



PROPERTY NOTES

4163 E 3rd Avenue

Napa, CA · Coombsville AVA

APN 052-450-017-000

BEDROOMS	BATHROOMS	SQ FT (A/C)	ACRES	YEAR BUILT
3+ bonus/office	4F	4,110	1±	1984

PROPERTY AT A GLANCE

- **Year Seller Purchased:** 1986
- **Year of Remodel:** 2005
- **Contractor/Architect:** Mark Grassi
- **Style:** Predominantly single-level residence with an upper-level primary retreat
- **Location:** Valley floor setting in Coombsville AVA, east Napa, with westerly views
- **Lifestyle:** Custom pool, full-size bocce court, small vineyard, gardens, outdoor kitchen with fireplace

MAIN RESIDENCE

Entry

- Corten steel front door designed by Jack Chandler
- Formal entry with illuminated gallery nook; oak wood floors
- Warm, neutral tone plaster walls throughout with abundant natural light
- Large coat closet with built-in shelving

Living Room

- Karastan wool wall to wall carpet, recessed lighting; sliding glass doors to rear pool area

Dining Room

- Sunken; oak wood floor, wood-burning fireplace with decorative tile detail; chandelier; built in illuminated china and storage cabinets, sliding glass doors to rear pool area



Family Room

- Sunken, off kitchen; oak wood floor, wall of windows; sconces, recessed lighting and alabaster stone ceiling fixture, glass sliding doors to rear; built-in media cabinets; wood-burning fireplace with stone slab mantle

Kitchen

- Large island with raised bar seating, architectural skylight; 48-inch Sub Zero refrigerator, 6-burner Wolf range; large oven; two dishwashers; built-in wine refrigerator; trash compactor; two appliance garages; secondary prep sink; pendant and recessed lighting; custom natural granite counters
- Walk-in pantry behind glass door with built-in shelving

Full Bath (Off Kitchen)

- Glass-surround stall shower; single sink; wood vanity with granite counters; built-in cabinetry; inset medicine cabinet

Library / Den

- Built-in shelving; oak wood floor, natural light overlooking front yard

Laundry Room

- Accommodates side-by-side washer and dryer; built-in cabinetry; full-size sink; separate utility closet; pocket door

Primary Suite

- Occupies entire upper level; glass door entry; wall-to-wall carpet; recessed lighting; built-in cedar-lined closet with mirrored doors; large dressing room with built in dresser drawers and shelving, built-in desk/workstation with shelving; private seating area; expansive windows with sweeping westerly views
- Large walk-in closet with storage shelving, drawers, and dedicated luggage storage

Primary Bath

- Marble tile floor, onyx and marble tile walk-in shower with built in seat, three showerheads (two fixed, one handheld); shampoo nooks; private water closet behind frosted glass; built in linen closet, wood vanity with dual sinks and ammonite stone counters; brass fixtures

Guest Bedroom (Front-Facing)

- Carpeted; closet, vaulted ceiling with recessed lights
- En suite bath with shower over tub; single sink wood vanity with drawers; marble counter; brass fixtures, marble tiled floors
- Wall of Marvin windows face front yard



Bonus Room/Office (Front and Rear-Facing)

- Carpeted
- Vaulted ceiling with recessed lights
- Office niche with window
- En suite bath, enclosed water closet; glass-enclosed marble tile stall shower with seat; built-in nooks; single sink vanity with wood cabinetry; marble countertop; brass fixtures; separate built-in tub

Guest Bedroom (Rear-Facing)

- Carpeted; closet
- Wall of Marvin windows overlooking backyard and pool; abundant natural light
- Vaulted ceiling with recessed lighting

Utility Closet in Hall

- Furnace; full-size water heater

GARAGE

- 3-bay garage with built-in cabinetry and workbench
- Existing wall dividing third bay is removable for a fully open 3-bay configuration

OUTDOOR LIVING

- **Landscape:** 1± acre landscaped; expansive lawn areas; gravel pathways, westerly sunset views
- **Pool:** In-ground pool with adjacent built-in spa; Jack Chandler designed pool decking, outdoor room and fountain
- **Loggia:** Off the rear of home for strong linear shade line
- **Outdoor Kitchen:** Stainless sink; flagstone countertops with stainless steel doored storage beneath refrigerator; grill; fireplace; recessed lighting; drop-down shade for late-afternoon sun
- **Garden:** Raised planter beds; fruit trees; small vineyard along the pathways; additional planter beds along the rear property edge and vineyard
- **Lighted Bocce Court:** Full-size oyster shell surface with shaded; adjoining pergola covered in star jasmine
- **Plantings:** Roses; Russian sage; star jasmine; rosemary; fruit trees; butterfly bush; morning glory covered arch; hydrangeas
- **Edible plantings:** raspberries, Lisbon lemon tree Bearss lime tree, blood orange tree, feijoa guava bushes, pippin apple tree, Santa Rosa plum tree



INFRASTRUCTURE

- **Roof:** Concrete tile
- **Water Supply:** Private well; 150± gpm; 3,000 gallon holding tank; Kenetico 2000 water softener (serviced by North Coast Waterworks)
- **Septic:** Septic system; conventional gravity
- **Gas Supply:** Propane
- **HVAC:** Central heat and air conditioning; two units
- **Water Heater:** Standard tank; propane heated