

GINGERMARTIN+CO



2350 BIG RANCH RD | NAPA VALLEY

www.BIGRANCH-NAPAVALLEY.COM

Sotheby's
INTERNATIONAL REALTY



GINGER MARTIN

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DEX HOELLE

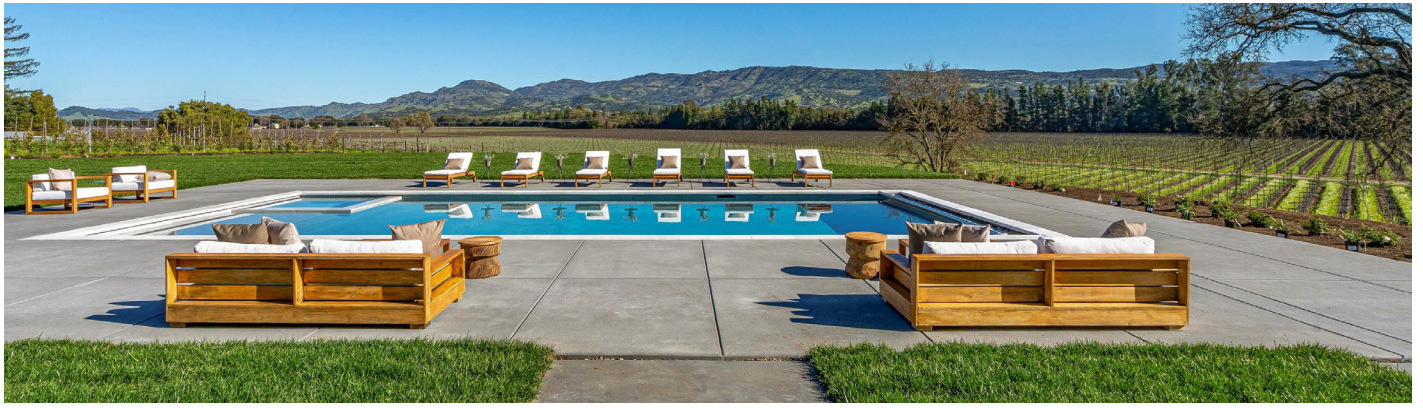
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DESIGN & DETAILS

- Developer + Builder, RMCI Group
- Architecture + Design by Cohn + Associates
- Landscape Design by Rhyne Design

GENERAL

- APN, 038-440-017-000
- Zoning, AP (Agricultural Reserve)
- Year Built, 2025
- 2.35± Acres
- Total, 7,751± SF | 7*BD | 7BA | 2HB
- Main House, 6,652± SF | 5*BD | 5 BA | 2 HB
- Guest House, 999± SF | 2 BD | 2 BA
- 4 Car Garage, 1,176± SF
- Generous Motor Court

INFRASTRUCTURE

- Well, 90 GPM
- Water Purification System, Ultraviolet
- Water Storage, 1 Tank, 3,000 Gallons
- Water Heater, Gas
- Heating + Cooling, Central
- Furnace, Electric
- Fire Alarm + Supression System
- Septic, Engineered, 6 Bedrooms
- Utility Provider, PG+E, Natural Gas + Electric
- Internet Provider, Valley Internet

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MAIN HOUSE

OVERVIEW

- Fabulous Vineyard Views
- Gated for Complete Privacy
- Alarm System, Suretec
- Surveillance System, Suretec
- Smart Home System, Control 4
- Home Sound System, Episode + Sonance
- Pre-Wired for Automated Shades, Primarty Bedroom + Great Room
- Roofing, Metal
- Siding, Hardy Board
- Doors + Windows, Jeld-Wen + Panda
- Flooring, Marble + Hardwood
- Countertops, Marble + Natural Stone
- Plumbing Fixtures, Phylrich + Dornbracht
- Cabinets by Rich Mar, White Oak + Marble

GREAT ROOM

- Countertops, Marble + Natural Stone
- Flooring, Hardwood
- Open Ceiling with Tie Rods, 24'
- Glass Pocket Doors to Rear Patio, Pool + Spa, Panda
- Fireplace, Natural Gas
- Fireplace Surround, Stone

KITCHEN | DINING ROOM

- Countertops, Marble + Natural Stone
- Flooring, Hardwood
- Range, Wolf, Natural Gas, 4-Burner, Infared Griddle
- Hood, Wolf
- Wine Refrigerator, Sub-Zero
- Dual Dishwashers, Miele
- Refrigerator, Sub-Zero

PRIMARY BEDROOM

- Flooring, Hardwood
- Fireplace, Natural Gas, Marble Surround
- Custom Built-In Closet
- Refrigerator, Sub-Zero

BATH

- Flooring, Marble
- Countertops, Marble
- Plumbing Fixtures, Phylrich
- Accent Walls, Stone
- Vanities, Dual

MEDIA ROOM

- Sound Proof Walls
- Lighting, Recessed
- Sound, Surround
- Refrigerator, Sub-Zero

POWDER ROOM ONE

- Countertops, Marble
- Accent Walls, Stone

POWDER ROOM TWO

- Countertops, Marble
- Accent Walls, Stone

BEDROOM SUITE ONE

- Flooring, Marble

BATH

- Countertops, Marble
- Flooring, Marble
- Accent Walls, Porcelain

BEDROOM SUITE TWO

- Flooring, Marble

BATH

- Countertops, Marble
- Flooring, Marble
- Accent Walls, Porcelain

BEDROOM SUITE THREE

- Flooring, Marble

BATH

- Countertops, Marble
- Flooring, Marble
- Accent Walls, Porcelain

OFFICE

- Flooring, Marble

BATH

- Countertops, Marble
- Flooring, Marble
- Accent Walls, Porcelain

LAUNDRY ROOM

- Dual LG Washer + Dryer
- Cabinets by Rich Mar, Maple
- Countertops, Porcelain
- Sink

GARAGE

- 4-Car
- EV Charging Station

OUTDOOR LIVING

- Firepit, Natural Gas
- Pool + Spa, Fresh Water, UV Sanitation, 20'x50'
- Pool Heat Source, Natural Gas
- Automated Pool Cover
- Outdoor Living Area
- Outdoor Dining Area
- Outdoor Kitchen
- BBQ, Built-In, Wolf, Natural Gas
- Refrigerator, Sub-Zero
- Sink

GUEST HOUSE

OVERVIEW

- Smart Home System, Control 4
- Home Sound System, Episode + Sonance
- Automated Shades, Optional
- Roofing, Metal
- Siding, Hardy Board
- Countertops, Marble + Natural Stone
- Doors + Windows, Jeld-Wen + Panda
- Plumbing Fixtures, Phylrich + Dornbracht
- Cabinets by Rich Mar, Maple

LIVING AREA

- Countertops, Marble + Natural Stone
- Flooring, Hardwood

KITCHEN

- Countertops, Marble + Natural Stone
- Wine Refrigerator, Sub-Zero
- Refrigerator, Sub-Zero

BEDROOM SUITE ONE

- Flooring, Marble

BATH

- Countertops, Marble
- Flooring, Marble
- Accent Walls, Porcelain

BEDROOM SUITE TWO

- Flooring, Marble

BATH

- Countertops, Marble
- Flooring, Marble
- Accent Walls, Porcelain

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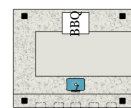
NAPA, CA 94558



DETACHED GARAGE



GUEST HOUSE



OUTDOOR KITCHEN

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

floor plan | visuals
www.fpvisuals.com
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NAPA, CA 94558



Big Ranch Rd

SITE PLAN

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SHEET TITLE:

PLANTING PLAN - MAIN

DATE:	12/18/25
SCALE:	1" = 10'-0"
DRAWN BY:	
SHEET NUMBER:	

SHEET NUMBER:

2.2

