

710 SOSCOL CREEK ROAD

NAPA

OVERVIEW

- 7,162± sq. ft.
 - Main: 6,024 sq. ft.± with 3 bed, 3.5 bath
 - ADU: 1,138 ± sq. ft. with 2 bed, 2 bath
 - Garage: 138 ± sq. ft.
- 12.28± acres, 5± acres planted to vineyards
- Construction:
 - Main: Wood and Stone siding with Metal roof
 - Guest: stucco siding and TPO membrane roof
- Custom built in 2017
- Architect: Joseph Farrell
- Developed & Design: Hurley Hafen
- General Contractor: Kelley Construction
- 5 bedrooms
- 5 full, 1 half bathrooms
- 3 car garage with car lift and utility closet
- Inground pool and spa; built by Bluestone Pools

Highlights

- Custom gate private entry
- Primary wing
- Generac automatic generator
- Spectacular outdoor entertaining areas
- Beautiful views and privacy

Featured Throughout

- Concrete floors
- Recessed lighting
- Custom doors
- Electric shades

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MAIN

- Foyer
 - 9.5' glass pivot entry door
 - Apparatus Chandelier
 - Opens to outdoor living space with sliding glass doors
 - Stairs to lower level
 - Art walls
 - Half bath

- Kitchen
 - 8'x8' island with Caesarstone Quartz countertops
 - Miele gas range with 8 burners, oven, and microwave
 - Custom cabinets imported from Italy
 - Cabinet-front Miele dishwasher
 - Two bar sinks each with a garbage disposal
 - Garbage pull-out cabinet
 - Miele refrigerator and freezer; side-by-side.
 - Multiple refrigerator/freezer drawers
 - Stainless steel counters on side boards
 - Floating shelves

- Scullery
 - Custom cabinetry imported from Italy abundant storage
 - Franke stainless steel sink with garbage disposal
 - Cabinet front Thermador standing refrigerator and freezer
 - Stainless steel Thermador warming drawers
 - Stainless steel Thermador oven
 - Stainless steel Thermador convection oven
 - Cabinet front Uline icemaker
 - Two Miele cabinet-front dishwasher
 - Two Maytag front-load stacked washers and dryers
 - Access door to garage

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- Primary Suite
 - Abundant natural light
 - Bi-fold glass doors
 - Private deck with outdoor shower
 - Primary Bathroom
 - Dual vanities
 - UPG soaking tub
 - White Carrera mosaic tile wall
 - Walk-in shower with glass enclosure and linear drain
 - Dual water closets
 - Prada Inspired custom walk-through closet
 - Primary Gym/Office
 - Glass French doors to access driveway
 - Abundant natural light
- Study
 - Large window
 - Barn doors
- Living Room
 - Sliding glass doors
 - Gas fireplace
- Covered Outdoor Living Room
 - Sliding glass doors
 - Custom screen door
 - Multiple entry points to indoor living spaces
 - Chandelier and recessed lighting
 - Gas fireplace
- Family & Dining Room
 - Opens to kitchen
 - Gas fireplace
 - Natural light
 - Sliding glass pocket doors that access pool patio
 - 13' long custom banquet

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- Wine Room
 - Emerson cooling system
 - Glass entry door
 - 300-400 bottle capacity

Lower Level:

- Media Room
 - Gree Mini Split
 - Wet bar with Franke sink and Uline beverage refrigerator
 - Large art wall
- Guest Suite #1 & #2
 - Gree Mini Split
 - Sliding glass door to private patio
 - Walk-in closet
 - En-Suite Bathroom
 - Single sink vanity
 - Soaking tub
 - Walk-in shower with Carrera Marble and Kohler fixtures

GUEST HOUSE:

- 9.5' glass entry door
- Open floorplan including entry, kitchen and living space
- Scored concrete floors
- Recessed and chandelier lighting
- Abundant natural light
- New Trex deck (2024)
- Kitchen/Great Room
 - Sliding glass doors to access deck
 - Floating shelves
 - Franke stainless steel sink with garbage disposal
 - Gaggenau cabinet front dishwasher
 - Gaggenau built-in convection oven/microwave
 - Bosch electric stove top with Gaggenau hood
 - Cabinets with soft close feature
 - Gaggenau cabinet front stacked refrigerator and freezer

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- Bedroom Suite #1
 - Sliding glass doors to access private deck and main deck
 - En-Suite Bathroom
 - Double sink vanity
 - Walk-in shower with glass partition
- Bedroom Suite #2
 - Sliding glass doors to access private deck and main deck
 - Stacked Bosch washer and dryer in closet
 - En-Suite Bathroom
 - Double sink vanity
 - Walk-in shower with glass partition

LANDSCAPING

- Olive trees
- Oak Trees
- Lawn area
- Tree Up-lighting
- Automated drip system

EXTERIOR & OUTDOOR ENTERTAINING

- 48' X 20' pool with integrated spa with automatic cover
- Outdoor kitchen
 - Franke sink
 - Coyote stainless steel gas grill and hood
 - Located on kitchen deck
- Ag shed for ATV and bike storage, etc.
- Fenced in garden space with raised beds
- Fire turnaround and fire hydrant
- Fabulous mountain and valley views

VINEYARD

INFRASTRUCTURE

- Water:
 - Well; 24.5 GPM with water filtration & softening system (North Coast Waterworks)
 - 7' drawdown after 2 hours to 90 feet
 - Depth is 257 ft.
 - Two water storage tanks:

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- 5,000-gal Main
- 3,000-gal Guest House
- Sewer: Engineered Septic (tank below guest house pumps to main tank and leach below main house)
- Electric: PG&E
- Gas: Propane (1,000 gal below grade propane tank)
- Foundation: Main house on slab. Guest house: Raised
- HVAC: Nest
- Internet: Valley Internet
- Crestron System
- Water heaters: Main: 50 gal. tank; Guest House: tankless
- Generator: Generac; automatic
- Security system: Honeywell
- Fire suppression and sprinklers (Guest and Main)