



60 & 80 Clear Creek Road
Napa, California

Offered at \$25,995,000

Golden Gate | Sotheby's
INTERNATIONAL REALTY

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60 & 80 Clear Creek Road, Napa



Located on approximately 285 acres soaring high on a crest of the Mayacamas Mountains, above the valley floor off the Oakville Grade, this immaculate estate with spectacular panoramic views and interiors by Russell Groves combines sophisticated resort ranch living with California indoor-outdoor architecture. Featured in [Architectural Digest](#) and [GQ](#), this trophy residence presents an unparalleled opportunity to purchase not only a piece of architecture with enveloping views, but also a chance to own a frame of mind – one of privacy, peace and tranquility.

The estate comprises three parcels: an approximately 123-acre parcel with main house and guest home, an approximately 67-acre buildable parcel, and a 95-acre parcel. The main residence is approximately 9,502 square feet with 6 bedrooms and 6.5 bathrooms. Sprawling open-plan living areas ideal for entertaining with triple height ceilings open to expansive terraces, level lawns and infinity edge swimming pool and manicured, drought tolerant gardens. Additional highlights include a gourmet kitchen, butler's kitchen, wine room, home theater, office/library, and spa-worthy master bathroom with an expansive outdoor shower. Top of the line appliances, state of the art home audio and security, and master craftsmanship throughout further the allure.

The guest house located near the tennis court is approximately 1,090 square feet with 2 bedrooms, 2 bathrooms and a kitchenette. No detail or expense has been spared on this awe-inspiring hilltop retreat.

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Asking Price	\$25,995,000
Assessor's Parcel Number	027-310-032-000 (80 Clear Creek) 027-310-043-000 (60 Clear Creek) 027-270-019-000
Zoning	Ag Watershed
Parcel Size	Approximately 285 total acres (3 parcels: 123 acre (developed), 67 acre, 95 acre)
Location	Approximately 74 miles to San Francisco International Airport Approximately 67 miles to Oakland International Airport Approximately 32 miles to Charles Schulz Airport in Santa Rosa Approximately 53 miles to the Golden Gate Bridge Approximately 60 miles to the Bay Bridge
Background	Seller purchased property in 2012 Architect: Leong Architects Architectural Designer: Russell Groves Builder: Cello Maudru Interior designer: Russell Groves Landscape designer: Bertotti Landscaping
General	Perched on Western edge of the Mayacamas Mountains with dramatic views of Napa Valley 3 parcels: 123 acre developed parcel, 67 acre buildable parcel, 95 acre parcel Main house: 9,502 +/- sq ft, 6BR/6 full and 1 half baths Guest house: 1,090 +/- sq ft, 2 BR/2 full bath and kitchenette Gourmet kitchen and butler's kitchen Wine Room Home Theater Expansive outdoor shower Meditation room and courtyard Tennis Court Oversized 3 Car garage with Tesla charger Outdoor kitchen and dining patio overlooking pool and valley Infinity swimming pool Expansive terraces and level lawn Drought tolerant landscaping Engineered European Oak floors Custom Riviera Bronze windows and doors Waterworks, Dornbracht, Kallista fixtures Toto toilets Custom No. 8 Lighting inset lighting throughout buildings
Exterior	Cedar façade finished in custom-made gray stain
Main House	6 bedrooms 6.5 bathrooms Approximately 9,502 +/- square feet Great room (living and dining) Chef 's kitchen

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Butler's kitchen
Breakfast nook
Wine room
Office/library
Master suite with office, meditation room and terrace
Master bath with soaking tub, expansive outdoor shower, three custom closets
Children's wing with secret passage
Office/Library
Mudroom
Laundry room
Workout room
Oversized 3 car garage with Tesla charger

Great Room

Triple height exposed beam gabled ceiling
Dramatic built-in fireplace
Custom wood paneled wall
Bespoke Russell Groves metal chandelier
Triple entry French doors
70 foot retractable pocket sliding glass doors opening to indoor/outdoor terrace with fireplace
Formal dining with seating for 12-14

Kitchen

Expansive counter seating
Breakfast nook
Tile backsplash
Two sinks
Miele Futura Diamond dishwasher
Subzero refrigerator
48" Wolf LP gas range and hood and pot filler
Wolf microwave drawer
Viking trash compactor
Island with marble top

Butler's Kitchen

Painted cabinets
Concrete countertops
Subzero refrigerator
48" Wolf LP gas range and hood
Wolf convection microwave
Miele Futura Diamond dishwasher
Viking trash compactor
Wolf warming drawer

Breakfast Nook

Built-in seating
Windows overlook lawn and pool
Direct access to terrace

Wine Room

300 bottle capacity
Temperature controlled
Built-in storage racks
Subzero refrigerator

Master Suite

Located in separate wing

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Expansive views southeast across valley from large single pane window
Access to meditation terrace via glass French doors
Access to pool terrace via opposite French doors
Fireplace with dramatic black tile façade
Distressed oak paneling

Master Bathroom

Dual custom vanity with black walnut cabinetry and marble countertop
Mosaic marble tile floors
Three walk-in custom closets
Glass enclosed dual rain shower with adjacent solid marble soaking tub
Glass receding pocket doors open to dual outdoor shower in enclosed garden terrace
Zen massage room with doors leading to private view and sitting terrace
Office or dressing room off third closet area with access to patio

Workout Room

French doors to front terrace
Mirrored walls

Powder Room

Located adjacent to home theater, exercise room and home office, in connecting hall to great room
Toto toilet
Tile backdrop and marble mosaic floor
Floating sink on solid hardwood plank countertop

Laundry

Located adjacent to garage, utility room and mud room
Cabinetry and open counter space
Miele washer and dryer
Kohler large single bowl sink

Mudroom

Open mudroom adjacent to guest bedroom wing and open staircase
Built in storage bench seating

Office/Library

Fireplace with matte charcoal brick façade
Custom built-in shelving
French doors to back terrace

Home Theater

Sunken stadium seating
Expansive 12' couches
Soundproof walls

Main Level Guest Suite

French doors lead to level lawn and pool terrace
View across the valley
Ensuite bathroom with walk-in shower, dual vanities

Main Level Children's Wing

Two bedrooms with custom cabinetry and shelving connected by mirrored secret passage/craft room
Both bedrooms open to south facing terraces
Shared full bathroom across hallway with marble tub, dual vanities and dressing table

Upper Level

Curved custom steel bannister staircase with bubble glass chandelier
Bedroom with vaulted ceilings and eastern facing valley view
Large bath with dual vanities, dual rain showers and Waterworks soaking tub with prime view to southeast
Second bedroom over garage with pitched ceiling, view to the west

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Guest House

Accessed through mature garden to North of main house
Two large bedrooms, both en-suite, separated by great room with views to west and east, respectively
Large great room with vaulted ceiling and fireplace
Wetbar/kitchenette with shelving, Subzero under-counter refrigerator, GE microwave, Miele dishwasher, Wolf microwave drawer
Nest thermostat
Level lawn area and private patio adjacent to guest house

Storage/Extras

Utility room adjacent to garage and laundry room
Walk-in linen closet in guest wing

Garage

Oversized 3 Car garage with Tesla charger

Infrastructure

Upper (80 Clear Creek) private well: 318 feet deep
Lower (60 Clear Creek) private well: 290 feet deep
Septic: Standard system, Xerxes fiberglass tanks at 1,500 (guest house) & 2,000 gallons (main house). Tanks located adjacent, north of respective buildings. Chamber leachfield located 390 feet east of main house.
American Solar 18kW Solar System consisting of 55 SunPower SPR-327NE-WHT-D Modules and 1 SMA SB4000TL-240v, and 1 SMA SB11000TL-240v Inverter
Margraf Systems integrated music and entertainment system
Sonance custom hidden indoor speaker system
SonArray by Sonance outdoor speaker system
Sonos integrated system
UniFi integrated WiFi system
Honeywell security system
Nest Protect system
Nest thermostat
Extensive Alpha Fire Suppression Systems sprinklers and alarm
Warm Floors Radiant Heating hydronic floor heating
Fiberglass insulation in all structures

Outdoor Living

Limestone paved pool with hot tub (high-efficiency gas fire heating)
Outdoor Kitchen located off kitchen and great room with Wolf outdoor gas grill, Modern Aire hood liner, subzero under-counter refrigerator, subzero ice maker
Concrete prep and serving counter
Covered terrace with fireplace and electronic screen enclosures
Full bath and changing room accessible via pool terrace
Level lawn adjacent to pool and terrace with expansive views to the southeast
Children's Woodplay Playhouse adjacent to tennis court

Tennis Court

Located on North end of property
Accessible by driveway and adjacent to guest house and large open multi-use terrace
Low maintenance, high performance DecoTurf surface

Landscaping

Premium industrial-grade Hunter irrigation system
Extensive B-K Lighting outdoor lighting
Drought tolerant, evergreen landscaping

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Decorative landscaping includes: Agapanthus, Aloe, Aster, Choisya, Daphne, Lavender, Bearded Iris, Native Ornamental Fescue, Jerusalem Sage, Penstemon, Rhododendron, Rosemary, Salvia, Thyme, Watsonia

Shade trees: California Live Oak, Valley Oak, California Sycamore

Accent trees: Bigfoot Maple, Evergreen Dogwood, Hybrid Strawberry Tree

Screening Shrubs: Coast Silk Tassel, Toyon, Coffeeberry, Sugar Bush,