



LE MIRADOR  
2700 ATLAS PEAK RD., NAPA

OVERVIEW & HIGHLIGHTS

- + Built in 1995-1997
- + Extensively remodeled in 2022-2025
- + Mediterranean Architecture
- + Jaw-dropping Mountainside views that span to Mt. Tam & San Francisco
- + Six minutes to Silverado Country Club and Resort
- + 7500± Sq Ft
- + New 2+ Car Garage, ready for car lift mechanism
- + Additional new Toy Garage, which accommodates 2 more vehicles
- + 4 En Suite Bedrooms
- + 6 Bathrooms
- + 10± acres
- + Large pond, completely resealed in 2024, stocked with bass and bluegill
- + Easy outdoor access from nearly every room
- + Great natural light throughout
- + Three floors of spacious and thoughtfully designed rooms
- + Cabernet Franc vineyard, 2+ acres
- + Whole house, indoor and outdoor sound system

MAIN LEVEL

Great Room

- + Formal Entry with 2 Coat Closets
- + Vaulted, 20' tall ceiling
- + Plaster walls throughout the home
- + Restoration Hardware chandelier

Kitchen

- + Large center island with integrated smoked glass eat-in bar
  - o Granite top with undermount Champagne and Oyster trough sink
  - o Built-in GE Profile Microwave
  - o Pendant lights over island
  - o Seating for 5
- + Custom Oak cabinets with extensive storage
- + SubZero Refrigerator/Freezer



- + Elkay sink with window over
- + Insinkerator Disposal
- + Miele Dishwasher
- + Appliance garage
- + Viking 48" Double Oven, with built-in griddle and 4 burners
- + Viking professional grade hood
- + Breakfast area with built-in bench seating and overhead fan
- + Access to outdoor patio from French doors
- + Wood floors

#### Powder Room

- + Single granite vanity with storage and mirror
- + Custom painted sink
- + Sconce lighting

#### Living Room

- + Approx. 20ft ceilings
- + Two large wrought iron chandeliers
- + Fireplace soaring 20ft tall, wood burning
- + Two sets of French Doors leading to dining patio

#### Dining Room

- + Wrought iron chandelier over table

#### Den/Media/Game Room

- + Oversized room
- + Vaulted ceilings
- + Blackout shades
- + Built-in Bar
  - o Bronze rinse sink
  - o Slate back bar
  - o Storage
  - o Glass encased wine glass and bottle storage
  - o Viking 28-bottle wine fridge
  - o Automatic dish/glass washer



#### Primary Bedroom Suite #1

- + Surrounded by mountain views
- + Carpet floors
- + Walk in closet
- + En Suite Bathroom
  - o View of pond
  - o Custom double vanity with matching linen storage
  - o Two tear drop pendant lights
  - o Porcelain tile
  - o Aquatic whirlpool soaking tub with Grohe faucet
  - o Walk-in glass surround shower, with rainfall spout
  - o W/C

#### Laundry Room

- + Built-in storage with folding station
- + Sink
- + GE Profile Washer and Dryer

#### SECOND FLOOR

##### Primary Bedroom Suite #2

- + French Doors open to private balcony
- + Views over Napa Valley to Mt. Tam and San Francisco
- + En Suite Bath
  - o Stone tile
  - o Dual marble vessel sinks with custom vanity
  - o Two mirrors and two shaving/makeup mirrors
  - o Glass block shower stall, built-in niche and rainfall shower
  - o Oversized clawfoot whirlpool soaking tub
  - o WC with dedicated floating sink
- + Dressing Room
  - o Dresser Island with marble top and built-in storage with benches on each side
  - o Extensive built-in organization system, and separate shoe storage area

#### Library

- + Situated above open Den/Media/Game Room
- + Custom wall system/bookshelves

#### Bedroom #3



- + Large closet
- + Separate thermostat
- + En Suite Bathroom
  - o Walk-in Shower with dual shower heads
  - o Single sink vanity

#### LOWER LEVEL/GROUND FLOOR

Dedicated large tasting room with room for 8 people

- + Chandelier
- + Built-in storage
- + Wine Cellar #1
  - o Case Storage Room naturally cooled
- + Wine Cellar #2
  - o Second tasting area with fresco of vineyards
  - o Bottle storage room, with large bottle capacity

#### Kitchenette

- + Rinse sink
- + Bosch dishwasher
- + Cabinets

#### Family Room

- + Custom stained concrete floors
- + French Doors to patio

#### Bedroom #4

- + 2 sets of French Doors to front patio
- + Ground level entry
- + Private
- + Sitting area
- + En Suite Bath
  - o Single vanity
  - o Glass closure, tiled shower
  - o Tiled floors and backsplash

#### Powder Room

- + French inspired painted sink and faucets with two sconces



## EXTERIOR

### Outdoor Entertainment

- + Cliff side garden
- + Multi-level entertaining patio
- + Dining Pergola
- + Natural rock garden with native plants and built-in bench seating
- + Kitchen
  - o Glazed concrete countertops
  - o Hestan Aspire Grill
  - o Hestan mini fridge
  - o Hestan storage cabinets
  - o Hestan slide out trash receptacle
  - o Full size sink with custom sink cover
- + STIL hot tub
- + Outdoor shower
- + Landscape lighting throughout
- + Pond
  - o Pergola for dining
  - o Lower patio and "beach"
  - o Fire pit
  - o Loungers
  - o Raised garden beds
  - o 100-foot-long waterfall feature and pond circulator
  - o Depth of pond at its deepest is 9 ft.
  - o Floating swim platform
- + Extensive landscaping: 7 olive trees, including 130 year old "trophy" olive tree; extensive perennial flowers; succulents; native and pollinating plants

## GARAGE

- + New 2 car Garage (built in 2024)
- + Equipment storage
- + Tesla charger
- + Vaulted ceiling
- + Built to accommodate 2 car lifts for additional auto storage
- + Secondary "Toy" Garage
  - o Separate entrance



- Accommodates additional car and multiple motorcycles, side-by-sides, golf cart, etc
- Separate storeroom for vineyard/landscaping equipment and supplies

#### Infrastructure

- + Water: well on site and well-fed pond for irrigation
- + Well House
  - Water filtration system
  - Sediment filter
  - Ozone domestic water treatment
  - 2 x 3,000 water storage tanks
- + Two dedicated fire hydrants adjacent to home
- + Composite roof
- + Fireproof block construction
- + Newly painted stucco exterior
- + Security gate entrance
- + Ring system
- + Sewer: Septic
- + Navie instant-hot tankless water
- + 4 HVACs systems
  - Multi-zone HVAC with smart thermostats throughout home
- + Cable and internet: High-speed, fiber optic TV and internet access