



## 3061 CUTTINGS WHARF RD., NAPA

### Overview

- + Main Home originally built in 1981
- + 8± acres
- + Roofs:
  - o Main – Concrete tile
  - o Guest House – Metal
  - o Cottage – Torch Down
  - o Art Studio/Barn – Torch Down
- + Total Living Space: 3117± sq. ft.
  - o Main House: 1780± sq. ft., 2 BD, 2 BA
  - o Guest House: 987± sq. ft. 1BD, 1BA
  - o Cottage: 350 sq. ft., 1 BA
- + Flex Space/Ag Building, over 100 years old
- + Extensive gardens
- + Inground Pool(45'x12') with electric cover
- + Seasonal Carneros Creek runs the length of property
- + 3± Acres of Pinot Noir and Pinot Gris planted in 2014
  - o Managed by Jorge Contreras
  - o Previously contracted fruit was sold

### Main House

- + Wrap-Around Porch
  - o 85 linear feet x 9.5'± wide wrap-around porch – freshly painted
- + Double barn-style entry doors
- + Open floor plan living-dining-kitchen areas
  - o Two-story cathedral ceilings in Living-Dining area
  - o Fireplace with gas-starter and granite and ceramic surround and hearth
  - o Built-in storage and shelving
  - o Track and recessed lighting

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- + Oak floors
- + Anderson double-paned windows throughout
- + Kitchen
  - o Custom cabinets with soft closure drawers
  - o Carrara marble counters
  - o GE Profile Oven
  - o Bosch Dishwasher
  - o Duravit stainless undermount sink with disposal
  - o Grohe stainless faucet
  - o Kitchen island with newly reconditioned butcher-block counter, GE Profile range top and island seating
    - Three hanging pendant lights over counter
  - o Kitchen-Aid 48" side-by-side Refrigerator and Freezer
  - o Large Pantry with double doors and shelving
  - o Work station
- + Screened-in Back Porch – unconditioned space
  - o Recessed lighting
- + Hallway Accessed Storage and Utility
  - o Laundry closet with side-by-side Washer and Dryer by Maytag Maxima Steam
  - o Utility Closet
  - o Linen Closet with built in shelving
- + Full Bath – Adjacent to Primary Suite
  - o Marble surround Jacuzzi soaking tub and Caulse fixtures
  - o Kohler toilet
  - o Shower stall with Carrara Marble tile
  - o Custom Double vanity with Kohler fixtures and marble counters
  - o Large format ceramic tile floors
  - o Recessed lighting
- + Primary Bedroom
  - o Double Glass doors to garden
  - o Large walk-in closet with custom organization by California Closets
  - o High ceilings

## Second floor

- + Second Primary Suite
  - o Views to Gardens
  - o Vaulted ceilings with bleached pine panels
  - o Built in drawers for storage



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- French doors to private balcony
- Large wall-to-wall mirrored closet – extra deep for additional storage
- Carpet
- Ensuite Bathroom
  - Sliding barn-door entry
  - Oversized custom vanity with Carrara marble counters
  - Double Shower with rainfall shower head and handheld with view of garden
- + Bonus Room
  - Beautiful natural light
  - Recessed lighting
  - Floating shelves
  - Carpet

## Guest House

- + Double glass door entry
- + Commercial grade windows and doors throughout
- + Clerestory windows with electric control open and closure
- + Open living throughout
- + Main Floor: Living, Dining, Kitchenette
- + Large closet
- + Blackout curtains and shades
- + Ceiling fan
- + Double glass doors to private covered patio
  - Large area for lounging and barbeque
- + Full Bathroom
  - Single vanity
  - Walk-in shower stall with rainfall shower head and Valore jet-shower system
  - Kohler toilet
- + Floating staircase
- + Loft bedroom

## COTTAGE

- + Large covered wrap around porch
- + Living space
- + Cedar ceiling
- + Bathroom
  - Pedestal sink



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- Toilet
- Stand-up Shower

## FLEX SPACE/AG BUILDING

- Approximately 100 years old
- Unconditioned space
- Sliding glass doors

## OUTDOOR ENTERTAINING

- + 45'x12' salt water pool with electric pool cover
  - Built-in Gunite
  - Dedicated passive solar heating
  - 2 poolside cabanas for storage and sitting with pergola
- + Stained Cedar privacy fencing
- + Multiple Lounging and Dining Areas
- + Temperature controlled wine case storage shed
- + Circular fire pit
- + 1 acre Formal Garden/Party Garden with pergola and organic lawns
- + Rose Garden with Rose Tunnel
- + Square Stage & Lawn garden (organic lawn)
  - Surrounded by Japanese oaks, Bamboo and Loropetalum
- + Custom stone meditation labyrinth
- + Chicken coop
- + Tree Swing
- + Succulent garden
- + Raised vegetable garden beds
- + Orchards
  - Asian Pear Orchard - over 20 trees
    - Varietals: Olympic (Korea), Shinseiki (Japanese), Ya Li' (Chinese)
  - Pears have previously been sold to local restauraners and boutique grocers
  - Fuyu Persimmon – 3 trees
  - Fuji Apple – 3 trees
  - Lemon- 1 tree
  - Peach trees – 2 trees
  - Pineapple Guava Hedge



# ERIN LAIL

## VINEYARD

- + 3± Acres of Pinot Noir and Pinot Gris planted in 2014
  - o Planted 97% to Pinot Noir and 3% Pinot Gris
  - o Managed by Jorge Contreras
  - o Previously contracted fruit was sold, not in contract this year
  - o Average Yields: 3 to 4 tons per acre
  - o Dedicated Irrigation
  - o Equipment storage sheds

## INFRASTRUCTURE

- + Water:
  - o Well; 22.8 GPM
  - o Two holding tanks;
    - 3,000 gallon capacity
    - 5,000 gallon capacity
- + Standard Septic
- + Solar: Owned and operate all structures
- + Generator: No
- + Natural Gas connected
- + Internet: AT&T Cable Connected
- + Foundation:
  - o Main House: Raised
  - o Guest House: Slab
  - o Cottage: Slab
- + Water Heaters: Standard
- + HVAC: Central Air/Heat in Main and Guest House
- + Open parking for 11 cars, Arizona stone gravel-lined driveway and parking area, landscaped and finished

\*\*Art on exterior & interior does not convey in sale, some art available for sale

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