



## 375 KORTUM CANYON, CALISTOGA

### OVERVIEW & HIGHLIGHTS

- + Built originally in 1998, remodeled all interiors in 2025
- + Coastal Modern architecture
- + Stucco exterior
- + Four-story 4,622± Sq Ft home
- + 13.07± acres
- + Sweeping 360° Vineyard and Mountain views above Calistoga
- + 2 miles to downtown Calistoga
- + 3 Car Garage with EV charger
- + 5 Bedrooms
- + 5 Bathrooms
- + Great natural light throughout
- + Outdoor access from nearly every room
- + Multiple balconies and patios surround the home
- + All new Mbrico decks and patios throughout
- + All new bathrooms throughout
- + Custom privacy shades throughout
- + Wide plank (10") White Oak floors from Spain throughout

### MAIN LEVEL

#### Living Room

- + Entry Foyer with Coat Closet
- + 14 ft ceilings
- + Temperature controlled wine gallery, separate exterior AC unit, ultraquiet
- + Service bar with storage
- + Large picture windows
- + Gas start fireplace with granite surround
- + Wide plank white oak floors
- + Built in window seat
- + Glass door opens to patio
- + Dramatic new floating wood staircase to second level with glass and steel rail

#### Dining Room

- + Formal room
- + Access directly to kitchen and living rooms
- + Built in China storage

## Kitchen

- + Large open kitchen and family room
- + Sliding glass doors opens to patio and outdoor kitchen
- + New custom, European-style, white laminate cabinets with extensive storage, KCMA Certified
- + Wolf 8-burner with oven and convection
- + SubZero Refrigerator
- + Bosch Dishwasher
- + Wolfe built in microwave
- + Large kitchen island, with waterfall quartz slab counters
  - o Blanco stainless sink
  - o Seating for five
  - o Storage under counter
- + Blanco stainless sink under window
- + Insinkerator disposal
- + Retractable spice rack
- + Walk-in pantry

## Family Room

- + Double sliding glass doors
- + Access to outside patio and pool
- + Built in workstation with desk and storage

## Powder Room

- + Single sink vanity with storage and mirror
- + Pendant light
- + Toto toilet

## UPPER LEVEL

### Primary Suite

- + Large, curved picture window
- + Outdoor access to private balcony with a spiral staircase to pool and patio
- + Expansive Dressing Room with dressers, clothing and shoe storage all designed by California Closets
- + En Suite Bathroom
  - o Two separate vanities with storage, and magnifying mirror
  - o Mirror-surround over vanities
  - o Large glass closure shower with porcelain slab surround and built in niches
  - o MTI soaking tub with picture window
  - o WC with Toto toilet

### Den/Lounge

- + Outdoor access to two balconies
- + Built in Bar, wood with granite counters

- Seating for four
  - Silhouette ice maker
  - Silhouette under counter beverage cooler
  - Rinse Sink
  - Bosch dishwasher
  - Built in bar back with storage
- + Lounge area
- + 85" TV
- + Guest Bathroom
  - Single vanity
  - Mirror
  - Large glass closure shower
  - Dual AXOR showerheads
- + Closet with additional Carrier AC unit and separate climate control

#### Guest Bedroom #1 (The Eagle's Nest)

- + Spiral staircase
- + Sliding glass doors, access to private balcony
- + Awe-inspiring 270° views

#### LOWER LEVEL

- + Dedicated AC
- + Nest dedicated climate control

#### Guest Bedroom Suite #2

- + Sliding glass doors, access to main floor patio
- + Closet
- + Bedside sconces
- + En Suite Bath
  - Newly added
  - Large format ceramic tile
  - Single sink vanity with Kohler sinks, Hansgrohe faucets
  - Mirror
  - Double glass closure shower stall
    - Dual AXOR showerheads
    - Built in niche

#### Guest Bedroom #3

- + Closet
- + Windows on 2 sides
- + Privacy shades

#### Guest Bathroom

- + Large glass closure shower
- + Large format floor tiles

- + Floating single vanity

#### Pool Changing Room

- + Pocket door
- + Shower stall
- + Built in bench

#### Hall

- + Linen Closet

#### Laundry Room

- + Granite counters and built in storage cabinets
- + Built in Blanco sink
- + Folding station
- + Pantry Closet
- + LG ThinQ Washer and Dryer side-by-side
- + Rheem water heater

### EXTERIOR

#### Outdoor Entertainment

- + Stunning round Pool and built in spa with spectacular views
- + Hardwired lighting in all outdoor areas
- + Multi-level entertaining decks
  - o Lounge area
  - o Dining Area
- + Outdoor kitchen
  - o Adjacent to indoor kitchen
  - o Silhouette under counter refrigerator
  - o DCS Grill, gas plumbed
  - o Garbage drawer

#### Garage

- + Three car garage
- + Direct access to inside house
- + Rivian 240-volt EV charger
- + New Epoxy coating
- + Built in storage
- + Lower guest parking for 12-15 autos
- + New seal on entire driveway

#### Infrastructure

- + Central HVAC
- + New Nest Controllers (5)
- + Sonos sound system

- + New Ring cameras
- + Water Heater
- + Septic
- + New emulsion coating on roof
- + New picture windows in Living room, Kitchen/Family Room, and Primary Bedroom
- + Well: ??? GPM
  - o Shared neighborhood well system and storage??
  - o Water filtration system
- + Pool equipment, filtration
- + Newly repainted interior and exterior
- + Fire Suppression
  - o 100-foot Perimeter of defensible space created with tree removal
  - o Dedicated fire hydrant??
- +