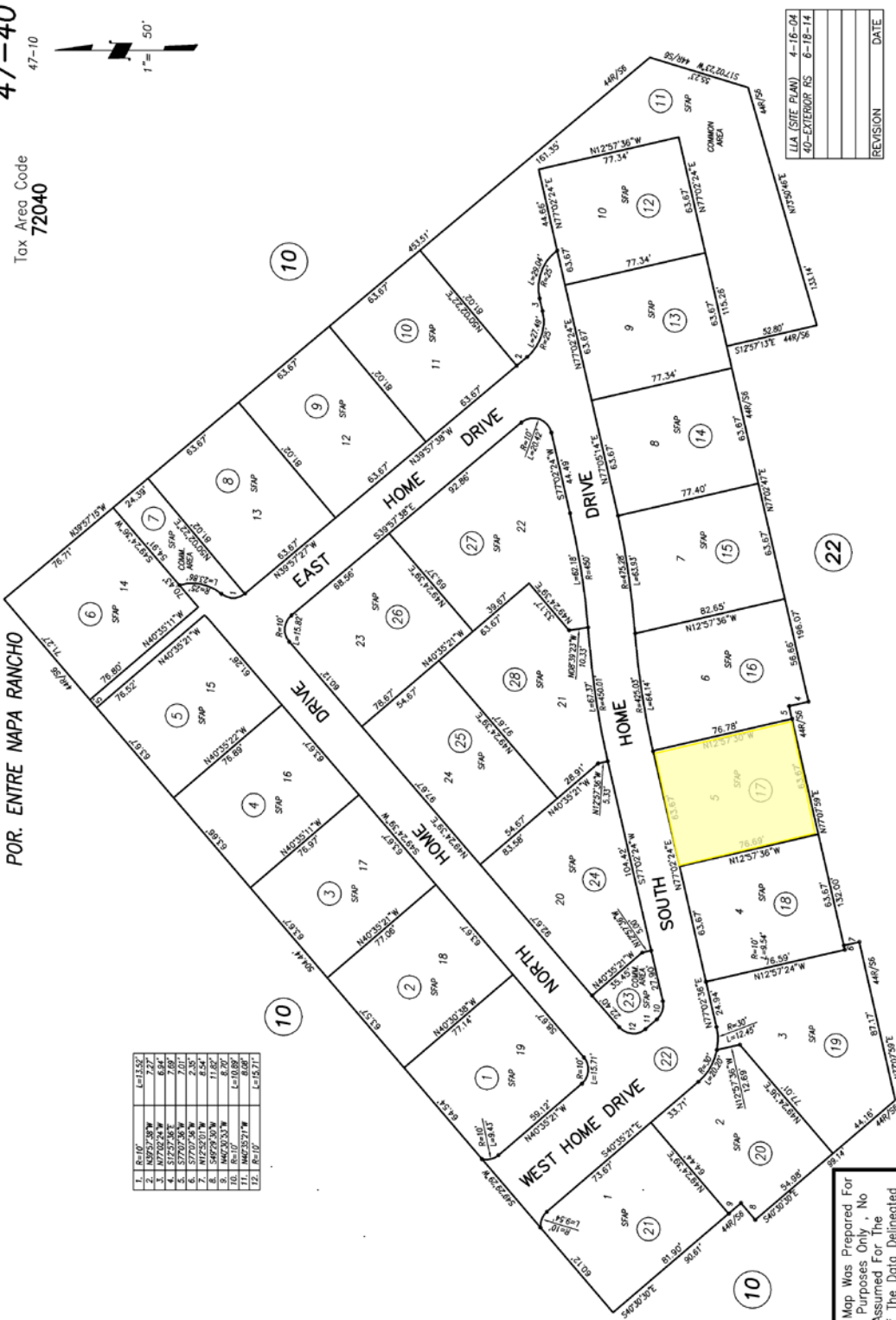
Tax Area Code
72040



COUNTY ASSESSOR'S PARCEL MAP

POR. ENTRE NAPA RANCHO

| | | |
|-----|-------------|----------|
| 1. | R=10' | L=13.52' |
| 2. | N77°27'36"W | 77.71' |
| 3. | S77°27'36"W | 77.71' |
| 4. | S12°24'58"E | 7.68' |
| 5. | S77°27'36"W | 7.68' |
| 6. | S77°27'36"W | 7.68' |
| 7. | S77°27'36"W | 7.68' |
| 8. | S47°24'58"W | 11.62' |
| 9. | N47°24'58"W | 11.62' |
| 10. | R=10' | L=10.89' |
| 11. | R=10' | L=10.89' |
| 12. | R=10' | L=10.89' |



| | |
|-----------------|---------|
| LLA (SITE PLAN) | 4-16-04 |
| 40-EXTERIOR RS | 6-18-14 |
| REVISION | DATE |
| | |
| | |
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CARNEROS INN HOMESITES (SITE PLAN)

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

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