



## 5270 DRY CREEK ROAD, NAPA

### OVERVIEW

- + Architecture style: Modern Farmhouse
- + Originally built in 1957
- + 1650± Sq Ft Main Home plus Pool House
- + 2 Bedrooms
- + 3 Bathrooms
- + 9.5± acres
- + Barn/Workshop
- + Private gated driveway
- + Integrated Sonos sound system throughout exterior
- + Smart Home Features: Nest, Gate, Spa, Music
- + 360° views
- + Privacy and Serenity

### MAIN HOUSE

#### Oversized Redwood Wraparound Deck

- + Partially covered with lighting
- + Overhead Haiku fan by 'Big Ass Fans'
- + Integrated electric heater
- + Hanging love seat
- + Integrated pet door with locking mechanism

#### Open Living/Dining Area

- + Vaulted ceiling
- + Exposed wood beam ceiling
- + Two large round forged metal chandeliers
- + Brick exterior, gas-log fireplace
- + Fan
- + Three sets of French doors with access to front and side patio
- + Wide plank wood floors

#### Kitchen

- + Quartz counters
- + Subway tile backsplash
- + Vintage inspired black and white hexagon tile floors
- + Bosch French Door refrigerator/freezer

- + Wolf 4-burner gas range and oven
- + Miele Dishwasher
- + Oversized Kohler apron sink with window over
- + Zephyr hood over range

#### Hall

- + Skylight
- + Linen Closet

#### Guest Bath

- + Pedestal sink
- + Mirror with light over
- + Window
- + Fan
- + Glass closure shower stall with subway tile surround and built in nook
- + Chevron pattern marble floor
- + Waterworks fixtures

#### Primary Bedroom

- + Bespoke light fixture
- + Gas log fireplace
- + Double closet with built in organization system
- + Primary Bath
  - o Soaking tub with shower over
  - o Subway tile surround with built in nook
  - o Marble hexagon tile floor
  - o Built in linen cabinet
  - o Waterworks fixtures
  - o Large window

#### Bedroom 2 and Laundry Room

- + Crystal chandelier
- + Large, tiled laundry area within room
  - o Stacked Electrolux Washer and Dryer
  - o Cabinets and folding station

#### POOL HOUSE

- + Nano doors
- + Stone floors
- + Kitchenette/Sitting Room
  - o U-Line ice machine
  - o Miele Dishwasher

- Sub-Zero Mini-Refrigerator
- + Overflow room for sleeping
- + 3 Overhead Haiku fans by 'Big Ass Fans'
- + Bath
  - Stone surround shower stall with built in nook
  - Single sink vanity with Duravit sink
  - Window

#### BARN/WORKSHOP

- + Room for 2 cars
- + Utility storage
- + Upstairs attic storage
- + Integrated lifting platform with access for attic storage
- + Equipped with multiple 20 amp circuits; Runs multiple types of equipment simultaneously
- + Integrated large exhaust fan

#### OUTDOOR LIVING & ENTERTAINMENT

- + Fenced & enclosed vegetable garden with raised planter beds & fruit trees
- + Storage closet (exterior of main home)
- + Horseshoe pit
- + Bocce court with string lights and seating area
- + Slate and DG pathways meander throughout the property
- + Knoll top fire gas pit with seating
- + Built-in Pool with pool sweep
- + Built-in spa
- + Outdoor dining area
- + Swing
- + Grass sport court with built-in removable volleyball/badminton net
- + Antique built wood burning stone grill with sink
- + Lighted pathways throughout
- + Bat Box on property with mosquito eating bats
- + Hiking trails
- + Seasonal brook
- + Outside parking for 10± cars
- + EV Charging

## INFRASTRUCTURE

### UTILITIES

- + Tesla Powerwall
- + Solar Energy
- + Sewer: Septic
- + Gas: Propane
- + Gas & Electric: PG&E
- + HVAC: Central Heating and AC

### CONSTRUCTION

- + Foundation: Raised Masonry
- + Private driveway with secure electronic gate
- + Roofing: shingle

### TECHNOLOGY/SMART HOME FEATURES

- + WIFI/TV: Valley Internet (antenna based) and Starlink (satellite based)
- + Hardwired Ethernet Backbone for Main House, Pool House, Barn, Gate Shed and Upper Shed
- + Sonos Controlled Outdoor Speakers: Main House Deck, Pool Area, Bocce Rea, and Sports Court Lawn
- + Doorbird Smart Gate Controller with Audio/Video link and Remote Operation
- + Homeseer Smart home system
- + Blueiris security camera system

### WATER

- + Water Heater (Domestic): Standard
- + Water: Well 2.5 GPM, Engineered Water Management System
- + WaterHero water management system with automatic shutdown and leak notification
- + 15,000-gallon Water Storage tank with fill hookup
- + MeterMe water tank monitoring with remote water level monitoring and alert system
- + Dedicated Irrigation System (pump, tank, filter)
- + Triple O Chemical Free Ozone Water Treatment System on domestic tank servicing all domestic water
- + 7 – Stage Reverse Osmosis Under Sink Filtration System with Alkaline Remineralization and UV Filtration for both Main and Pool House