PROPERTY DETAILS

21831 SCHELLVILLE ROAD | SONOMA

ERIN LAIL

SEVENAU
MATT SEVENAU

DOS PALMAS
21831 SCHELLVILLE ROAD, SONOMA

OVERVIEW & HIGHLIGHTS

- Two Parcels (APN 128-412-040-000 & 128-412-041-000)
- Total Lot Size: 2.8± acres
- Effective Year Built: 2007 | Current Owner Purchased: 2020
- Main Residence + Detached Pool House/Guest House
- 4,450± combined square feet
- 3 bedrooms | 3 baths Total
  + 2 bedrooms | 2 baths (Main Residence)
  + 1 bedroom | 1 bath (Guest House)
- Custom designed visual elements and features
- Unobstructed views to Mount Sonoma
- High-tech home designed for connection & productivity
- Historic and architectural significance

MAIN HOUSE
LOWER LEVEL

- Living Room
  + Glass panel front door entry with transom windows and sidelights
  + Original rough-hewn open beam ceiling and framing
  + Original wide-plank wood floors, preserved with a deep stain
  + Cupola skylight with mixture of overhead and sconce lighting
  + Pair of French doors with viewing deck access
  + Custom Corten steel gas fireplace with remote control
  + Aged brass fixtures and accents throughout
  + Bocci minimalist outlets and Buster + Punch industrial switches throughout

- Kitchen
  + Open concept with abundant natural light

- + Custom Calacatta Cordia marble island with waterfall edge, large prep area + counter seating
- + Custom cabinetry with walnut interior millwork and soft-close drawers
- + Buster + Punch pulls and handles
- + Extra-wide Blanco Silgranit sink
- + Brass pendant lighting and Waterworks fixtures
- + Luxury 5-burner La Cornue gas range and oven
- + Custom brass vented hood with design detail
- + Custom marble backsplash and oven surround
- + Built-in Liebherr refrigerator and Miele dishwasher
- + Smart utility storage reducing countertop clutter
- + Pull-out waste and recycle bin cabinets
- + Beverage refrigerator
- + Two wine refrigerators

- Dining Room
  - + Vaulted ceiling with exposed beams
  - + Louis Poulsen PH Artichoke Chandelier and sconce lighting
  - + French doors with sidelights
  - + Access to outdoor patio and pool area

- Guest Bedroom/Studio/Office
  - + French doors to front exterior
  - + Abundant natural light
  - + Sconce lighting
  - + Cork pinboard feature wall
  - + En Suite guest bath with privacy doors
  - + Custom made sliding barn doors for privacy

- Guest Bathroom
  - + Designer wallpaper detail
  - + Large console sink with black iron base and Waterworks brass fixtures
  - + Stall shower with Waterworks brass fixtures, decorative tile, and glass enclosure

- Butler Pantry/Secondary Kitchen/Utility Room
  + Dutch-door exterior access
  + Laundry room with utility sink and built-in cabinets
  + Coat closet
  + Back of house pantry/storage areas
  + Buster + Punch pulls
  + Stone counters with open shelving
  + Sink and full dishwasher
  + Great for entertaining and post-event clean-up
  + Convenient barista/coffee bar area
  + High-tech media cabinet with whole-house WiFi, Sonos amps, Sonos hardwired throughout main house and guest house
  + Custom metal stairway with sound-dampening carpet and a gentle grade

SECOND LEVEL

- Primary Bedroom Retreat
  + Spacious retreat area with loft-style view to lower level
  + Vaulted ceiling with exposed beam framing
  + Custom metal railing, cabinetry, and shelving
  + Recessed, sconce, and spot overhead lighting
  + Gas fireplace with remote control and built-in media cabinet storage
  + Sound dampening premium wool carpet
  + Walk-in closet with custom sliding barn doors
  + Bedroom accommodates king sized bed
- Primary Bath
  + Horizontal wall of windows offering south-facing natural light
  + Simulated wood flooring
  + Freestanding deep soaking tub with inset fixtures and glass tiled shelves
  + Brushed nickel fixtures throughout
  + Designer lighting fixtures throughout
  + Large console sink and built-in cabinetry
  + Tiled stall shower with new glass enclosure and Jolie filtered shower head
  + Toto toilet

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DETACHED POOL HOUSE | GUEST HOUSE

- Generously sized rooms with vaulted ceilings and abundant natural light
- Separate retreat for gym, studio, workshop, or overflow storage
- Spacious main room with custom designed B&B Italia sofa for scale*
- French doors to poolside exterior and redwood outdoor shower
- Custom built claro walnut bookshelf with cabinets and integrated lighting on dimmer
- Overhead and designer sconce lighting
- Custom built vintage barn door from original horse carriage wood
- Primary En Suite with sitting area and custom desk cabinetry, beverage refrigerator
- Full bath with basin sink over wood vanity and dark bronze fixtures
- Stall shower with geometric tile and glass enclosure
- Walk-in closet
- Premium wool carpet
- Four loft-style storage closets for holiday décor, sports equipment, off-season wardrobes

EXTERIOR

OUTDOOR LIVING

- Patios/Dining Areas: Multiple seating areas to gather and dine, including viewing deck, fire pit, outdoor patio, and pergola
- Pool & Spa: Large custom built-in pool with Heath tiling, sun deck, extended Baja bench, and in-water umbrella inserts
- Sports & Games: Bocce ball court with room to expand for sport court, pickleball, etc.
- Views: Oriented towards big-sky views, open meadows, and daily sunsets
- Trees: Two mature palms and one majestic Heritage Valley Oak anchor the property
- Landscape: Natural setting with drought-tolerant grasses and seasonal landscape; gravel, paver, and stone pathways, outdoor lighting, galvanized raised garden beds

PARKING/STORAGE

- Carport: 2-car covered parking with breezeway access to kitchen for easy unloading
- Guest Parking: Secure overflow parking for 10± cars behind the gate
- Additional Space: Room for expansion to build detached garage (buyer to verify)
- Storage: Abundant storage throughout, including detached storage shed/well house

INFRASTRUCTURE

- Water: Private well, 90+ GPM, plus 1500-gallon storage tank
- Sewer: Engineered septic
- Utilities: PG&E, Solar
  - Solar updated in 2023 with new modules, new partial racking system and inverters
- Water Heater: Standard
- HVAC: Radiant heated floors throughout with six-zoned Nest thermostat, plus a central whole house fan cooling system
- Tech & Communication: Professionally designed Wi-Fi 6 network, building-to-building connectivity, and integrated Sonos audio zones throughout the property.
- Translation: Fast Wi-Fi everywhere. Music everywhere. The barn, guest house, and pool areas connected seamlessly on one secure network.

*Many furniture pieces have been custom built for the space. The B&B Italia sofa and other one-of-a-kind custom claro walnut furniture/cabinets are considered personal property. Seller willing to consider including furniture in Purchase Price.