

SONOMA ICE HOUSE



301 FIRST STREET WEST | SONOMA

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DESIGN & DETAILS

- General Contractor, Thornley Associates
- Architect, Ross, Drulis, Cusenbery Architecture
- Designer, Bayon Design Studio
- Landscape Design, Andrea Cochran Landscape Architecture

GENERAL

- APN, 018-161-017-000
- Zoning, RM (Residential Medium)
- Year Built, 1906, Re-Built 2023
- 0.19± Acres
- 2 Structures | 6,743± SF Total
- Ground Floor Commercial, 2,556± SF | Kitchen | 1BA
- Revenue Generating Lease with Stone Edge Winery
- Penthouse, 2,556± SF | 3BR | 3BA | 1HB
- ADU + Wellness Lounge, 1,631± SF | 1BR | 1BA

INFRASTRUCTURE

- Public Water
- Public Sewer

PROPERTY OVERVIEW

- Elevator, ADA
- Outdoor Pool + Spa
- Smart Home Systems | Door Bird + Google Home
- Lutron Lighting by Homeworks
- Arcadia Steel Doors + Windows Throughout
- Sierra Pacific Wood Windows
- Pre-Wired for Electric Shades Throughout
- Ipe Exterior Staircase + Balcony
- Home Sound System

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GROUND FLOOR COMMERCIAL | PENTHOUSE

OVERVIEW

- Torch Down Roof
- Stucco Siding
- Floor to Ceiling Arcadia Steel Doors + Windows
- ADA Compliant Commercial Bar, Kitchen + Full Bath
- Original Ruby Stone Walls | Shocken Hill Quarry
- Caesar Stone Countertops Throughout
- Heated Flooring Throughout

GROUND FLOOR COMMERCIAL

TASTING ROOM

- Architecturally Slatted Ceiling
- Gas Fireplace with Neolith Surround
- Full Commercial Bar, Sink + Summit Professional Ice Maker
- Terrazzo Flooring
- Access to Outdoor Living and Pool

MEDIA ROOM

- Functioning Hand Built Artisan Well Pre-Dating 1886
- Tasmanian Oak Flooring

KITCHEN

- Miele Two Burner Gas Cooktop
- Summit Refrigerator/Freezer | Dual Drawer
- Fisher + Paykel Dishwasher
- Porcelain Tile Flooring

FULL BATH

- Graff Fixtures
- Porcelain Tile Flooring

PENTHOUSE

LIVING ROOM | DINING ROOM

- Gas Fireplace with Caesar Stone Surround
- Porcelain Tile + Tasmanian Oak Flooring

KITCHEN

- BlueStar Six Burner Gas Range
- Fisher + Paykel Refrigerator/Freezer
- Fisher + Paykel Dishwasher | Dual Drawer
- Marvel Undercounter Wine Refrigerator
- Porcelain Tile Flooring

SCULLERY

- GE Stackable Washer/Dryer
- Sink

POWDER ROOM

PRIMARY BEDROOM SUITE

- Sitting Area
- Gas Fireplace with Stone Surround
- Walk-in Closet

BATH

- Porcelain Tile Countertops + Flooring
- Fantini Fixtures
- Dual Vanities
- Soaking Tub with Porcelain Surround

OFFICE

- Second Floor Balcony Overlooking Outdoor Living

BEDROOM SUITE TWO

- Walk-in Closet

BATH

- Graff + Fantini Fixtures

BEDROOM SUITE THREE

BATH

- Porcelain Tile Countertops + Tub Surround

ADU + WELLNESS LOUNGE

OVERVIEW

- Corrugated Metal Roof
- T+G Clear Western Cedar Siding
- Vaulted Ceilings
- Floor to Ceiling Arcadia Steel Doors + Windows
- Caesar Stone Countertops Throughout
- Heated Flooring Throughout

WELLNESS LOUNGE

- Woven Vinal Flooring
- Access to Outdoor Living and Pool

LIVING ROOM

- Gas Fireplace with Oak Surround and Built-In Bench
- Access to Outdoor Living and Pool

KITCHEN

- Miele Two Burner Gas Cooktop
- Summit Undercounter Refrigerator
- Summit Undercounter Wine Refrigerator
- Fisher + Paykel Dishwasher
- Tasmanian Oak Flooring

BEDROOM

- Access to Outdoor Living and Pool

BATH

- Black Granite Shower Installation
- Graff Fixtures
- Shower with Terrazo Tile + Porcelain Walls
- Dual Vanities
- Soaking Tub

OUTDOOR LIVING

- Pool | 17'L x 8'W x 5'D
- Spa | 5'L x 8'W x 3.5'D
- Second Floor Lounge Area Overlooking Pool
- Italian Pavers