

4054 SILVERADO TRAIL, NAPA

OVERVIEW

- 6,574± sq. ft. of living space
 - Main house: 4,224 sq. ft.± (4 bed, 4.5 bath)
 - Guest house: 1,000 ± sq. ft. (2 bed, 1.5 bath)
 - Second Dwelling: 1,350 ± sq. ft. (3 bed, 2 bath)
- 19.24± acres
- Quality Construction: Mediterranean style home; stucco with tile roof
- Main Home and Guest Cottage custom built in 2009
- Second Dwelling built in 2007
- 8 bedrooms plus office, media room and tower room
- 7 full 2 half bathrooms
- Solar heated in-ground pool and spa
- Agriculture office
- Large Custom wine cellar
- Extensive outdoor entertaining areas
- Private and serene
- Gorgeous Redwood barn built in 1907

HIGHLIGHTS

- Solar- owned; produces 781 kw/day
- Neighboring Soda Canyon Store
- Vineyard family compound
- Dual stairways to upper levels
- Attached 3 car garage
- RO system throughout main house
- Spectacular outdoor entertaining areas
- Conveniently located minutes from downtown Napa

MAIN

First Floor

- Entry
 - Custom wood door
 - Opens up to living room
- Living Room
 - Built-in cabinetry/China cabinet
 - Wood burning fireplace with decorative mantle and surround

ERIN LAIL

TOM DIXON

elail@cnapavalley.com

tdixon@cnapavalley.com

DRE # 02027696

DRE # 01465537

4054 SILVERADO TRAIL, NAPA

- French doors to access back patio
- Hardwood floors

- Dining
 - Ceiling has exposed rustic beams
 - Built-in buffet area with granite top and cabinets with soft close feature
 - French doors to access back patio

- Chef's Kitchen
 - Large center island has granite top, custom cabinetry with soft close feature and bar seating
 - Custom built-in cabinets with pullouts
 - Abundant storage
 - Pendant and recessed lighting
 - Garbage pullout and trash compactor
 - Dual sinks; one apron front
 - Miele cabinet front dishwasher
 - Fisher & Paykel glassware dishwasher
 - Jenn-Air stainless steel refrigerator
 - Dacor 6-burner gas range with custom Broan hood
 - Dacor stainless steel electric oven
 - Built-in stainless steel Dacor convection microwave
 - Built-in Miele espresso machine

- Family Room (adjacent to kitchen)
 - Dual French doors to access back patio
 - Cozy with abundant natural light

- Powder Room
 - Single sink vanity
 - Tile floors

- Mudroom/Laundry room
 - Counterspace with large soaking sink and cabinets above
 - Built-in wall, ironing board
 - Stacked LG washer and dryer
 - Spacious with direct access to kitchen, powder room, side yard and garage
 - Tile floors

- Office (located to the right of entry)
 - Hardwood floors

ERIN LAIL

TOM DIXON

elail@cnapavalley.com

tdixon@cnapavalley.com

DRE # 02027696

DRE # 01465537

4054 SILVERADO TRAIL, NAPA

- Built-in desk space
- Built-in cabinetry and bookshelves
- French door with separate access to outside

- Primary Suite
 - High ceilings
 - Carpeted floors
 - Sconce lighting and ceiling fan
 - Walk-in closet with hanging space
 - Built-in shelves
 - Dual French door access to outside
 - Gorgeous property and garden views
 - En-Suite Bathroom
 - Tile floors with radiant heat
 - Double sink vanity with granite tops; one with makeup nook
 - BainUltra Jacuzzi jet tub with shower wand
 - Large walk-in shower with glass enclosure, seating bench, rainfall shower head, shower wand and Mr. Steam feature

- Wine Room (basement level)
 - Tile floors
 - Counter space
 - Large built-in Browning Pro Steel Safe
 - Built-in racks holding 750± bottles

Second Floor

- Media Room
 - Carpet flooring
 - Spectacular views
 - Kitchenette
 - Bosch dishwasher
 - Custom built-in cabinetry with marble top
 - Undermount sink with garbage disposal
 - Uline bar fridge
 - Cuisinart stainless steel microwave

- Guest Bathroom (located next to media room)
 - Single sink vanity
 - Walk-in shower with glass enclosure
 - Radiant heat floors

ERIN LAIL

TOM DIXON

elail@cnapavalley.com

tdixon@cnapavalley.com

DRE # 02027696

DRE # 01465537

4054 SILVERADO TRAIL, NAPA

- Storage cabinet
- Guest Bedroom #1
 - Carpet floors
 - Recessed lighting
 - Ceiling fan
 - Vineyard and mountain views
 - En-Suite Bathroom
 - Tile floors with radiant heat
 - Single sink vanity with marble top
 - Tub and shower combo with glass enclosure
- Guest Bedrooms #2 & #3
 - Carpet floors
 - Recessed lighting
 - Ceiling fan
 - Juliet balcony overlooking pool with vineyard views
- Jack 'n' Jill Bathroom (connecting guest bedrooms #2 and #3)
 - Tile floors with radiant heat
 - Double sink vanity with marble top
 - Tub and shower combo with glass enclosure

Third Floor

- Tower Room
 - Hardwood floors
 - Abundant natural light
 - Panoramic views of vineyards and mountains

GUEST HOUSE:

- Stucco siding with tile roof
- One level
- Large wooden deck overlooking vineyards
- Hardwood floors
- Abundant natural light
- HoneyWell Home HVAC system
- Entry opens up to living space with ceiling fan and woodburning fireplace

ERIN LAIL
TOM DIXON

elail@cnapavalley.com
tdixon@cnapavalley.com

DRE # 02027696
DRE # 01465537

4054 SILVERADO TRAIL, NAPA

- Kitchen
 - Two pantry closets
 - Marble countertops
 - French door access to deck
 - Kenmore dishwasher
 - Kohler undermount sink
 - Jenn-Air 4 burner gas range
 - Cabinet front Liebherr refrigerator
- Bedroom with powder room attached
- Bedroom Suite
 - Recessed lighting
 - Ceiling fan
 - French door access to back deck
 - Pocket door to access en-suite bathroom
 - En-Suite Bathroom
 - Double sink vanity with marble top
 - Tile floors with radiant heat
 - Large linen closet
 - Tub and shower combo with tile surround and glass enclosure

FRONT HOUSE (Second Dwelling):

- Wood/shingle/board and batten siding with composition roof
- One level (2 bed, 2 bath and bonus room)
- Vineyard views
- Backyard has inground firepit and lawn area
- Abundant natural light
- Laundry closet with stacked LG washer and dryer
- Detached two car garage
- Great Room: Kitchen & Living
 - Vaulted ceilings
 - Track and pendant lighting
 - Ceiling fans
 - French door access to back patio with vineyards views
 - Wood burning fireplace with tile surround
 - Hardwood floors
 - Built-in cabinetry
 - Center island with granite countertop and Monogram wine fridge
 - Stainless steel LG refrigerator
 - Miele electric oven

ERIN LAIL
TOM DIXON

elail@cnapavalley.com
tdixon@cnapavalley.com

DRE # 02027696
DRE # 01465537

4054 SILVERADO TRAIL, NAPA

- Miele 5- burner gas range
- Stainless steel KitchenAid dishwasher
- Elkay double sided sink with Insinkerator garbage disposal and filtered water dispenser
- Bonus Room with hardwood floors, vaulted ceiling and attached to full bath
- Primary Bedroom
 - Vaulted ceiling
 - Carpet floors
 - French door access to back yard
 - En-Suite Bathroom
 - Large format tile floors
 - Double sink vanity
 - Deep soaking tub and shower combo with glass enclosure
- Guest Bedroom
 - Recessed lighting
 - Carpet floors
 - Closet space
- Guest Bathroom
 - Large format matte tile floors
 - Walk-in shower with glass enclosure
 - Single sink vanity with granite
- Garage for 3 cars

LANDSCAPING

- Oak, olive, and citrus trees
- Beautifully maintained gardens
- Vegetable garden
- Lawn area
- Rock wall
- Outdoor lighting
- Automated drip system
- Shed
- Composting area

VINEYARD

- 10.9 acres planted; predominately Cabernet Sauvignon, half acre each of Petite Verdot and Malbec
- Highly sought after Coombsville Gravelly Loam soils
- Vineyard was planted 2006

ERIN LAIL

elail@cnapavalley.com

DRE # 02027696

TOM DIXON

tdixon@cnapavalley.com

DRE # 01465537

4054 SILVERADO TRAIL, NAPA

- In 2017 three acres of Sauvignon Blanc replanted to Cabernet Sauvignon
- Planted and managed by Rios Farming Co

EXTERIOR & OUTDOOR ENTERTAINING

- Expansive entertaining patio with wood burning fireplace
- Heated inground pool with automatic cover
- Inground spa
- Pergolas
- Outdoor kitchen
 - Custom pizza oven
 - Deep Rotisserie and grill
 - FireMagic stainless steel grill
 - FireMagic single gas burner
 - Stainless steel sink
 - Blaze bar fridge
 - Edge Star ice maker

INFRASTRUCTURE

- Water: 4 Wells, with varying depths & capacities
 - Well 1 – Main House with RO Water System
 - Well 2 – Agriculture Well across from front house (or 2nd dwelling)
 - Well 3 – Supports 2nd dwelling
 - Well 4 – Locate near Vineyard Administrators offices
- Sewer: Standard Septic
- Electric: PG&E
- Natural Gas: Propane
- Internet/Cable/Phone: Napa Net/DISH/AT&T
- Water heaters: Standard water heater
- HVAC: HoneyWell Home
 - 3 zones for both AC and Heat

ERIN LAIL
TOM DIXON

elail@cnapavalley.com
tdixon@cnapavalley.com

DRE # 02027696
DRE # 01465537