



18907 HIGHWAY 128, CALISTOGA PROPERTY DETAILS

OVERVIEW & HIGHLIGHTS

- + New Construction – Completed 2024
- + Modern Farmhouse
- + Designed by award-winning Architect Mary Griffin of Turnbull Griffin Haesloop Architects with Light Space Architecture Office
- + Interiors designed by Cleaveland & Kennedy
- + Adjacent to Sonoma Land Trust property
- + Unsurpassed Mount St. Helena and rolling hill views from nearly every room
- + Less than 10 minutes to downtown Calistoga
- + 3600± Sq Ft
- + 2 Car Garage
- + Guest ADU
- + 4 Bedrooms
- + 4 Bathrooms
- + 20.56± acres
- + Great natural light throughout
- + Motorized blackout or light filtering shades in living room, office, bedrooms, & ADU
- + Extensive fire hardening
- + Beautiful all-season Sunroom
- + Enphase Solar connected, located on garage
- + Open floor plan
- + Wide plank (1"x8") plain-sawn engineered White Oak wood floors throughout

MAIN HOUSE

Barn Door Exterior

FOYER

- + Dramatic views upon entry of Mount St. Helena
- + Rip sewn wall paneling
- + Formal entry
- + Walk-in Coat Closet
- + Drop Zone/Mud Room

Great Room

- + Approximately 20' soaring vaulted ceiling
- + Large open concept Living and Dining rooms

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- + Rip sewn vertical grain Douglas Fir paneling throughout
- + Built in bookshelves
- + Skylight
- + Wall of windows with Chalet-like angle top – perfectly framing the view
 - o Smart window tint
 - o Stunning views of Mount St. Helena
- + Rais Caro gas stove
- + Sliding French doors to back patio
- + Sliding French double doors open to Sunroom

Sunroom

- + Year-round, and screened in
- + Views of pool and Mt. St. Helena
- + Access to pool patio
- + Vaulted ceiling
- + Ceiling Fan
- + Recessed lighting
- + Smooth concrete floors

Kitchen

- + Rip sewn throughout
- + Wall to wall, floor to ceiling windows
- + Slider door to dining patio
- + Breakfast area
- + Large center island with integrated undercounter sink
 - o KWC Faucet
 - o Disposal
 - o Counter seating for four
- + Porcelain counters and backsplash
- + SubZero Refrigerator
- + Bosch Dishwasher
- + Wolf Induction Range with hood over
- + Wolf built-in oven and convection
- + Wolf built-in microwave
- + Custom cabinets with soft closure
- + Wine refrigerator
- + Open shelf storage
- + Stainless framed cupboards with smoked glass
- + Pull out Pantry and Pantry Closet

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Laundry Room

- + Utility Closet
- + Whirlpool front loading washer and dryer
- + Folding counter with shelves above

Office/Den

- + Built in bookcases and storage
- + Vaulted Ceilings with recessed lighting

Guest Bathroom #1

- + Single sink vanity
- + Mirror with integrated light
- + Duravit sink
- + Toto toilet
- + Glass closure shower with dual shower heads
- + Subway tile

Guest Bedroom #1

- + Vaulted ceilings
- + Wall to wall built in closets with window seat bench with storage
- + Windows
- + Bedside sconces

Bathroom #2

- + Vanity with storage
- + Duravit sink vanity with Grohe hardware
- + Water closet Bath with shower
 - o Dual shower heads
 - o Window with privacy shade
- + Toto toilet
- + Large (6 ft) linen closet

Guest Bedroom #2

- + Large windows
- + Views
- + Closet

Primary Bedroom Suite

- + Vaulted ceilings

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- + Wall of windows with Chalet-like angle top and endless views
- + Large walk-in closets with organizational system and built in soft closure drawers
- + En Suite Bath
 - o Dual sink vanity with soft closures and Duravit sinks
 - o Wall to wall Mirror with integrated lighting
 - o Linen closet
 - o o Toto Washlet automatic toilet
 - o Double glass closure shower stall with dual shower heads
 - o Subway tiles

GUEST COTTAGE/ADU

- + Cathedral ceilings
- + Open kitchen, living room and dining area
 - o Bosch 24" refrigerator/freezer
 - o Bosch 4 burner stove top with hood
 - o Soft closure drawers
 - o Bosch built in Microwave
 - o French doors to private patio
 - o Undermount Franke sink
 - o KWC hardware
- + Bedroom
 - o Closet
 - o 2 windows
 - o Recessed lighting
- + Laundry Room
 - o Stacking Whirlpool washer/dryer
 - o Linen storage
- + Bedroom
 - o Closet
 - o Recessed lights
- + Bathroom
 - o Single vanity with Duravit sink and KWC faucet
 - o Wall to wall Mirror with integrated light
 - o Glass closure double shower with subway tile
 - o Oversized floor tiles

EXTERIOR

Outdoor Entertainment

- + Heated pool with automatic cover

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- + New Patio around Pool area
- + Dining Patio next to kitchen
- + Beautiful mature trees and newer landscaping
- + Endless Views to Mount St. Helena
- + Possible horse arena
- + Vineyard potential

Garage

- + 2 car Garage with open additional parking for 20± cars
- + Metal standing seam roof
- + Room for Workshop
- + 2 Windows
- + Split Heater/AC system
- + Solar Roof

Gardens

- + Ancient and new Olive trees
- + Pine trees, native oaks
- + Rosemary, lavender
- + Drought tolerant grasses and plants
- + Oleander
- + Irrigation system

Infrastructure

- + Hardie-board exterior construction
- + Standing seam Metal roof on each building
- + Metal gutters and down spouts
- + Wood board and batten exterior
- + Barn door for front entrance
- + Concrete foundation
- + Bay Alarm System with exterior security cameras
- + Built-in Pool with automatic pool cover
- + Secured gated driveway
- + Bryant HVAC
- + Propane
- + Solar panels
- + Mini-Split heat pumps; highly efficient combination with Solar panels and cost reducing
- + Emergency Generator
- + Private Well

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- + Great quality Water Filtration System
- + Septic
- + Tankless Water Heater
- + Well with water storage tank

Fire Hardening

- + Hardie-board exteriors, fire resistant
 - + Metal roofs on all structures, fire resistant
 - + Fire suppression Sprinklers
 - + On site fire hydrant
 - + Water Storage
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- + Approximately 6' decorative gravel perimeter surrounding house
 - + Metal gutters and down spout
 - + Extensive clearing of vegetation