

GINGERMARTIN+CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



1870 W ZINFANDEL LANE | ST. HELENA

\$10,800,000

WWW.NAPAVALLEYVINEYARDCHIC.COM

Sotheby's
INTERNATIONAL REALTY

GINGER MARTIN
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THE CREATORS

- Designer: Richard Hallberg
- Architectural Concept: Howard Backen
- Builder: Dickinson Fine Home Building

GENERAL

- APN 027-160-032 - Agricultural Preserve (AP)
- 3± Acres
- Completed in 2012
- Main House 4,322± sq ft | 3bd/2.5ba
- Garage 352± sq ft + Temperature Controlled Wine Storage
- Corrugated Metal Roof with Custom Patina Finish
- Copper Gutters and Downspouts
- Double Stud Exterior Walls - 29.5" Thickness at Sliders
- Rough Sawn 12" Cedar Wood Plank Siding

INFRASTRUCTURE

- Standard Septic, 1,200 Gallon Underground Tank
- Private Well, 20 GPM
- PG&E, Natural Gas
- Valley Internet

MAIN HOUSE OVERVIEW

- Reclaimed Pennsylvania Barnwood Ceiling Beams and Trusses
- 11'-19' Ceilings Heights
- 10' Door Thresholds
- 8" Engineered Plank Oak Floors
- Dalle De France Montfort Limestone Tile Floors
- NorthStar WoodWorks Windows, French Doors and Pocketing Sliders
- Motorized Sun + Privacy Shades
- Sun Valley Bronze Door Hardware
- Lutron Lighting System
- Dennis & Leen Wall Lanterns
- SONOS Sound System
- ADT Always-on Video Surveillance

GREAT ROOM

- Open Floor Plan
- Vaulted Ceilings with Exposed Beams
- NorthStar WoodWorks French Doors with Pocketing Screens
- 24'x9' Lift and Slide Door System with Pocketing Screens to Outdoor Living + Pool
- Gas Fireplace with Custom Stone Surround
- Custom Grand Mirror Above Fireplace
- Custom Hallberg Chandelier
- 1950's Wall Sconces
- Custom in-floor Concealed TV with Hydraulic Lift System

POWDER ROOM

- French Limestone Counter tops
- Raw Limestone Carved Bowl Sink
- Wall Faucet with Automatic Sensor
- Custom Mirror and Wall Sconces

LAUNDRY

- Miele Washer & Dryer
- French Limestone Countertops
- Stainless Sink with Custom Faucet

MUD ROOM | DOG WASH

- French Limestone Bench with Trough Drain and Floor Tiles
- Ceramic Tiled Walls
- Pet Grooming Station
- Exterior Entry Door to Dog Run

OFFICE

- Pocket Doors with Screens to Private Outdoor Living Area
- Built-in Bench Seating with Custom Cushions and Reading Lights
- Floor-to-Ceiling Windows

KITCHEN

- Wolf 6-burner Gas Range with Griddle
- Wolf 36" Double Oven
- Sub-Zero Refrigerator/Freezer with Custom Paneling
- Miele Dishwasher with Custom Paneling
- Miele Steam and Microwave Oven with Custom Paneling
- Large Center Island with Seating for 4
- French Limestone Countertops
- Integrated French Limestone Sink
- Hot and Cold Water Filtration Taps
- Prep Sink
- Custom Stainless Steel Exhaust and Hood
- Custom Designed Steel Ceiling Mountain Pot Rack
- Pop-up Convenience Outlets

BUTLER'S PANTRY

- Miele Dishwasher with Custom Paneling
- Hobart Professional Grade Dishwasher
- French Limestone Countertops
- Julien Stainless Sink

MASTER SUITE

- Custom Double Pocket Door Entry
- 11'-14' Vaulted Ceilings
- Recessed Open Wood Shelving with Integrated LED Lighting
- Hidden TV in Chest
- Dual Walk-in Closets with Built-in Shelving
- Dressing Area with French Limestone Counter and Sink

BATH

- Dual Vanities with French Limestone Countertops
- Custom Oil Rubbed Bronze Fixtures
- Frameless Steam Shower with French Limestone and Switch Privacy Glass
- Free Standing Soaking Tub by The Water Monopoly
- Dual Private Water Closets with Neorest Toilets and Sliding Windows with Screens

GUEST SUITE

- French Limestone Floors
- Two Sets of Full Pocketing Sliding Doors with Screens
- Custom Hidden Wardrobes
- Rough Sawn Cedar Siding
- Floating Zinc Metal Coated Wall Shelves with LED Lighting

BATH

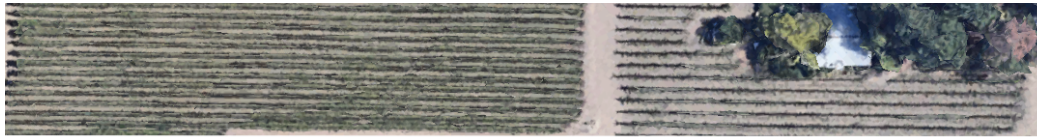
- French Limestone Countertops
- Neorest Toilet
- Frameless Glass Shower with Limestone Surround and Cut-Line Trough Drain

OUTDOOR LIVING/DINING

- Kalamazoo Custom Grill
- 55' Lap Pool with Electric Cover
- 2,000± sq ft French Limestone Tiles with Honed Finish
- North-West Exposure with Unobstructed Vineyard and Mountain Views
- Steel Shade Trellis System
- 2 Limestone Natural Gas Firepits
- French Limestone Privacy Walls at Each End of Trellis System
- French Limestone Banquets at Each End of Patio
- Vegetable Garden
- Plum, Peach, Apple and Cherry Trees

VINEYARD

- 3± Total Acres
- 2.0± Acres Cabernet Sauvignon | Clone 337 | 3309 RS
- 0.2± Acres Petit Verdot | 3309 RS
- 0.2± Acres Cabernet Franc | 3309 RS
- Year Planted: 2003
- Wine Maker: Rob Farucci
- 300-400± Cases Produced Annually, Depending on Harvest



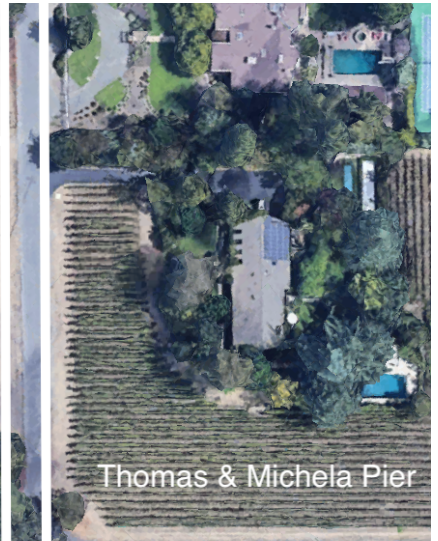
Pollard Ranch LLC



1870 W Zinfandel



Cathiard Family Estate



Thomas & Michela Pier



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