



40 AUBERGE ROAD | RUTHERFORD

\$15,500,000

www.AUBERGEMODERN.com

Sotheby's
INTERNATIONAL REALTY

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The property is truly a unique offering that rarely becomes available, consisting of 21.51 acres contiguous to one of the finest resorts in the world, Auberge Du Soleil.

The main house was designed by Scott Johnson of Johnson Fain Partners, as a timeless contemporary, built to enjoy the views from the famed location. The guest house was awarded AIA Award for Design by architect Stanley Saitowitz

Consisting of approximately 3,500+/- square feet, the one-level main house offers 2 spacious bedroom suites, a huge great room with floor-to-ceiling glass overlooking the pool, and spectacular views of Napa Valley. There is a spacious office/den off of the master and a media room. The guest house is 1200+/- square feet with 2-bedroom suites and gorgeous valley views.

Design elements include custom metal windows, doors, and concrete floors. Equally breathtaking is the outdoor space designed by both Roger Warner and Jack Chandler. Meticulously sculpted mature trees are preserved but windowed to enjoy the magnificent views. A dramatic lap pool runs perpendicular to the structure with ample patios built in and around the beautiful rock out-cropping. Spend cozy nights around the outdoor fireplace and sunbathe all day.

There are 4 acres of newly planted Cabernet Sauvignon vineyards that produces exceptional wine.

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THE CREATORS

- Main House Architect: Johnson Fain Partners
- Guest House Architect: Stanley Saitowitz
- Builder: Jim Bachor
- Landscape Design: Roger Warner and Jack Chandler

GENERAL

- APN 030-300-005-000 - AW
- 21.51± Acres
- Completed in 2001
- Main House 3,512± sq ft | 2bd/2.5ba
- Guest House 1,200± sq ft | 2bd/2ba
- Tasting Room 400± sq ft, Temperature Controlled
- Raised Infinity Edge Pool
- 3.4± Acres Planted Ultra-Premium Cabernet Sauvignon
- 0.5± Acres Planted Petite Verdot

INFRASTRUCTURE

- Standard Septic
- Private Well
- PG&E, Propane

MAIN HOUSE OVERVIEW

- Concrete Floors with Steel Dividers
- Custom Floor to Ceiling Glass Windows, Walls and Doors
- Internal Wiring with Cable and Satellite Dish
- Integrated Sound System Throughout
- Central Heat and Air Conditioning with Nest Thermostats
- Security System
- Lutron Lighting

GREAT ROOM

- Floor to Ceiling Glass Doors to Outdoor Living and Pool
- Wood-Burning Fireplace with Concrete Surround
- Custom Built-in Cabinet

KITCHEN

- BlueStar 6-Burner Gas Range with 2 Ovens and Griddle
- Sub-Zero Refrigerator
- Miele Dishwasher
- T&S Faucet
- Brass Hardware on Custom Cabinetry
- Walnut and Stone Countertops
- Breakfast Nook
- Custom Built-in Wet Bar with Cabinets

POWDER ROOM

- Custom Stone Sink
- Built-in Shelving and Cabinetries

MASTER SUITE

- Sliding Glass Doors Leading to Outside Patio Area
- Gorgeous Natural Light
- Large Walk-in Closet with Custom Cabinetry and Countertop
- Office with Pocket Doors and Floor-to-Ceiling Glass Door to Patio and Hot Tub
- BATH
 - Stone Floors and Countertops
 - Large Sunken Porcelain Tub
 - Custom-made Dual Vanities with Marble Surround
 - Private Water Closet
 - Walk-in Shower with Access to Pool

GUEST BEDROOM

- Built-in Bookcases and Built-in Desk
- Closet

GUEST BATHROOM

- Stone Floors
- Custom Stone Sink
- Stone Shower with Glass Enclosure

MEDIA ROOM

- Built-in Entertainment Center
- Concrete Floors

LAUNDRY ROOM

- Raised Countertops
- Whirlpool Washer and Dryer
- Shelving and Storage

GARAGE

- Space for 3 Cars
- Traulsen Commercial Refrigerator + Freezer
- Wine Refrigerator

OUTDOOR LIVING/DINING

- Incredible Valley Views Abound from Patios
- Meticulously Sculpted Mature Trees, Windowed to Capture the Views
- Raised in-ground, Infinity Edge Heated Pool
- Outdoor Gas Fireplace
- Built-in Barbecue Area
- Several Seating Areas on Spacious Patio
- Quite, Private & Serene

GUEST HOUSE

GUEST HOUSE OVERVIEW

- AIA Award for Exceptional Design
- Concrete Floors
- FleetWood Doors and Sliders
- Detached Garage - Converted to Tasting Room

GREAT ROOM

- Spectacular SW Views
- Gas Fireplace
- Comfortable Seating Area
- Dining with Comfortable Seating for 6
- 2 Sets of Sliding Glass Doors to Outdoor Living and Incredible Views

KITCHEN

- Sub-Zero Refrigerator & Freezer
- Black Granite Countertop
- Sink
- Dishwasher
- 4-Burner Gas Range
- Oven

2 BEDROOM SUITES

TASTING ROOM

- Temperature Controlled
- Storage for over 1,100 bottles

VINEYARD

- 4± Total Acres
 - 3.5± Acres Ultra-Premium Cabernet Sauvignon
 - 0.5± Acres Petit Verdot
- Years Planted: 1999-2009

