

VILLA MILLE ROSE

7900 Money Road, Oakville, Napa Valley

Villa Mille Rose, an authentic Italianate Villa designed by renowned architect Dante Bini with unmatched architectural authenticity, striking landscape design and bountiful organic harvests - truly one of the most extraordinary estates to become available in Napa Valley in this decade.

The private & secluded villa is sited in Oakville, Napa Valley with 360-degree views of vineyards & mountains; consists of 2 separate legal parcels totaling 19+ acres with four legal kitchens. Main villa, separate guest house, caretaker home, 6.5 acres of state-of-the-art ultra-premium Oakville AVA Bordeaux varietal vineyard newly planted in 2015, Italian style gardens, organic vegetable gardens & rose gardens on approx. 15 acres and two additional dwellings, 2 barns, 100 fruit trees & a 2-acre Gold Medal olive orchard on a 4+ acre parcel. Extraordinary 310 GPM well.

Elegance unfolds in this authentic Tuscan style salon designed for grand-scale entertaining with two dramatic wood burning fireplaces and seating areas, one at each end, spacious formal dining, library, exquisite master suite, spacious dressing room, exercise room, and two guest powder rooms. The enormous kitchen design is taken from the Frescobaldi estate in Tuscany and has a sitting area with a Tuscan fireplace and authentic Tuscan oven with plenty of wood space. Interior decorated by Steven Volpe in collaboration with the owner to create an ultimate Napa Valley dream estate.

Truly unique and beautiful design of the loggia, pergola, swimming pool, beautiful stone bridge, and walkway. The Italian style gardens with sculpted boxwood hedges, a wisteria covered pergola, potted sculpted rosemary and white/pink oleander intermixed with 100-year-old olive trees, tall majestic cypresses and approx. 500 rose bushes in a variety of colors that blend with different shades of green and the pale eggshell stucco of the villa.

Villa Mille Rose represents the owner's insistence on perfection for beautiful surroundings and the romantic feel of Tuscany.

\$26,500,000

VILLA MILLE ROSE

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Architect: Dante Bini

Interior Decorator: Steven Volpe

Villa Mille Rose reflects Michelangelo Buonarroti (Sistine Chapel - Pieta) Tuscan Villa Architectural design with the two-side wings and front loggia.

“The two side wings signify that guests are welcomed and embraced.”

TWO LEGAL PARCELS:

7900 Money Road, Oakville, CA 94562

APN# 031-030-024: 14.96 Acres

Main Villa - 7,900+ sq. ft.

Guest house - 1,394 sq. ft.

Caretaker apartment

Storage rooms

Wine cellar (4,000 bottle capacity)

4 car garage

6.5 acres of ultra-premium Boudreaux varietal vineyard planted in 2015

9 acres of Italian gardens

7888 Money Road, Oakville, CA 94562

APN# 031-030-026: 4.06 Acres

Main residence: 1,737 sq. ft.

Apartment/guest house above the barn: 756 sq. ft.

Large storage barn: 2,074 sq. ft.

Farm equipment storage barn: 1,966 sq. ft.

Two additional storage barns: 467sq. ft. and 640 sq. ft.

One-acre fruit orchard (100 trees)

Two-acre olive orchard producing Gold Medal olive oil

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VILLA MILLE ROSE

APN# 031-030-024 & 031-030-026

Summary of Dwellings:

7900 Money Road:

Villa	7,913 sq. ft.	3 br. & 3 full bath & 3 half bath
Guest House	1,382 sq. ft.	3 br. & 2 full bath
Caretaker Apt.	920 sq. ft.	1 br. & 1 full bath
Total	10,215 sq. ft.	7 br. & 6 full bath & 3 half bath

Wine Cellar	400 sq. ft.
Garage	960 sq. ft.
Carport	264 sq. ft.

7888 Money Road:

Main House	1,737 sq. ft.	3 br. & 2 full bath
Guest Apt.	756 sq. ft.	1 br. & 1 full bath
Total	2,493 sq. ft.	4 br. & 3 full bath

Large Storage Barn:	2,074 sq. ft.
Equipment Barn:	1,966 sq. ft.
Two Small Barns:	467 sq. ft. and 640 sq. ft.

Total Dwellings: 12,708 sq. ft. 11 Bedrooms
12 Bathroom – 9 Full Bath
3 Half Bath

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Villa Mille Rose

7900 Money Road, Oakville, Napa Valley
APN#031-030-024

Amenities:

Authentic style Tuscan salon with beautiful vaulted ceilings

Spacious dining room for grand scale entertaining

Master bedroom suite with large closet, master marble bathroom which includes steam room and Jacuzzi tub

Library with large movie screen and projector encased in the ceiling – all maple wood panel and cabinets with media equipment

Two guest powder rooms

Entertainment kitchen including: granite counters, alder/birchwood cabinets, 2 Wolf stoves with 8 burners, 3 ovens (one of which is a convection oven), 3 dishwashers (one of which is a commercial Hobart), 2 Subzero refrigerators, 1 ice maker, 4 warmers for dishes, and large Tuscan fireplace with rotisserie equipment

Large pantry room with wood cabinets, counters, restaurant type dishwasher, and guest bathroom

Five large living room doors & ceiling perimeter features grey stone tile trim

Living and dining room have fine stucco finished walls

Two guest bedroom suites

Exercise room,

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VILLA MILLE ROSE

7900 Money Road, Oakville, Napa Valley
APN#0310-030-024

Amenities - continue

Five beautiful wood burning fireplaces

Great, efficient lighting system throughout the house – 4 setting mood lighting

House designed with no hallways or wasted space

All window and doors have double glass panels, and most doors have thick, sliding screen doors

All interior wall corners are rounded for a softer feel

Two big attics with all mechanical equipment

Two heating systems: one radiant heating in the floor, one forced-air heating with thermostats in each room

Full air-conditioning system with thermostats in each room

Three bay windows with copper roof (kitchen, master bedroom, master bathroom)

Whole house and guest house supplied with “reverse osmosis system”,

Four-car garage

Temperature controlled, 4,000 bottle wine cellar

4 room storage area

Washer/dryer room with two broom closets and wood cabinets

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VILLA MILLE ROSE

7900 Money Road, Oakville, Napa Valley
APN#031-030-024

Amenities - continue

Surround sound system with 50 speakers : 26 speakers inside house, 10 speakers outside house, 14 Speakers around gardens

Front loggia with columns covered with jasmine

Copper trellis around house with climbing roses

Hand laid Rocky Mountain Quartz stone decking around the house, swimming pool area, bridge, and walkway

Guest house features three bedrooms, two bathrooms, kitchen, dining/living room, heater and air-conditioning, large patio with wooden trellis pergola

Caretaker's apartment features one bedroom, one-bathroom, large dining/living room, kitchen with wood stove and heater

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The Villa Mille Rose boasts an expansive audio/video, internet, and control system:

Landscape Audio - Arriving guests are greeted with many expertly-placed landscape speakers covering the front acreage. Music is delivered via state-of-the-art Control 4 System, all managed via iPhone, iPad, Android app, accessing internet audio streaming services, along with a large collection of high-fidelity recordings on local system hard drive.

House-Wide Audio - The "multi-zone" aspect of the system ties the interior and exterior together, allowing separate control for the large great room, bedrooms, and kitchen areas to experience the same music and ease-of access to music play lists and streaming content.

Modern Theater - The library has recently been updated with the latest in projection and screen technology, boasting a laser projector and 166" diagonal motorized film screen, all expertly crafted to disappear into the cabinetry and ceiling when not in use. The audio system is driven by the latest HDMI 2.2 processor, feeding Linn Hi Fi speakers that are custom-built into the room cabinetry.

Network & Internet - Enjoy the rural lifestyle without missing the connected world. Recent network updates provide decent internet access and Wi-Fi coverage inside the villa.

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APN# 030-030-026

Villa Mille Rose – **Second Parcel**

Residence: Approx. 1,737 sq. ft., three-bedrooms and two bathrooms, kitchen, dining/living room, garage, washer/dryer, heater, front lawn, and rose garden

Apartment/guest house: Approx. 756 sq. ft., above storage barn features one bedroom, one and a half bathroom, washer/dryer, heater and air conditioning

Large barn for wood storage

Large barn for equipment

Electrical room

Reverse osmosis room

One-acre fruit orchard (100 trees)

Two-acre olive orchard producing Gold Medal olive oil

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VILLA MILLE ROSE

APN# 031-030-024 & 031-030-026

ITALIAN GARDEN STYLE LANDSCAPING:

Berm, where Villa sits, is 5 feet high of compact soil with thick cement foundation, and offers a 360-degree Napa Valley view

House deck and front walkway surrounded by mature Italian boxwood edge and columns every 4 feet with pots containing architectural rosemary

Mature 25-year landscaping

Swimming pool pergola with cement columns covered with wisteria, features separate bathroom/changing room and storage/pool equipment room

Large swimming pool (130'x28'), with beautiful stone bridge in the center

Fountain and formal rose garden all fenced with redwood painted trellis

Formal vegetable garden fenced with redwood trellis and raised bed area

Dog house area with five tall redwood trees

Five large, 25-year-old berms containing:

- 102 mature 60-70-year-old olive trees
- 50 very tall, mature cypress tree
- 650 large white and pink Oleander bushes
- 600 juniper bushes

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ITALIAN GARDEN STYLE LANDSCAPING:

Ground covered with blue vinca minor

500 rose bushes (in the formal rose garden and around the property)

2 acres of perfectly groomed lawn

Five berms, swimming pool, front of the pergola, vegetable garden, and other areas are all framed by cement curbs

Outside lighting system for all the above – berms, swimming pool, pergola etc.

Formal fruit orchard with 100 fruit trees, all varieties

Formal 14-year-old olive tree orchard with 350 Tuscan varietal trees which has produced gold medal olive oil for the last 10 years

Five septic tanks

Three propane gas tanks

Well : 310 GPM

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