

21 Vista Ranch Road - 3 Minutes to the Heart of Downtown Napa

Details of Terra Dolce Napa Valley, California

Designed for sophisticated relaxed easy living

www.TerraDolceNapa.com

New Construction - 7.1 Acres / 4.8 planted premium chardonnay

6,155 Square Feet, on One Level

4 Bedrooms, 6.5 Baths, Guest Powder, Cabana

General Overview - Built to higher standards for a discerning buyer

- State of the Art Lutron Homeworks electronic systems - Structured wiring to fit your lifestyle
- Wired for your choice of electronic conveniences from motorized shades to large scale AV systems
- Home theatre options in Great Room, Media Room, Master Bedroom, Library and Cabana
- Landscaped pool entertainment area with fire features, cabana, wired for large screen outdoor TV
- Quarter sawn hand hewn white oak hard wood flooring, travertine, and carpeted floors
- Heavy hand hewn soft toned terra cotta roof tiles with Fire and Ice as well as heavy felt underlayment
- Kolbe and Kolbe wood windows with wood screens
Crafted in Minnesota and built to sustain cold and hot temperatures for years of excellent service
- Windows and doors installed with extreme detail for water tightness, including weep pans, extra laytex caulking, fully flashed and sealed at every opening
- R19 and R30 insulation, including all interior walls
- 5 fireplaces; 3 are wood burning, 1 gas outdoor fire pit
- Heating and cooling systems with attention to energy conservation
- Auto hot water recirculation system on timer
- Over sized engineered septic system; no need to reengineer for future additions
- New 50 gpm water well with pump house

Entry and North Wing

- Entry Gallery with art alcoves and expansive views of vineyard blending into the foothills
- Dramatic Great Room with floor to ceiling fieldstone fireplace
- Massive authentic 100 year old rustic beams - 14 foot ceilings
- Wired for automated window coverings
- Basket weave hand finished wide plank flooring
- 10' 6 Character cherry entry door with beveled glass sidelights
- Wired for your speakers

Dining Room and Butler's Pantry

- Double doors open from dining room to inner court yard patio
- Massive authentic 100 year old rustic beams
- Wired for your Integrated speakers
- Rugged wide wood pegged plank flooring
- Stone counter and lighted cabinetry at butler's pantry
- Arched windows with views to patio and wine room
- Groin ceiling

Welcoming Family Style Kitchen and Entertaining Area - Designed to be the Heart of the Home

- Double doors open to covered loggia and inner court yard patio
- Views to vineyard and outdoor entertainment area
- Massive authentic 100 year old rustic beams
- Rugged wide wood plank flooring
- Intimate kitchen fireplace
- Wired for your Integrated speakers, wired for full AV
- Large walk in pantry with auto light control
- Cherry wood custom cabinetry
- 12 Foot Kitchen Island with honed granite surface
- Two State of the Art Sub-Zero refrigeration systems
- Blue Star 48" gas cook top with two 22Kbtu burners - low simmer - grill
- Three sinks, two Miele fully integrated dishwashers, Thermador POD deluxe double convection wall ovens
- Sweep feature Central Vac for easy maintenance

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Wine Room with Barrel Ceiling

- Over 800 bottle commercially cooled cellar
- Full radius hefty character cherry and glass entry door
- Ambient lighting
- Granite countertops
- Store your own barrels in this cellar, lots of room for olives, pastas, and, of course, chocolates

Library and Spacious Guest Suite

- Arched character cherry doors welcome you to this fully paneled office/library
- Authentic stone corner fireplace
- Massive 100 year old rustic beams - cathedral ceiling
- Wide hard wood pegged plank flooring
- Wired for automatic window coverings
- Wired for your Integrated speakers, wired for full AV
- Cabinetry crafted and designed for ease of everyday use with integrated file drawers, depths to accommodate your automated office equipment
- Storage utility closet with shelving
- Views to courtyard patio and Western sunsets

Guest Suite - Ensuite

- Double doors opening to courtyard patio
- Wired for your Integrated speakers, wired for full AV
- Under mounted double sinks
- Walk-in shower, separate water closet
- Large walk in closet
- Cherry wood vanities with marble slab tops

Mud Room - Mud Room Steam Bath

- Coat and boot closet
- Cabinetry for storage, boot bench
- Sky light
- Wide plank hardwood flooring
- Steam bath shower, sky light provides natural light
- Under mounted sink, limestone slab counter top

Garage

- Generous four car garage
- Custom carriage style clear cedar garage doors
- Best security garage door openers / side motor mounts
- Latest technology and convenience, entry key pad serves all four doors

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South Wing: Master Bedroom, Master Bath

Master Bedroom

- Enter suite through heavy double character cherry doors
- Glass door exiting to courtyard patio
- Coffered Ceilings
- Thermostatically or remote controlled fireplace
- Fireplace flanked by windows looking directly to vineyard and foothills
- Wired for your Integrated speakers, wired for full AV
- Convenient bedside electrical controls
- Wired for fan operation
- Wired for remote controlled window coverings

Master Bath

- Barrel ceiling with integrated uplighting
- Glass door exiting to private large radius courtyard patio
easy access to pool and cabana area
- Views to surrounding vineyard
- Large comfortable jetted tub
- Under mounted sinks with in-wall Altman Nuva Series faucets
- Double vanities with double large storage cabinets, all with pullout shelves
- Stone surfaces on floor and marble countertops
- Warm floors, thermostatically or timed controlled
- Private double shower with views to vineyard and private inner courtyard
- Wired for your Integrated speakers, wired for full AV,
- Wired for remote controlled window coverings
- Large separate water closet area with built in cabinet storage

Master Closet - Laundry Area

- Double slide drawers from laundry into closet make chores effortless
- Under mounted laundry sink with pull out spray
- Wide plank wood flooring and
- Stone counter tops, generous countertop area
- Fully integrated ironing board system, with auto shut off
- Doors from laundry into master closet for convenience
- Built in fine finish cabinetry, shoe storage, organized storage

Additional Closet

- For additional storage or clothes
- Complete with built in chest
- Arched window with vineyard views

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South Wing: Gallery Hall, Media Room, Bedrooms #2 and #3

Gallery Hall

- Softly lighted and ready for your art work
To the east, double character cherry doors to the media room,
To the west, double character cherry doors to the master bedroom suite

Media Room

- Fully wired for full AV systems; Big screen TV with surround, multiple computers, or set up a card table or play pool
- Full sized integrated refrigerator, sink, dishwasher, microwave
- Separate double door entry from outer front courtyard
- Wired for double fans
- Media room storage area for vented AV equipment racks, sized for equipment and storage

Bedroom #2 - Ensuite

- Separate double doors opening to small patio nestled close to the vineyard
- Walk-in closet
- Under mounted sink, tall linen closet
- Stone shower surround, floors
- Bedroom wired for fan
- Wired for your Integrated speakers, wired for AV
- Carpeted for quiet and comfort
- Or set up your tread mill and exercise equipment, throw open the double doors, enjoy!

Bedroom #3 - Ensuite

- Window seat overlooking front court yard area and vineyard view to the east
- Walk-in closet
- Wired for fan
- Wired for your Integrated speakers, wired for AV
- Carpeted for quiet and comfort
- Under mounted sink
- Stone shower surround

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Outdoor Living and Play Areas

Main Entrance from Linda Vista Avenue to Vista Ranch Road

- Softly lighted and ready to welcome guests, private entry gate, flowering pear trees line the private drive, mail station with rustic log bench and storage closet
- Natural, low maintenance native grasses and plants

Front and Inner Courtyards

- Water and electric in place for your fountains and lighting
- Wired for indirect lighting and areas to enjoy a glass of wine on a summer's eve
- The inner courtyard serves the dining room and guest suite

West side Loggia

- For year around entertaining, perfect for outdoor dining and entertaining in the vineyard
- Welcoming stone fireplace
- Wired for your Integrated speakers, wired for AV and your outdoor big screen TV
- 52" barbeque with infrared sear burners
- Counter area with under mounted sink
- Counter with under mounted refrigerator with ice maker
- Opens to side patio with sunken fire pit, pool area
- Official regulation size Bocce Ball Court
- Grape staked gated area for storage and waste containers with auto sensor lights

Dramatic Swim- Up -Bar Sport Court Pool with Fire features

- Zero Leading Edge fully integrated pool cover
- Two fire features illuminate the sport court style pool
- Enjoy a drink from the swim up cabana bar
- State of the Art pool equipment, quiet and efficient

Cabana and changing area

- Outdoor shower with variable height hand shower
- Separate water closet, tankless water heater for instant hot water
- Exterior fenced off pool equipment area
- Area for winter storage of patio furniture, pool equipment

Official Regulation Bocce Ball Court

- Classic regulation size bocce at its best in the middle of a vineyard

Utility Area

- Grape staked gated area located on the north side of the garage: an area for air conditioning units, trash bins, potting soils, wood storage