

GINGERMARTIN+CO



1288 OAK KNOLL | NAPA VALLEY

[www.OAKKNOLLNAPAVALLEY.COM](http://www.OAKKNOLLNAPAVALLEY.COM)

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#### DESIGN & DETAILS

- Developer, Builder, Karim Alana, ABB Construction
- Architecture + Design by Holder Parlette
- Landscape Architecture, Roche + Roche
- APN: 036-150-051-000
- Zoning: AP (Ag Preserve)
- Year Built: 2025
- Lot Size: 6.7± Acres | 4± Acres Planted
- Potential for custom crush wine production
- Structures: Main House + Guest House
- Total Living Area: 8,600± SF | 6 BD | 7 BA | 3 HB
- Main House: 7,600± SF | 4 BD | 5 BA | 2 HB
- Guest House: 1,000± SF | 2 BD | 2 BA | 1 HB
- Garage: 4-Car | 1,000± SF
- Motor Court: 10-Car
- Setting: Surrounded by vineyards with panoramic Mayacamas and Vaca Mountain views
- Outdoor Living: Pool and spa with Baja shelves, automated pergolas, limestone terraces, and professional landscaping by Roche + Roche

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## INFRASTRUCTURE + OVERVIEW

- Private well with state-of-the-art water filtration and custom septic system
- 12.5 kW solar with battery and generator-ready infrastructure
- Whole-property propane system with 1,000-gallon tank
- Reynaers aluminum windows and sliding doors with automated shade wiring
- Hardwired CAT6 network with high-speed wireless mesh
- Cedar siding with rainscreen system and limestone accents
- Five automated Italian aluminum pergolas with integrated lighting, heaters
- Lutron whole-house lighting and dimming system with smartphone control
- Automated landscape and pool lighting
- Seamless post-tensioned concrete floors and natural wood plank flooring
- Level 5 interior finishes with wood plank and plaster ceilings
- Mitsubishi HVAC with remote access
- Pre-wired ADT security system and smart home integration capability

## MAIN HOUSE | LOWER LEVEL

### GREAT ROOM + DINING ROOM

- 18' sliding glass door system
- Architectural glass and steel wine room with temperature control
- Fireplace with gas starter
- Level 5 wall finishes with natural plaster and burnished steel accents
- 25' Ceilings finished with natural wood planks and level 5 plaster
- Direct access to outdoor terraces and vineyard views

### KITCHEN

- Open-concept kitchen designed for functionality and entertaining
- Counters finished with quartzite
- Custom cabinetry in natural wood tones with soft-close features
- Integrated Miele 6-burner gas cooktop
- Miele double wall ovens
- Miele dishwasher
- Wolf microwave
- Sub-Zero refrigerator
- Sub-Zero wine refrigerator
- Counter-to-ceiling backsplash behind range
- Direct access to outdoor entertaining areas and vineyard views

### BACK KITCHEN + LAUNDRY

- Secondary kitchen and service area designed for catering and prep
- Laundry area with Electrolux washer and dryer
- Custom built-in cabinetry in natural wood finish
- Stone countertops with integrated sink
- Space designed for secondary refrigeration or freezer
- Direct access for service without passing through the main living areas

## MEDIA ROOM

- Screening space designed for comfort and acoustics
- Gas-starter fireplace
- Built-in cabinetry for storage and media equipment
- Outdoor access to a covered seating area with an additional fireplace
- Designed for private viewing and entertainment experiences

## LOWER PRIMARY BEDROOM SUITE

- Spacious bedroom with vineyard views and direct outdoor access
- Custom built-in cabinetry
- Expansive walk-in closet

### BATH

- Soaking tub with vineyard views
- Walk-in shower with glass enclosure
- Direct outdoor access from the bathroom
- Designed for privacy and seamless indoor-outdoor living

## GUEST BEDROOM SUITE ONE

- Located adjacent to the media room for added privacy
- Direct outdoor access
- Custom built-in cabinetry and walk-in closet

### BATH

- Walk-in shower with glass enclosure
- Stone countertops
- Modern fixtures

## GUEST BEDROOM SUITE TWO

- Private suite with vineyard views
- Custom built-in cabinetry and closet
- Direct outdoor access

### BATH

- Walk-in shower with glass enclosure
- Stone countertops
- Modern fixtures

## POWDER ROOM ONE

- Conveniently located near the main living areas for guest use
- Stone countertop vanity with modern fixtures
- Designed for functionality and easy access from the great room and media room

## POWDER ROOM TWO

- Positioned near the scullery + garage
- Stone countertop vanity with modern fixtures
- Convenient for guests and service personnel using the catering kitchen

## GARAGE

- Four-car garage with approximately 1,000 square feet of interior space
- Finished concrete flooring for durability and easy maintenance
- Direct access to the main residence and motor court
- Designed to accommodate storage for vehicles and recreational equipment
- Adjacent motor court with parking for ten cars for guests and events

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## MAIN HOUSE | UPPER LEVEL

### OFFICE + LOUNGE

- Located on the upper level for privacy and focus
- Open-concept layout with abundant natural light
- Panoramic vineyard and mountain views
- Fully equipped wet bar for convenience and entertaining
- Custom built-in cabinetry for storage and organization
- Adjacent to the gym and family room for a versatile upper-level living area
- Designed for flexible use as a home office, creative studio, or lounge space

### FAMILY ROOM

- Stunning Vineyard Views
- Flexible lounge and media area
- Positioned near the upper-level guest suite for convenient use

### GYM + YOGA

- Private fitness space with vineyard and mountain views
- Floor-to-ceiling windows

### FULL BATH

- Walk-in shower with glass enclosure
- Stone countertops
- Modern fixtures and finishes
- Conveniently located to serve the gym, office, and family room areas
- Designed for both functionality and guest use

### UPPER PRIMARY BEDROOM SUITE

- Spacious bedroom with vineyard and mountain views
- Custom built-in cabinetry and expansive walk-in closet
- Direct access to outdoor terrace from the suite

#### BATH

- Soaking tub with vineyard views
- Walk-in shower with glass enclosure
- Stone countertops
- Modern fixtures and finishes

### GUEST BEDROOM SUITE THREE

- Private bedroom with vineyard and mountain views
- Custom built-in cabinetry and closet

#### BATH

- Private bedroom with vineyard and mountain views
- Custom built-in cabinetry and closet

### OUTDOOR LIVING

- Fully Landscaped
- Firepit, fuel type? Seating for how many?
- Pool and Spa, heat source? Confirm 60x20 for size
- Patios, materials used
- Outdoor Shower



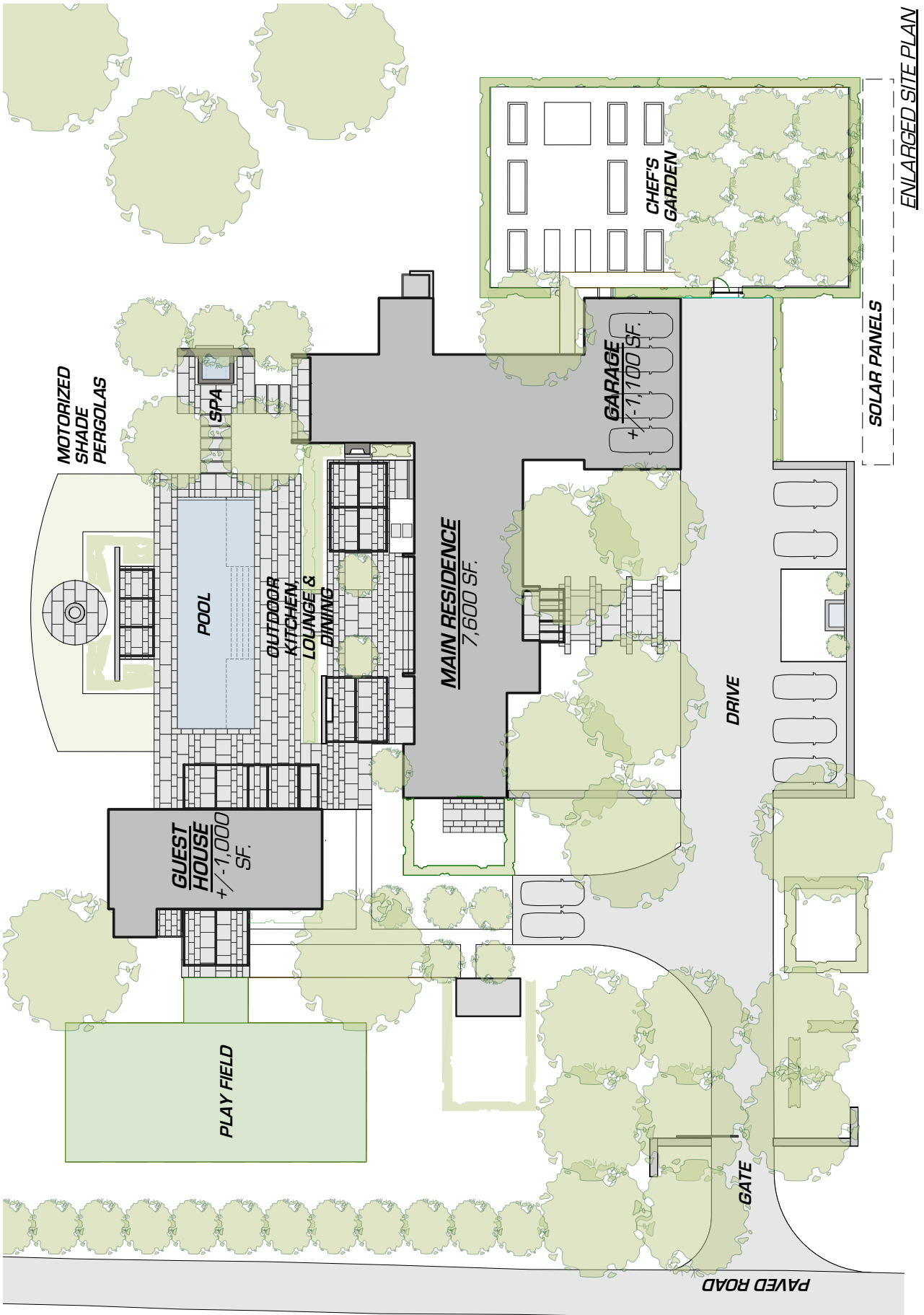
## GUEST HOUSE

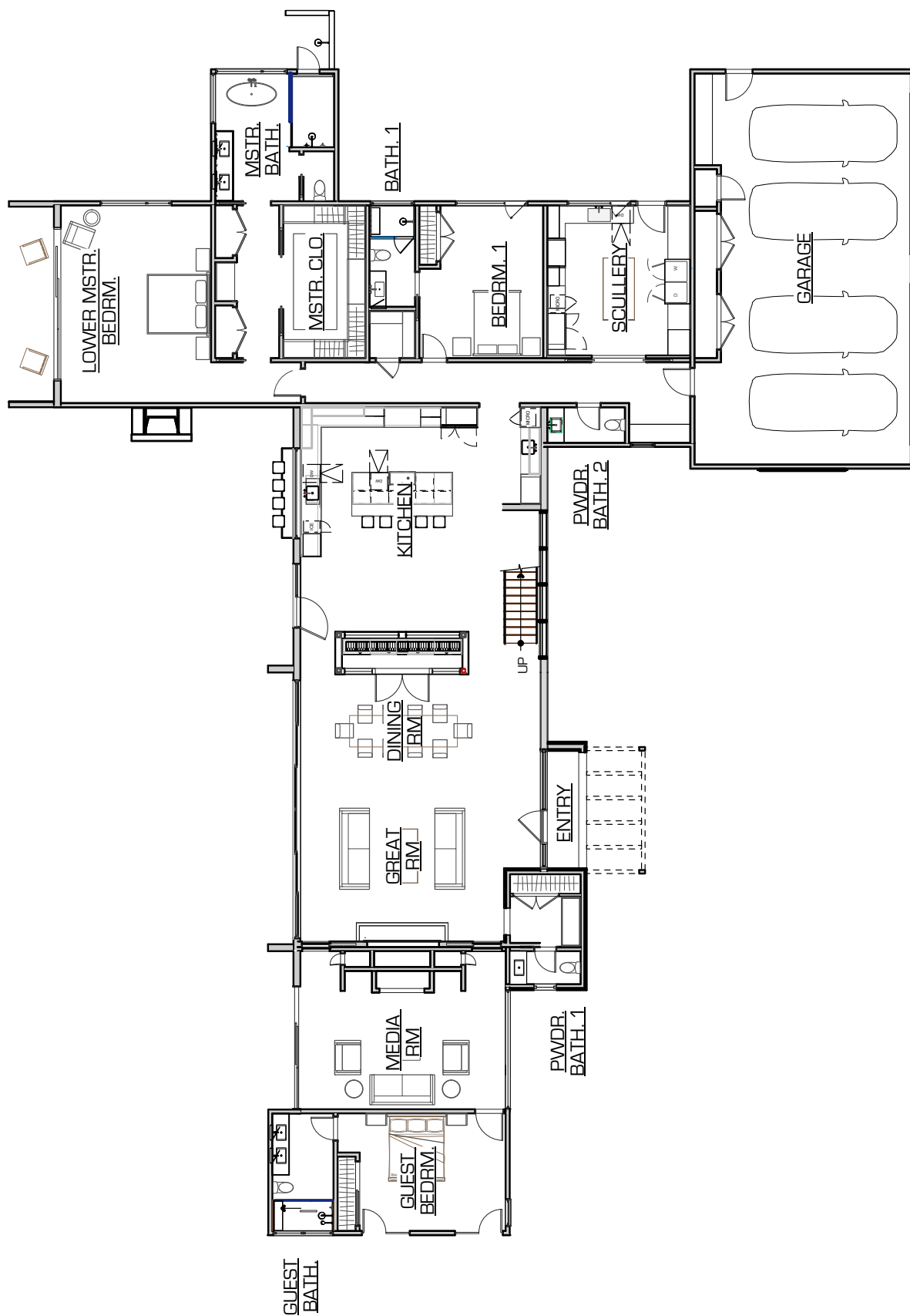
### OVERVIEW

- 1,000± square feet of living space
- Two private guest bedroom suites, each with dedicated bathroom
- Open-concept living area with views to the pool and vineyards
- Kitchenette with under-counter refrigerator and built-in storage
- Covered breezeway connecting to outdoor kitchen and pool area
- Each bedroom offers direct outdoor access to landscaped grounds
- Bathrooms feature walk-in showers and stone countertops
- Dedicated pool bath with outdoor shower for convenience
- Designed for privacy and comfort, ideal for extended family or guests
- Proximity to the pool, spa, and motorized pergolas enhances indoor-outdoor living

### OUTDOOR LIVING

- Expansive outdoor spaces designed for seamless indoor-outdoor living
- Pool and spa with Baja shelves, LED lighting, and smart-controlled heating
- Five motorized Italian aluminum pergolas with integrated LED lighting, infrared heaters, and fans
- Portuguese limestone terraces and walkways, hand-selected and custom fabricated
- Outdoor kitchen and dining area with lounge seating for entertaining
- Covered seating areas with fireplaces for year-round enjoyment
- Professionally designed landscaping by Roche + Roche featuring 250+ year-old olive trees, fruit trees, cork oaks, and low-water plantings
- Level play field and chef's garden for recreation and culinary use
- Concealed drainage system under pavers for clean and functional hardscaping
- Panoramic vineyard and mountain views creating a private resort-like experience



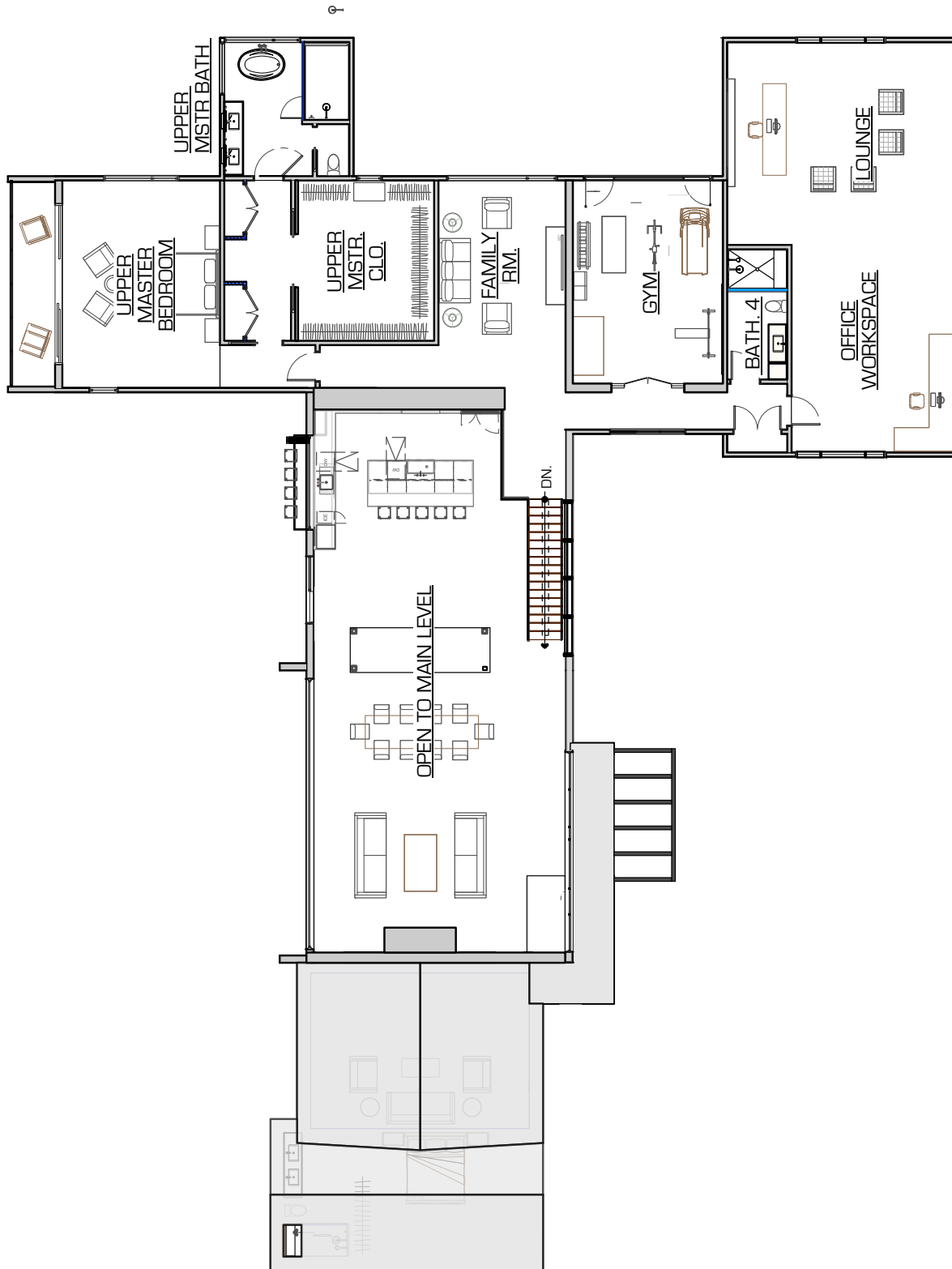


MAIN LEVEL FLOOR PLAN

1288 OAK KNOLL AVENUE, NAPA, CA.

HOLDER | PARLETTE

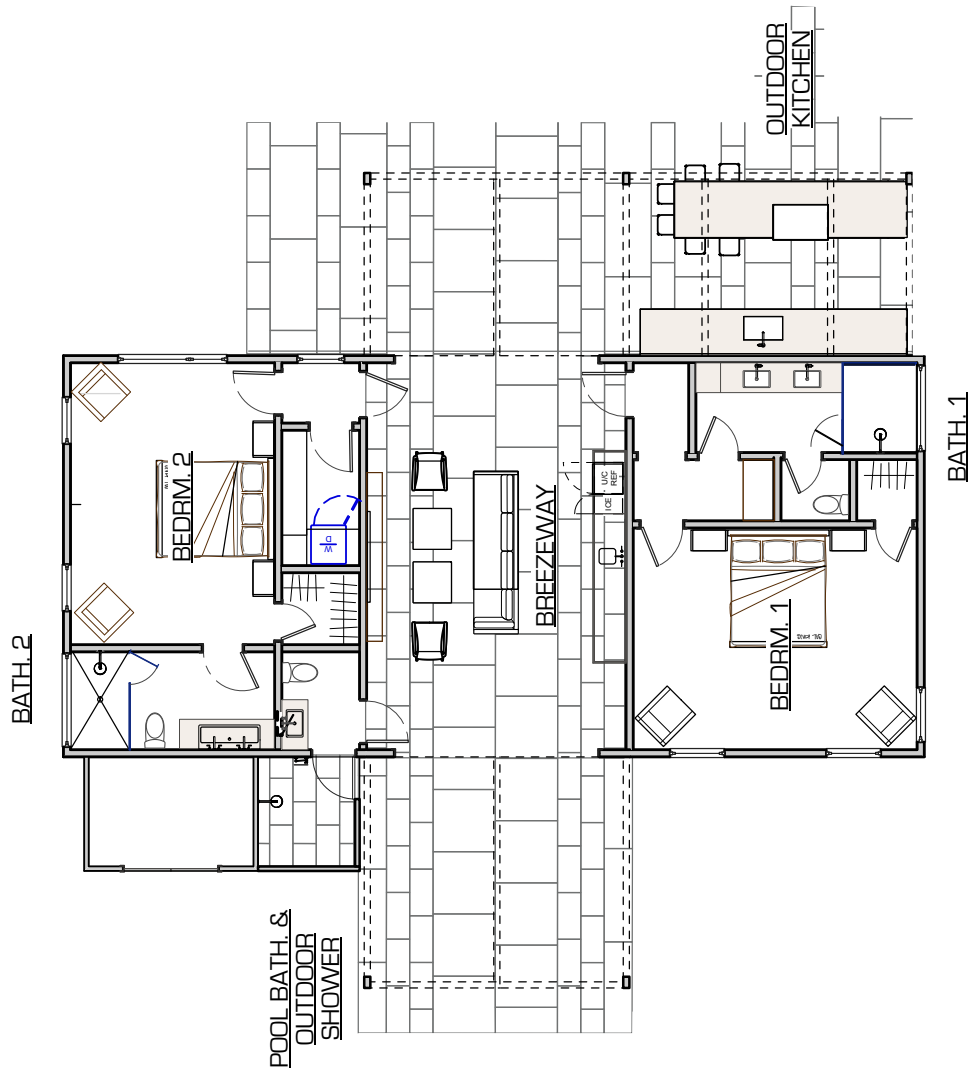




UPPER LEVEL FLOOR PLAN

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*GUEST HOUSE FLOOR PLAN*

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**HOLDER | PARLETTE**