



3211 DRY CREEK ROAD, NAPA

OVERVIEW

- + Zoning Agricultural Watershed District
- + Built in 2002
- + Main House: 6,535± Sq Ft
- + Garage: 2,040+/- Sq Ft
- + 5 Bedrooms
- + 5F | 3H Bathrooms
- + Ag Barn with Office above
- + Solar Power for Main House (owned)
- + Sport Court
- + 35± acres
- + Vineyard: 10.7± acres planted, replant of 5 acres underway paid by seller
 - o Oak Knoll AVA
 - o Cabernet 8.95 acres
 - o Petit Verdot 1.7 acres
- + Private gated driveway
- + Sweeping views to Atlas Peak
- + Stone and stucco exterior
- + Seamless indoor-outdoor living
- + Two Reservoirs
- + Recently replaced gate systems

MAIN HOUSE

FLOOR ONE

- + Formal two-story atrium style Entry Hall, (approx. 25' ceilings) opens to spacious living room
- + Beautiful new tile floors on 1st floor.
- + Dramatic curved floating staircase, with custom wrought iron rails
- + Tray ceiling with lights
- + Two coat closets
- + Powder Room

Formal Living Room

- + Openly flows from entryway
- + Floor to ceiling windows and doors with access to backyard and view beyond

Dining Room

- + Formal Room
- + Tray ceiling with underlighting
- + Two custom built-in dinnerware display hutches
- + Bay window views to front yard and hills

Kitchen

- + Granite counters
- + Two large islands
 - o Cooking Island
 - o Viking 6-burner grill with griddle, built in exhaust fan
 - o Prep sink
 - o Built-in GE Profile warming drawer
 - o Storage
 - o Entertaining Island
 - o Counter seating
 - o Undercounter beverage fridge
- + Built-in professional-grade wood-burning pizza oven
- + Mosaic tile backsplash
- + Dual integrated full size SubZero Refrigerator and Freezer
- + Miele Dishwasher
- + Built-in chef's workstation
- + Extensive custom cabinets, including two large pantry cabinets
- + Walk-in pantry
- + Breakfast Nook
 - o Built-in window seating
 - o Bay Windows
 - o Vaulted ceiling with exposed beams
 - o Access to outdoors
 - o Fan

Family Room (Great room)

- + Vaulted ceiling with exposed beams
- + Stone gas-starter wood burning fireplace
- + Wainscotting
- + Open to kitchen

Pool Room

- + Arched French door entry
- + Wainscotting
- + Built-in shelves
- + Adjacent to Family/Great Room
- + Sliding glass door to outdoors

Guest Room #1

- + Built-in Murphy bed
- + Window seat with storage
- + Walk-in closet
- + Built-in dresser
- + Ensuite Bath
 - o Single vanity
 - o Bathtub
 - o Shower
 - o Tile floors and back splash

Office

- + Wood-paneled walls with built in shelves and storage
- + Bay window with window seat
- + Custom mosaic tile gas log fireplace
- + Fan

Primary Bedroom Suite

- + Large room with two sets of French doors to backyard
- + Carpeted
- + Gas log fireplace
- + Private Office (within bedroom)
 - o Arched French doors entry from Primary Suite
 - o Vaulted ceiling with beam detail
- + Dressing Room
 - o Built-in wall to wall dresser with mirror and windows
 - o Walk-in Closet
 - o Extensive custom built-in organizing system with cedar display cupboard
- + Ensuite Bath
 - o Wall-to-wall marble double vanity
 - o Toilet & bidet
 - o Large floor to ceiling linen cabinet
 - o Walk-in tiled shower with multiple shower heads
 - o Large Jacuzzi tub

Laundry Room/Mud Room

- + Access from garage
- + Window
- + Fan
- + Extensive built-in cabinets
- + Built-in sink
- + Frigidaire Refrigerator
- + U-line ice maker

- + Half Bath

FLOOR TWO

- + Sitting area at the top of staircase
 - o Two set of French doors to outdoor balcony
 - o Carpeted

Laundry Room #2

- + Maytag Washer and Dryer
- + Small cabinet with sink
- + Overhead storage

Guest Bedroom #3

- + Bay windows
- + Double closet with organization system
- + Walk-in (2nd) Closet with floor to ceiling shelves
- + Ensuite Bath
 - o Wall to wall vanity with double sinks, mirror and storage
 - o Ceramic tile throughout
 - o Jacuzzi Tub with window surround
 - o Large walk-in shower with dual shower heads and built-in niche

Guest Bedroom 4 & 5

- + Bay windows
- + Large walk-in closets

Jack and Jill Full Bath

- + Wall to wall vanity with double sinks
- + Under counter storage
- + Built-in floor to ceiling Linen closet
- + Shower Stall with double shower heads and niche
- + Water closet

EXTERIOR

- + Sky lights
- + Covered patio
- + Fan
- + Half Bath
- + Large lawn area
- + Beautiful mature trees and landscaping
- + Putting Green
- + Olive Orchard
- + Infinity Edge Pool
 - o Built-in Spa

- Pool Cover
- Surrounding masonry and stone patio
- Overlooking vineyards and reservoir
- + Endless Views
- + 10 acres of Vineyards below maintained by Robert Jordan Grand Crew
- + Large flat staging area- potential for more garage, Guest House or ADU

Garage

- + Four car garage
- + Direct access to inside house
- + Storage
- + Mechanical room
- + Workshop
 - Separate Room
 - Windows
 - Desks and work area

Barn

- + Equipment or Horse barn
- + Four Horse Stalls
- + Corrals once used for boarded horses
- + Sizeable Office space upstairs

Vineyards

- + Planted in 2002 by Michael Wolf
- + 3.95 acres of Cabernet Sauvignon
 - 337 Clone and 3309C rootstock
- + 1.7 acres of Petit Verdot (8-10 tons annually)
 - 400 Clone and 101-14 rootstock
- + Currently Managed by Robert Jordan Grand Crew
- + Planted in 2025
 - 5 acres of Cab Sauvignon Clone 169 and 110 Rootstock
- + Historical Yields
 - In past years Cabernet averages 40-50 tons and was purchased by Silver Oak
 - Petit Verdot averages 8-10 tons annually

Infrastructure

- + Central HVAC
- + Central Vacuum
- + Septic
- + Well: 31.6 GPM
 - Two water Tanks for Domestic Water Storage and fire Suppression
 - Booster Pump, and Booster Pressure Tank, and Domestic Treatment System
 - Well is for domestic and immediate landscape use only

- + Reservoirs (2)
 - o Upper
 - o Lower
 - o Used for irrigating Vineyards
 - o Recreational use
- + Fire Suppression
 - o Wet Draft Hydrant
 - o Fire Sprinkler Riser

Expenses to run Home & Ranch Monthly

- + PGE Vineyard \$300
- + PGE Home \$850
- + Solar Power
 - o Owned
 - o Dedicated to Main House
 - o 160 panels
 - o 5 central inverters
- + Gardening \$3000
- + Gate \$260 (both gates)
- + Water filtration \$80
- + Pool \$255
- + Housekeeping \$650
- + Historic Vineyard farming expenses \$175-185K/year
- + Historical Income: \$420K-\$612K/year