

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



2045 HOFFMAN LANE | NAPA VALLEY

\$17,725,000

WWW.NAPAVALLEYVINEYARDCOMPOUND.COM

Sotheby's
INTERNATIONAL REALTY

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GENERAL OVERVIEW

- APN 034-160-028-000
- 9.42± Acres
- Completed in 2017
- Interior Design: Meredith Drake Interiors
- Landscape Architect: Richard McPherson
- Main House 6,609± sq ft | 3bd/3ba/2 ½ba
- Guest House with Loggia | 1,112± sq ft | 1bd/1½ba
- Guest House with Porch | 1,112± sq ft | 1bd/1½ba
- Barn 8,378± sq ft including
 - 928± sq ft | 1bd/1ba Apartment
 - 930± sq ft | Carpenter Shop with full bathroom
 - 2 Fully Built-out Office Suites with half bathroom
- 5 ± Acres Planted Sauvignon Blanc, Net - \$64,000±/year (60 tons)

INFRASTRUCTURE

- Engineered Septic
- Well, 300gpm
- 5,000 Gallon Water Tank(s)
- Fire Hydrant
- PG&E, Underground
- 136 Solar Panels
- 2 Backup Generators
- Valley Internet

MAIN HOUSE OVERVIEW

- Standing Seam Metal Roof
- Board & Batten Siding
- 12' Ceilings
- Ann Sacks French Limestone
- European Wire Brushed Wide-Board Oak Floors from Restoration Timber
- Venitian Plaster Walls
- Weiland Sliding Pocket Doors with Screens
- Marvin Windows
- Resessed Lighting
- Lutron Lighting
- Central Heat and Air Conditioning

GREAT ROOM

- Vaulted Ceilings with Exposed Wood Beams
- 2 Bays of Sliding Pocket Doors with Screens to Outdoor Loggia
- Gas Fireplace
- Custom Bench Seating with Custom Cushions
- 2 Custom Hutches and Chests of Drawers

KITCHEN/DINING

- 3 Bays of Sliding Pocket Doors with Screens to Outdoor Living & Pool
- Gas Fireplace
- 2 Custom Hutches and Chests of Drawers
- Breakfast Nook with Built in Bench Seating
- Quartzite Counter tops
- Center Island with Holly Hunt Light Fixtures
- Sub-Zero Refrigerator
- Miele Dishwasher
- Wolf Oven with 8-Burner Gas Range
- Wolf Convection Oven
- Wolf Microwave
- U-line Beverage Center

BUTLERS KITCHEN

- Quartzite Counter tops
- 1 Sub-Zero Refrigerator + 1 Sub-Zero Freezer
- Miele Dishwasher
- Wolf Microwave
- Wolf Oven
- Sink
- Large Walk-in Pantry with Custom Shelving

2 POWDER ROOMS

- WaterWorks Fixtures
- Quartzite Counter top

WINE ROOM

- Temperature Controlled
- Glass Enclosure with Steel Doors
- Storage for 1,000+ Bottles

MASTER BEDROOM

- Exposed Wood Beam Ceiling
- Built-in Bench Seating with Custom Cushion & Storage
- Gas Fireplace
- 2 Walk-in Closets with Custom Cabinetry
- Electric Black-out Shades
- BATH
 - WaterWorks Fixtures
 - Quartzite Counter tops
 - Mosaic Tile Backsplash
 - Double Vanities
 - 2 Private Water Closets
 - Large Soaking Tub
 - Walk-in Shower with Glass and Ann Sacks Tile Surround
 - Bidet
 - Electric Black-out Shades

GUEST BEDROOM SUITE

- Large Windows with Beautiful Views
- BATH
 - WaterWorks Fixtures
 - Quartzite Counter tops
 - Shower with Glass Enclosure and Tile Surround
 - Custom Storage Cabinet

TWO OFFICES

- Custom Built-in Shelving and Desks

MOVIE THEATRE

- Stadium Seating for 17
- Custom Leather Electric Recliners
- JVC D-ILA 3D Projector
- Built-in Surround Sound
- Insulated Walls
- Electric Shades

LAUNDRY ROOM

- 2 Sets of Whirlpool Washer & Dryers
- Raised Counter top
- Custom Cabinetry
- Sink

GARAGE

- Space for 3 Cars
- 2 Work Benches
- Storage Closets

OUTDOOR LIVING

- 40' Swimming Pool with Electric Cover
- Regulation Bocce Court
- Sport Court
- Croquet Lawn
- Gas Firepit
- Gated Garden with Raised Vegetable Beds
- Mature Fruit Trees & Gardens
- Chicken Coop
- POOL BATH
 - WaterWorks Fixtures
 - Shower with Glass Enclosure and Tile Surround

OUTDOOR KITCHEN/DINING

- Lynx Griddle, BBQ, Range, Refrigerator and Ice-Maker
- Stainless Steel Storage Drawers & Racks
- Wood-Fired Pizza Oven
- Custom Twig Pergola with Light Filtering Shades
- Stone Counter top with Bar Seating
- Dining Area with 2 Round Tables
- Misting System

GUEST HOUSE SUITE 1

- 1bd/1ba
- Loggia with Multiple Sitting Areas
- Wood Floors
- Living Room
- KITCHEN
 - Quartzite Counter top
 - Sink
 - Refrigerator
 - Oven with Electric Range
- BATH
 - Quartzite Counter top
 - Shower with Tile Surround & Glass Enclosure

GUEST HOUSE SUITE 2

- 1bd/1ba
- Private Deck
- Wood Floors
- Living Room
- KITCHENETTE
 - Quartzite Counter top
 - Sink
 - Refrigerator
- BATH
 - Quartzite Counter top
 - Shower with Tile Surround & Glass Enclosure

BARN OVERVIEW

- 7,328± sq ft
- 4 Large Commercial Automatic Garage Doors + Storage with Extra Large Roll-up Door
- Carpenter Shop
- 2 Fully Built-out Office Suites
- 2 Mezzanines
- 1bd/1ba Apartment Loft
- 1.5ba on Main Level

BARN APARTMENT

- 928± sq ft | 1bd/1ba
- Vaulted Ceilings
- Private Balcony
- GREAT ROOM/KITCHEN
 - Quartzite Counter tops
 - Refrigerator
 - Dishwasher
 - Pantry
 - 4-Burner Gas Range + Oven
 - Breakfast Nook
- BATH
 - WaterWorks Fixtures
 - Soaking Tub
 - Shower with Glass Enclosure
 - Private Water Closet