

GINGER MARTIN + CO  
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



1032 PONTI ROAD | RUTHERFORD

\$12,900,000

[WWW.NAPAVALLEYLUXURYESTATE.COM](http://WWW.NAPAVALLEYLUXURYESTATE.COM)

Sotheby's  
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1032 PONTI ROAD | RUTHERFORD | OFFERED AT \$12,900,000  
www.NapaValleyLuxuryEstate.com

#### THE CREATORS

- Main House Architect: Hal Taylor Architects
- Builder: Tom Trainor
- Landscape Design: Steve Arns
- Pool House Builders: John Wargo
- Conceptual and Interior Design: Suzanne Devitt Levit

#### GENERAL

- APN 030-280-025-000 - AP (Agricultural Preserve)
- 4.04± Acres
- Completed in 2009
- Main House 4,380± sq ft | 4bd/4ba
- Covered Loggia 888± sq ft
- Guest House, Fully Renovated in Summer/Fall 2020 | 1,000± sq ft | 2bd/1ba
- 60' Swimming Pool with built-in Spa, New Heater & Electric Cover
- 2.5± Acres Planted Rutherford Bench Cabernet Sauvignon

#### INFRASTRUCTURE

- Standard Septic
- Well with Ultra-Violet Water Filtration System
- PG&E, Propane
- Tesla Charger

#### MAIN HOUSE OVERVIEW

- French Limestone Floors
- Custom Clad Windows and French Doors
- Custom Wood Screened Pocket Doors Throughout
- Central Heat and Air Conditioning
- Radiant Heat Floors
- Integrated Sound System
- Security System
- Lutron Lighting

#### GREAT ROOM

- Exposed Antique Wood Beam Ceilings
- Custom Hidden Pocket Doors to Outdoor Living & Pool with Screens
- 6 Sets of French Doors to Outdoor Living & 2 Covered Loggias
- Wood-Burning Fireplace with Antique Limestone Mantle and Surround

#### KITCHEN

- Sub-Zero Refrigerator
- 'La Cornue' French Gas Range and Oven
- 2 Bosch Dishwashers
- Wine Refrigerator
- Limestone Counter tops
- Large Center Island with Seating
- Walk-in Pantry
- Floor-to-ceiling Pocket Doors to Great Room

## LOWER MASTER BEDROOM

- 2 Sets of French Doors to Outdoor Living and Pool

## POWDER ROOM

- Direct Access to Pool and Outdoor Living
- Shower with Glass Enclosure and Tile Surround
- Custom Carved Stone Sink

## LAUNDRY ROOM

- Whirlpool Washer & Dryer
- Raised Limestone Countertops
- Sink
- Custom Cabinets and Storage

## SECOND FLOOR

### UPPER MASTER SUITE

- Exposed Antique Wood Beamed Ceilings
- Wood Floors
- French Balcony Overlooking Stunning Vineyard and Mountain Views
- 2 Large Walk-in Closets
- Antique Limestone Gas Fireplace
- BATH
  - Large Walk-in Shower with Limestone Surround and Glass Enclosure
  - Large Soaking Tub
  - Private Water Closet

### GUEST SUITE 1

- Wood Floors
- Large Closet
- BATH
  - Limestone Floors
  - Antique Limestone Double Vanities
  - Shower-over-tub with Tile Surround
  - Built-in Storage Cabinet

### GUEST SUITE 2

- 4 Custom Built-in Bunk Beds with 2 Additional Trundle Beds
- Built-in Bench Seating with Cushion
- Wood Floors
- Walk-in Closet
- BATH
  - Limestone Floors
  - Shower-over-tub with Tile Surround
  - Built-in Storage Cabinet



## GUEST HOUSE

### GUEST HOUSE OVERVIEW

- Direct Access to Outdoor Living & Second Dedicated Pool with Running Water Feature
- Wood Floors

### GREAT ROOM

- 4 Sets of French Doors to Outdoor Living
- Gorgeous Vineyard Views and Grounds

### KITCHENETTE

- Custom Cabinetry
- Oven and 4-Burner Gas Range
- Sink
- Tile Backsplash
- Refrigerator and Freezer

### BEDROOM 1

- 3 Sets of French Doors to Outdoor Living and Pool
- Wood Burning Fireplace
- Closet

### BEDROOM 2

- Exposed Brick Wall
- 2 Closets
- Barn Door

### OUTDOOR LIVING/DINING

- 60' Swimming Pool with Built-in Spa and Electric Cover
- Second Pool at Guest House
- Outdoor Shower with Custom Wood Gates
- Large Covered Loggia's
- 2 Outdoor Fireplaces with Seating Area
- 2 Pergolas (Rose & Wysteria)
- Stone Walls and Custom Wood Gates Throughout Property
- Newly Constructed Stone Wall on East Side of Property, Behind the Guest House
- Volleyball Court
- 5 Hole Putting Green
- Newly Renovated Greenhouse
- Raised Flowerbeds
- Gated Garden
- 2 Antique Water Fountains
- Incredible Views of Mature Grounds, Mountains and Vineyards
- Allee of Sycamore Trees with Custom Lighting Entrance Road
- Quiet, Private & Serene
- Large Metal Garage Storage Shed

### VINEYARD

- 2.5± Total Acres Planted Rutherford Bench Cabernet Sauvignon
- Vineyard Manager: Doug Hill





Beckstoffer Vineyards



Alsace



Tonella, Raymond



★  
1032 Ponti Lane



R L Tonella Vineyards