



2110DiamondMountainRoad.com

*2110 & 2108 Diamond Mountain Road
Calistoga, California*

Offered at \$8,225,000

COMPASS

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2110 & 2108 Diamond Mountain Road, Calistoga



Calistoga's Prized Hilltop Villa & Vineyard

Sited on approximately 40 acres and perched 1,750 feet above sea level, this stunning European inspired villa has spectacular views of Mt. St. Helena, the Palisades, Sonoma Coastal range, Alexander and Knights valleys. Located in Calistoga, the property is only 70 miles from the Golden Gate Bridge and less than 18 miles to the newly expanded Charles Schulz airport in Santa Rosa.

Designed for gracious living and entertaining, the main home is approximately 6,700 square feet with an open plan kitchen, dining and living room, 4 bedrooms, 4.5 bathrooms and an office. The basement has a large family/media room, bonus room, a tasting room and wine cellar and a 1 car garage. The guest house is approximately 1,200 square feet, featuring open plan kitchen, dining and living, 2 bedrooms, 1 bathroom and a 4 car garage.

Approximately 5.3 acres of income producing Diamond Mountain appellation grapes, an outdoor kitchen with pizza oven, dining patios, swimming pool, bocce court, a vegetable garden, fruit and olive trees complete this luxurious estate.

An exciting opportunity presents itself to a discerning buyer looking to invest or live in Calistoga, Napa Valley's new playground for the rich and famous. This summer, the Four Seasons will open their 85-room hotel and spa, restaurant and winery with its 6 acre vineyard and 20 privately owned freestanding homes.

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Asking Price	\$8,225,000
Assessor's Parcel Numbers	020-100-026 & 120-240-042
Zoning	Ag Watershed
Parcel Size	Approximately 40.45 acres
Location	Approximately 86 miles to San Francisco International Airport Approximately 77 miles to Oakland International Airport Approximately 92 miles to Sacramento International Airport Approximately 22 miles to Charles Schulz Airport in Santa Rosa Approximately 76 miles to the Golden Gate Bridge Approximately 69 miles to the Bay Bridge Approximately 4.5 miles to Lincoln Avenue, Calistoga
Background	Seller purchased property in 1989 European-style Country Home designed and built 2002 to 2005 Builder: Owner Interior designer: Owner Landscape designer: Owner
General	Dramatic views of Mount Saint Helena and Napa Valley 5.5 +/- Acre vineyard - Cabernet Sauvignon, Cabernet Franc, Merlot, Petit Verdot Main house with 1 car garage Outdoor kitchen and dining patio Guest House with 4 car garage Outdoor BBQ hook-up to main LP tank
Exteriors	Stucco Eldorado stone French clay roof tiles European 6" Copper gutters w/ 4" downspouts European Wood Windows and Exterior Doors Rocky Mountain bronze hardware Cedar trellis' European Fully operational wood shutters Hand Forged European Exterior Lighting Hand Forged. Locally made Exterior Railings Custom Fountain along entry walkway
Main House	Approximately 6737 +/- square feet 4 bedrooms 4.5 bathrooms Formal entry Great room Chef's kitchen Wine Cellar Library/ Office

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Laundry room
Entertainment Room
Abundant storage
Cantina w/ access to outdoor kitchen and pool
Extensive balconies and terraces
Hand-made clay pavers modeled and patterned after the Monastery of Pedralbes of 1327 in Catalonia, Spain.
Wide-plank hand-scraped engineered walnut and maple floors
Antique Pine interior doors from reclaimed Barns in the Alps
European and American Hardware
Custom glazed stained and painted cabinetry throughout
Custom-fabricated and recessed lighting
Toto toilets
Main House upper levels have radiant floor heating, propane, five zones
Munchkin Boiler services heating and domestic hot water
Main House lower Level: Forced Air heating. One Zone

Entry/Hallway

Hand-forged Iron and Glass Front Door
Custom fabricated iron chandelier
13' high Barrel Ceilings with Recessed lighting
Stone wall w/ herring bone pattern Pedralbes Pavers

Great Room

18' ceiling at peak, 13' at plate
Wood Ceiling with hand scraped beams
French doors lead to patio with panoramic views
Eldorado Stone Modified Rumford Wood burning Fireplace
Recessed lighting
In-floor electric outlets for indirect lighting
Engineered hand-scraped walnut floors
Lutron Lighting Controls in main living area & kitchen.

Kitchen

Beam ceiling
Casual seating area
Unfitted, freestanding furniture designed cabinetry
Glazed painted and stained custom cabinetry with open shelving
Integrated 48" Sub-Zero refrigerator
Under-counter wine refrigerator
48" Wolf dual-fuel freestanding range with griddle
Glassware cabinet
Miele dishwasher with cabinet panel
Furniture-look antiqued cherry pantry with concealed mixer/appliance pull-out shelf
Granite countertops
Island with seating, sink, butcher block, dishwasher & open shelving
Fisher & Paykel integrated single drawer dishwasher used for glasses
Pedralbes pavers
Custom wood hood with stainless steel vent
Views of Mt. St. Helena and Napa Valley

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Wine Cellar	Optimal lower-level north & east corner location 2,300 bottle capacity Stone & antique brick entry with acid stained concrete floors Temperature controlled Built-in storage racks, 350ml, 750ml, 1,5L, individual and bulk
Master Suite	Located on the main level in south-east wing Approximately 18' x 20' room Forest, gardens & valley views French doors to private hedged patio with paver patio Cable, internet, phone hook-ups Ceiling fan Walnut Floors Walk-in closet with chest of drawers and shoe racks
Master Bathroom	Two separate cherry vanities with Walnut Marble counters, under-mount sinks and antiqued mirrors Separate Water Closet with Bidet Air-Jetted tub with Marble deck Oversized shower with two separate shower systems and Body Spray systems, limestone surround, bench Inlaid Limestone floors
Laundry	Located off main hallway near Master wing Stained Pine Cabinetry with Formica Countertop and open shelving Cast iron Enameled sink Dual Laundry Pull-out Hamper Front-load Kenmore Duet washer and dryer (included in sale) Pedralbes Pavers
Main Hallway	5' wide hallway with 12' barrel ceiling with Recessed halogen lighting French door to stairway leading to the pool deck Wrought Iron hand-forged vented closet door for firewood storage Pedrables herringbone patterned pavers
Sitting Room	Four arched top windows with view to the front gardens Wood ceiling with hand-scraped beams French door leading to covered side Portico Pedralbes Pavers
Large Study/Office	Located in the west wing 18' x 22' with beamed ceiling Walnut Floors Floor phone, internet and power outlets for free standing desk Built-in cherry cabinets and shelving with TV, internet, phone, speaker hookups Wood burning fireplace with gas lighter

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Half Bath	Located off the main hallway Freestanding vanity with limestone counter and custom glass bowl sink Pedralbes Pavers
Storage/Extras	Extensive storage areas underneath main floor of house
Garage	Single Car
Guest House	Approximatel 100' from Main house 1,200 square feet 2 bedrooms with vineyard views 1 bathroom with dual shower heads over steeping cast iron tub Open plan living, dining & kitchen European windows with shutters Antique pine interior doors from reclaimed barns in the Alps Wire brushed fir floors Craftsman exterior doors with bronze hardware Vaulted pine ceiling Custom painted & glazed kitchen 36" Wolf range, propane Washer/Dryer closet Wood burning fireplace with gas lighter Forced heating and air conditioning Fans in bedrooms and main living room Balcony with vineyard and valley views Comcast Cable TV and Internet Spacious four car garage Outdoor patio area with classic gravel
Infrastructure Domestic Water	Completely separate system from Ag. Excellent, clear water Private well, 370 feet deep; pump set at 340 feet Serviced by Weeks Pump Flow estimated at 8 gpm with existing pump Water purification: Ozone Filtration and Purification Domestic water storage: 1500 gallon tank Booster pump provides adjustable pressure
Ag & Irrigation Water	Private well, 700 feet deep, 1 pump set at 640 feet Flow rate estimated at 22 gpm, with existing pump Measured when drilled at approximately 40 gpm without pump limiting the flow Agriculture water storage: two 5,500 gallon tanks for landscape and vineyard Booster pump provides adjustable pressure 100 micron filtration adequate for vineyard and irrigation use Two 3,500 gallon tanks mid-property for lower vineyard irrigation (gravity fed) 550 gallon propane tank, serviced by Suburban Propane

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Infrastructure	Comcast Internet - Cat 5 network connections in all bedrooms & living areas Multiple wireless access point CAT-5 wiring throughout Comcast television Standard septic system, tanks for main and guest houses & leach field located in far west vineyard Kohler 22KW generator with automatic switches for ag and domestic purposes with 500 gallon dedicated propane tank.
Vineyards: Cori's Vineyard (upper vineyard)	Approximately 2.6 acres of vines Cabernet Sauvignon Clone 337 on 101-14 rootstock, planted in 2001 4' x 5' spacing
Vineyards: Sophie's Vineyard (lower vineyard)	Approx. 2.7 Acres of vines, planted 2004 4' x 6' spacing except Petit Verdot Cabernet Sauvignon: .92 Acres Clone 4 on 101-14 rootstock Cabernet Sauvignon: .3 Acres Clone 169 grafted 2017 on Riparia Gloire rootstock Merlot: .72 Acres Clone 181 on Riparia Gloire Rootstock Cabernet Franc: .32 Acres on 101-14 rootstock Petit Verdot: .39 Acres on 101-14 rootstock 5' x 4' Spacing
Production history:	Cabernet Sauvignon 2019 – 10.5845 tons 2018 – 12.253 tons 2017 – 7.596 tons 2016 – 7.5785 tons 2015 – 8.921 tons 2014 - 16.308 tons 2013 – 12.316 tons 2012 – 12.135 tons 2011 – 17.29 tons Merlot 2019 – 3.561 2018 – 2.136 2017 – 2.386 tons 2016 – 2.523 tons 2015 – 3.24 tons 2014 – 4.878 tons 2013 – 4.824 tons 2012 – 3.716 tons 2011 – 2.028 tons

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Production History con't

Cabernet Franc

2019 - .9745
2018 – 1.534
2017 – .7355 tons
2016 – .6745 tons
2015 - .67 tons
2014 – 1.237 tons
2013 – 1.07 tons
2012 – .774 tons
2011 - .0911 tons

Petit Verdot

2019 – 0.879
2018 – 1.030
2017 – .257 tons
2016 – .0.701 tons
2015 – 1.113 tons
2014 – 1.502 tons
2013 – 1.04 tons
2012 – 1.479 tons
2011 - .532 tons

Vineyard farmed by Bazan Vineyard Management
Cabernet Sauvignon sold to Hall Wines since 2014, used in Hall Diamond Mountain AVA Cabernet Sauvignon
2.5 tons Cabernet sold to MK Cellars since 2013, used in SummitVine Diamond Mountain AVA Cabernet Sauvignon
Merlot, Petit Verdot, Cabernet Franc sold to MK Cellars since 2014, used in SummitVine "Diamant" Diamond Mountain AVA Red Wine Blend
From now to 2021 Cabernet grapes sold to Hall at \$12,250 per ton (2019).
Annual increase/decrease based on Grape Crush Report (GCR)
From now through 2026, grapes sold to MK Cellars under a 7 year Evergreen contract.

Outdoor Living

In-ground pool 12' x 36'
Depth is 5.5' x 3.5'
Solar heated only
Pool sweep & cover
75' Bocce Court
Lighted Outdoor Kitchen with bar and Dining Patio
Built-in Lynx 42" Grill with spate two-burner cooktop, storage and stainless Steel Sink & Faucet
Fossil Limestone countertops
Stamped, acid-stained Concrete patios in kitchen and pool areas
Mugniani Italian pizza oven
Bar seating
Classic gravel walkways and upper patio area
Extensive outdoor entertaining area seating areas

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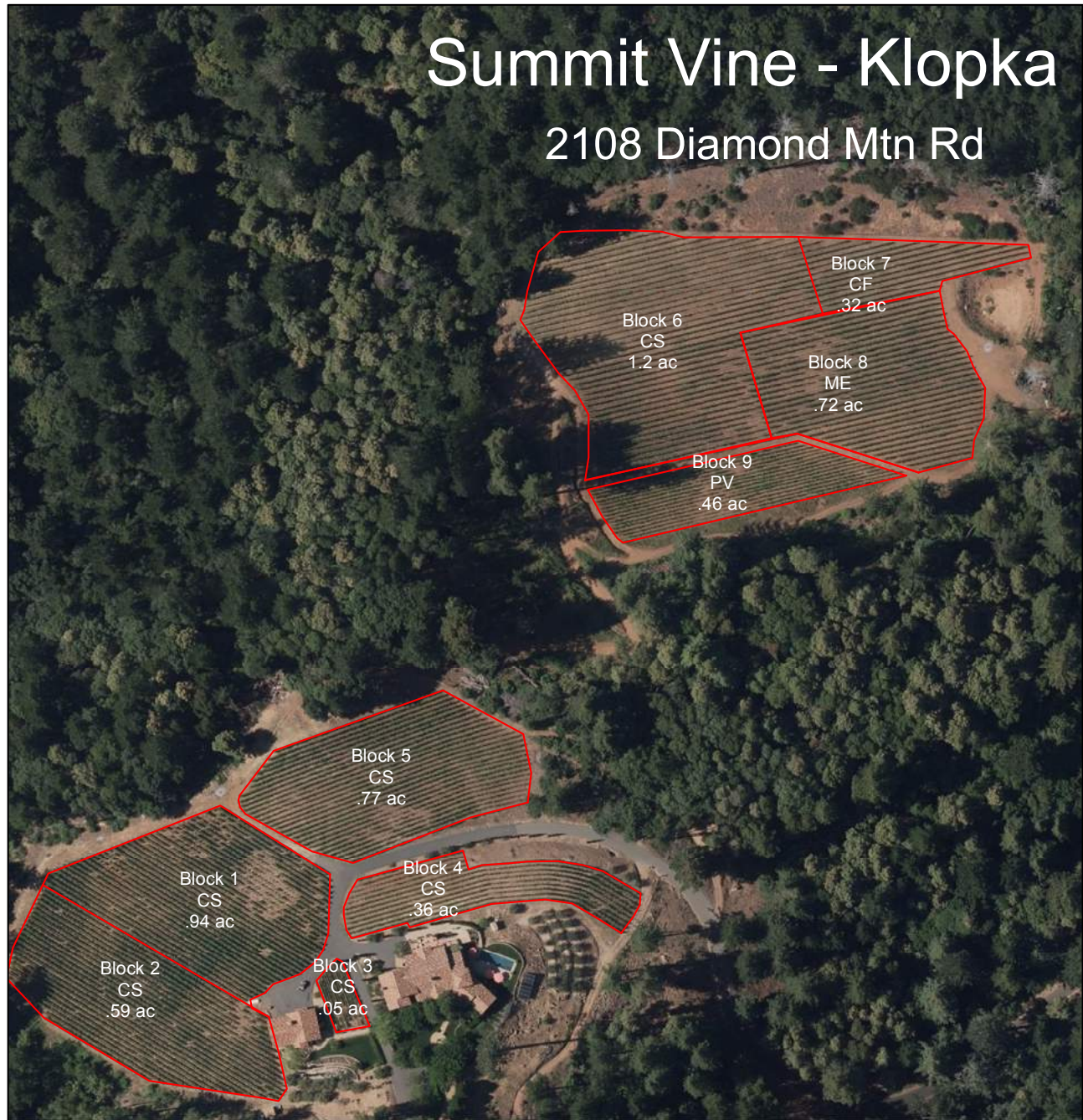
Landscaping

Automatic irrigation
Lush Mediterranean style garden
Vegetable garden
4 eighty five year-old Manzanillo olive trees
41 Italian varietal olive trees, used for estate olive oil.
Fruit Trees - Pears, plums, prune, peach and apple, lemons & limes
Roses
Lady Bird Climbing Rose on East wall by Pool
Pond with waterfall

Included in the sale

Televisions in family room, lower entertainment room
Front-loading Kenmore/Whirlpool Duet washer and dryer.
Washer and dryer in guest house

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Summit Vine Ranch Annual Harvest Report

Vine Count	2144	1274	110	781	897	782	5988	1815/ac	1693	575	1770	845	4883
Acreage	1	0.6	0.05	0.4	0.4	0.4	2.85		1	0.3	1	0.4	2.7
Graft 6-1-17									370		-370		
Vine Count (Rev)									2063		1400		
Acreage (rev)									1.1		0.77		
2011 Tons													
SVRME	2.028		SVRME	3.716		SVRME	4.824		SVRME	4.878		SVRME	2.523
SVRPV	0.532		SVRPV	1.479		SVRPV	1.04		SVRPV	1.502		SVRPV	0.701
SVRCF	0.911		SVRCF	0.774		SVRCF	1.07		SVRCF	1.237		SVRCF	0.6745
SVRCS-Lower	3.494		SVRCS-Lower	2.282		SVRCS-Lower	2.461		SVRCS-Lower	3.48		SVRCS - MKC	2.1385
SVR CS-Upper	13.796		SVR CS-Upper	9.853		SVR CS-Upper	9.855		SVR CS-Upper	12.828		SVRCS - Hall	5.44
Total Tons	20.761		Total Tons	18.104		Total Tons	19.25		TOTALS	23.925		Total Tons	11.477
2017 Tons													
SVRME	2.386		SVRME	2.136		SVRME	2.136		SVRME	3.561			
SVRPV	0.257		SVRPV	0.832		SVRPV	0.832		SVRPV	0.879			
SVRCF	0.7355		SVRCF	1.534		SVRCF	1.534		SVRCF	0.9745			
CS - MKC	1.018		CS - MKC	3.07		CS - MKC	3.07		CS - MKC	2.9025			
CS - Hall	6.578		CS - Hall	9.183		CS - Hall	9.183		CS - Hall	7.682			
Total Tons	10.9745		Total Tons	16.755		Total Tons	16.755		Total Tons	15.999			

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SummitVine Ranch, Inc.						
Harvest Year	2014	2015	2016	2017	2018	2019
Grape Production - tons						
Cabernet Sauvignon	16.308	8.921	7.5785	7.956	12.253	10.58
Cabernet Franc	1.237	0.67	0.6745	0.7355	1.534	0.9745
Petit Verdot	1.502	1.113	0.701	0.257	1.030	0.879
Merlot	4.878	3.24	2.523	2.386	2.136	3.561
Total Grape Production	23.925	13.944	11.477	11.3345	16.953	15.9945
Grape Sales - \$						
Cabernet Sauvignon	\$125,190.94	\$67,690.38	\$60,032.10	\$80,811.10	\$129,116.96	\$116,048.74
Cabernet Franc	\$6,797.53	\$3,702.49	\$3,791.17	\$4,134.03	\$12,060.32	\$8,044.60
Petit Verdot	\$8,247.89	\$6,382.05	\$4,129.37	\$1,467.91	\$5,424.82	\$5,881.43
Merlot	\$24,925.08	\$16,829.82	\$11,760.56	\$10,892.71	\$7,235.47	\$12,665.62
Total Grape Sales	\$165,161.44	\$94,604.74	\$79,713.20	\$97,305.75	\$153,837.57	\$142,640.39
Farming costs	-\$74,614.35	-\$61,405.50	-\$49,170.64	-\$93,504.82	-\$85,238.30	-\$66,470.29
Gross Profit	\$90,547.09	\$33,199.24	\$30,542.56	\$3,800.93	\$68,599.27	\$76,170.10

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Tax Area Code
55000, 85001

COUNTY ASSESSOR'S PARCEL MAP SEC. 13, T.8N., R.7W., M.D.B.&M.

1. N89°11'17"E	31.00'	54.1	134°03'13"W	178.50'	84.1	N10°00'00"E	319.00'
2. N89°11'17"E	40.00'	56.1	134°03'13"W	178.50'	84.1	N10°00'00"E	319.00'
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37. N89°11'17"E	40.00'	56.1	134°03'13"W	178.50'	84.1	N10°00'00"E	319.00'
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MAPA CO.
SONOMA CO.



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

4-22-91	DATE
3-11-94	REVISION
100-27 & 28 LIA 12-28-98	DATE
100-29,30,31 LIA 12-28-13	REVISION
1955 -61	DATE

20-10

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