

VILLA BELLISSIMO FEATURES:

GRAND ENTRY

- *Wrought iron and glass double entry door with eyebrow above*
- *Alabaster pendant lighting*
- *Covered Travertine porch with chandelier*
- *Art niches each side of entry*
- *Marble floor medallion*

CULINARY KITCHEN

- *Granite slab countertops*
- *Split level island with bar stool seating and alabaster pendant lighting above*
- *Maple butcher block island*
- *2 double stainless steel sinks*
- *Knotty Alder cabinets*
- *Under cabinet lighting*
- *GE Monogram 48" refrigerator*
- *GE Monogram 48" Commercial Range – 6 burner with GE Monogram commercial hood and double oven*
- *Commercial hood has 2 warming lights*
- *GE Monogram trash compactor*
- *GE microwave oven*
- *2 Kenmore Elite double drawer dishwashers*
- *Travertine flooring*
- *Walk-in pantry*
- *Alabaster chandelier*
- *Recess ceiling detail*

BUTLER'S PANTRY

- *Granite slab countertop*
- *Knotty Alder cabinets*
- *Beverage refrigerator and wine refrigerator*
- *Imported hammered copper vessel bar sink with Bella forte vessel filler*
- *Barrel vault ceilings*
- *Marble floor medallion*

Information deemed reliable but not guaranteed

WALK-IN PANTRY

- *Arched top Knotty Alder entry door*

NOOK

- *Travertine flooring*
- *Alabaster chandelier*
- *Glass corner window*

DINING ROOM

- *Formal*
- *Built-in china hutch*
- *Stepped ceiling*
- *Travertine flooring*
- *Alabaster chandelier and sconces*

STUDY

- *Built-in desk and file cabinet with shelves*
- *Stepped ceiling*
- *Double door entry*
- *Can be used as 4th bedroom*

FORMAL LIVING ROOM

- *Elegant gas fireplace with Arcusstone chimney and slab Travertine hearth*
- *Wrought iron mantel*
- *Two recessed art niches (to the right and left of fireplace)*
- *Alabaster sconces*
- *12' Pella sliding door to Loggia*
- *Travertine flooring*
- *Stepped ceilings*

Information deemed reliable but not guaranteed

FAMILY ROOM

- *Stepped ceiling*
- *Home theater location (pre-wired for plasma)*
- *Game closet*
- *Built-in desk computer station*
- *Spacious*
- *40 feet of Panda window walls at corners that open to Loggia and outdoor living-kitchen area*
- *PRIVATE*

WINE CELLAR

- *Temperature controlled*
- *Custom built-in wine racks with lighting*
- *Travertine flooring*
- *Solid Knotty Alder entry door with Speak Easy*

LAUNDRY ROOM

- *Granite slab countertop*
- *Travertine flooring*
- *Knotty Alder cabinets*
- *Stainless steel sink*

MASTER SUITE

- *Double door entry into a Foyer with Alabaster pendant lights*
- *Stepped ceiling*
- *Recessed bed wall*
- *Dual oil rubbed bronze wall reading lamps on each side of bed*
- *Very spacious dual walk-in closets with surround cherry cabinets (one drawer has built-in ironing board), cable outlet in closet*
- *Slider leading to rear Loggia*

Information deemed reliable but not guaranteed

MASTER BATHROOM

- *Dual Travertine slab countertops with Travertine vessel sinks and wrought iron vanity area with makeup mirror and stool*
- *Wrought iron vanity area with makeup mirror and stool*
- *Maxx Palace jetted tub with Travertine slab surround and hand sprayer*
- *Large Travertine slab shower walls*
- *Oil bronzed Bella Forte plumbing fixtures*
- *Dual wrought iron vanity mirrors*
- *Stepped ceiling*
- *Pre-wired for TV, internet and Cat 5*
- *Knotty Alder cabinets*
- *Travertine floors*
- *Alabaster sconces*
- *Separate private room with water closet*

IN-LAW UNIT OR GAME ROOM (Legal Second Dwelling Unit)

- *Old World Hickory hardwood floors, stairs and stair rails with wrought iron balusters*
- *Alabaster pendants and chandelier*
- *Knotty Alder kitchen with island, refrigerator, gas range, designer vent hood, dishwasher, trash compactor and granite slab countertops*
- *Living area (plenty of room for a pool table or ping pong table)*
- *Dining area*
- *Full Bath with linen cabinet, vanity and travertine slab shower walls*
- *Travertine balcony*
- *Separate Knotty Alder arched entry door with “speak easy”*
- *Perfect for in-law unit or large game room*

Information deemed reliable but not guaranteed

OUTDOOR LIVING AREA WITH KITCHEN

- Full granite slab and Knotty Alder kitchen, split level peninsula with sitting bar, dishwasher, refrigerator, 38" Built-in BBQ with stainless steel hood, stainless steel sink, Ice maker
- Sitting area with spectacular VIEWS!
- Indoor/outdoor wood burning fireplace and Arcusstone chimney and granite hearth
- Alabaster pendant lights above sitting bar
- +/- 1,600 SF covered Loggia that opens to .5 acre level rear yard
- Outdoor shower for future pool and spa
- Travertine flooring
- 2 Tommy Bahama ceiling fans

INTERIOR FEATURES

- **SINGLE LEVEL LIVING**
 - **Second dwelling** with kitchen, living area, dining area and full bathroom
 - +/- 1600 Square Feet of covered **Outdoor living area with sitting room and kitchen**
 - Grand covered entry with double wrought iron/glass doors
 - Recessed art niches
 - Travertine floors in many areas
 - Travertine base boards throughout the villa
 - Formal Living Room with fireplace
 - Formal Dining Room with built-in china hutch
 - Family Room
 - Butler's pantry with wet bar
 - Walk-in pantry
 - Study
 - Computer station in family room
 - 2 bedrooms, each with full bathrooms, Travertine slab countertops and shower walls
 - Temperature controlled wine cellar
 - 2 Tommy Bahama ceiling fans
 - Knotty Alder cabinets throughout
 - 8' solid 4 panel solid Knotty Alder wood interior doors with oil rubbed bronze hardware
 - Spectacular Alabaster and oil rubbed bronze light fixtures and scones
 - Oil rubbed bronzed Bella Forte plumbing fixtures throughout used in all bathrooms
 - Smurf tubing for future wiring throughout villa
 - Pre-wired for TV, internet and Cat 5 in entire villa
 - Advanced lighting control system in every room
 - Stainless steel Bella Forte plumbing fixtures used in all three kitchens
 - 2 water heaters
 - 2 Recirculation hot water pumps
 - Fire sprinkler system
 - 2 HVAC systems
 - Security system with 2 key pads
 - 40 Feet of window wall sliding doors in family room that completely open for indoor/outdoor living
 - All window sills in Arcusstone limestone
 - Pella windows used throughout villa
- Information deemed reliable but not guaranteed**

EXTERIOR FEATURES

- *Covered outdoor living area with sitting area and kitchen*
- *Arcusstone exterior pillars*
- *Paver stone circular driveway*
- *3 car attached garage with storage closet, knotty cedar wood carriage style doors*
- *Loggias with Travertine flooring*
- *Tommy Bahama ceiling fans at loggias*
- *Imported Italian copper gutters and downspouts and chimney shroud*
- *Imported Italian cap and pan rustic tile roof*
- *Approximately 1,600 SF of outdoor living area under roof*
- *Front and rear yard landscape lighting (driveway, path, accent and tree lighting)-to be installed*
- *Approximately 2.67 acre site*
- *Huge private rear level yard (approximately .5 acre in rear)*
- *Large back lawn area*
- *Automatic sprinkler system for all landscaping*
- *Front and rear yard landscaping – level area for pool and spa*
- *Plumbing (electrical, gas and water) installed and ready for approved and permitted pool & spa*
- *Outdoor shower with Arcusstone surround*
- *Approximately .5 level acre for gentlemen's vineyard, chipping green, or children's play yard*
Stubbed for water, electrical and sprinkler box
- *100+ year old oak trees in rear yard*
- *Swan hill olive trees in front yard*
- *Italian Oil rubbed bronze outdoor wall fixture lighting around exterior*
- *Arcusstone entry columns with driveway entry lighting*

LOCATION FEATURES

- *Indoor/outdoor living*
- *Located in Skyfarm in a 10 lot subdivision*
- *60.95 acres of permanent common open space surround these 10 properties*
- *City water, sewer and power*
- *On Top of Hill*
- *Beautiful views of city lights and western hills*
- *Private neighborhood on cul-de-sac*
- *Property borders Paradise Ridge Winery and vineyards*
- *2.67+/- acre level building pad and ½ acre rear level yard*
- *So close yet so far away from town*