

GINGERMARTIN+CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



7816 SILVERADO TRAIL | OAKVILLE

WWW.NAPAVALLEYVINEYARDVIEW.COM

Sotheby's
INTERNATIONAL REALTY



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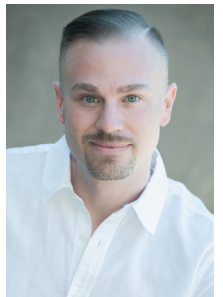


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DESIGN & DETAILS

- Architecture + Design by Nan Peletz

GENERAL

- APN, 031-050-050-000
- Zoning, AW (Agricultural Watershed)
- Year Built, 1994
- 41.47± Acres
- 3.87± Acres Plantable (Under 30% Slope)
- Total Living Space, 3975± SF | 3BD | 4BA
- Main House, 2,765± SF | 2BD | 3 BA
- Guest House, 1,210± SF | 1BD | 1BA

INFRASTRUCTURE

- Well, 13.1 GPM
- Water Filtration System, Calcite Purification
- Water Softening Sysytem, Kinetico
- Reverse Osmosis Water Filtraion at Kitchen Sink
- Landscape Irrigation System
- Fire Hydrant
- Roof, Metal
- Exterior Walls, Stucco
- Propane, Leased , (2) 500 GAL Tanks
- Heating + Cooling, Central, 4 Zones
- Furnace, Electric
- Solar, 56 Panels
- Pool Solar
- Generac Generator, 22KW
- Septic, Engineered
- Utility Provider, PG+E
- Internet Provider, Valley Internet

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MAIN HOUSE

OVERVIEW

- Panoramic Napa Valley Vineyard Views
- Floor to Ceiling Windows + Doors
- Gated for Complete Privacy with Lower + Upper Entrance
- Call Box Located at Upper Gate
- Alarm System, ADT
- Flooring, Concrete + Hardwood
- Countertops, Natural Stone

UPPER LEVEL:

DEN | OFFICE

- Western Views
- Open Ceiling, 20'
- Flooring, Concrete

PRIMARY BEDROOM

- Outdoor Access to Pool + Lounge Area
- Western Facing Valley Views
- Flooring, Hardwood

BATH

- Countertops, Natural Stone
- Dual Lighted Vanities
- Built-In Cabinetry
- Walk-In Shower
- Closet
- Flooring, Hardwood

BEDROOM SUITE ONE

- Floor to Ceiling Windows
- Access to Outdoor Terrace
- Walk-In Closet
- Flooring, Concrete

BATH

- Countertops, Natural Stone
- Flooring, Concrete + Tile
- Walk-In Shower

LOWER LEVEL:

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GREAT ROOM

- Incredible Western Facing Views
- Open Ceiling with Skylights, 25'
- (4) Built in Book Shelves, 18'
- Access to Outdoor Patios
- Flooring, Concrete
- Fireplace, Wood Burning
- Grand Staircase to Upper Level

KITCHEN

- Countertops, Natural Stone
- Access to Outdoor Dining Area
- Induction Burner Cooktop, Electric, 4-Burner, Bosch
- Microwave Oven, Built-In, Bosch
- Stove, Electric, Bosch
- Refrigerator, Sub-Zero
- Dishwasher
- Sink, Stainless Steel, Dual Basin
- Pantry
- Flooring, Hardwood

DINING AREA

- Access to Outdoor Seating with Propane Fire Pit
- Flooring, Hardwood

BATHROOM ONE

- Built-In Cabinetry
- Walk-In Shower
- Flooring, Hardwood

LAUNDRY ROOM

- Washer, GE
- Dryer, LGE
- Built-In Cabinetry

OUTDOOR LIVING

- Firepit, Propane
- Pool, 16'x 50', Fresh Water
- Pool Solar
- Automated Pool Cover
- Outdoor Lounging Area
- Outdoor Dining Area

GUEST HOUSE:

LIVING AREA

- Open Living Area
- Outdoor Access to Pool + Lounge Area
- Floor to Ceiling Doors + Windows
- 15' Ceiling with Skylight
- Pully System for Canvas Art
- Flooring, Hardwood
- Walk-In Closet

KITCHEN

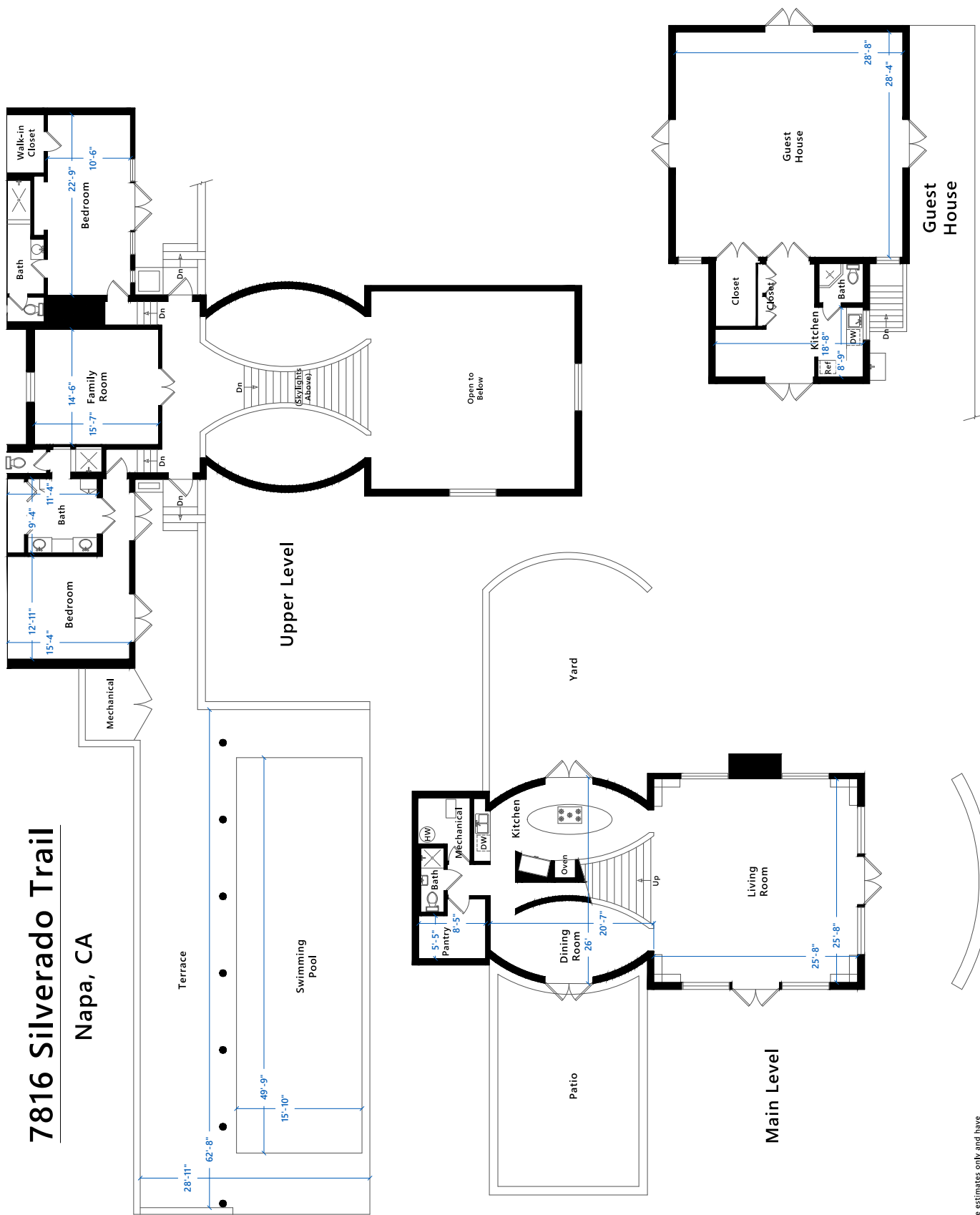
- Outdoor Access to Seating Area with Stunning Views
- Countertops, Natural Stone
- Built-In Cabinetry
- Induction Burner Cook-Top, 2 Burner
- Beverage Refrigerator
- Dishwasher

BATHROOM

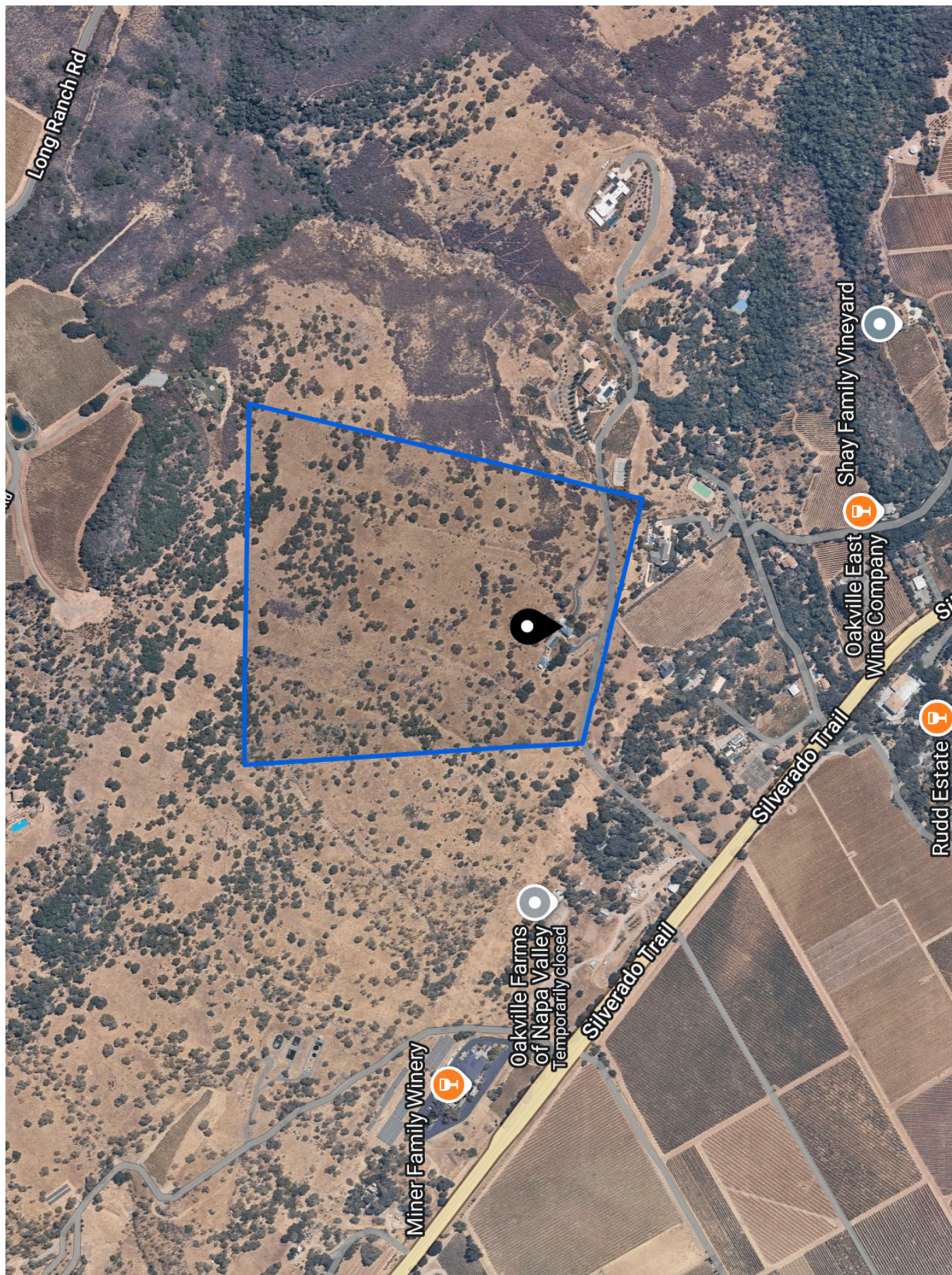
- Walk-In Shower

7816 Silverado Trail

Napa, CA



Note: Dimensions are estimates only and have been derived simply for the marketing-style floor plans developed by Open House Drafting.



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