DAMIAN ARCHBOLD

Poetic Moon Estate and Vineyards, Napa CA

FEATURES AND AMENITIES LIST

Located in the prestigious Howell Mountain AVA, Poetic Moon Estate and Vineyards is the vision and conceptual elaboration of Princess Thi-Nga of Vietnam.

While combining the classicism of a European villa with modernism and contemporary concepts, Princess Thi-Nga's signature *Zen-Chic* style, evident in properties that she had developed and conceived, features a serene spa-like atmosphere, conveying palatial proportions with Marble flooring, walls and columns; while integrating state-of-the art Chromotherapy spa features, with Onyx floors, walls, and illuminated Onyx counters found at the most luxurious and exclusive resorts.

With refined indoor-outdoor living, the Travertine Marble front porch and back patio provide elegant private formal dining spaces for 190 guests, while the magnificent European manicured gardens and lawns provide a breathtaking setting for an enchanting formal dining for 400 guests.

The majestic entrance, with a cast iron gate, operated by a Smart Security System, leads to two private driveways, both meandering through the property's vineyard; with the main residence's driveway lined with a regal row of 40 cypress trees on one side and blooming roses on the other side, provides a glorious arrival.

The 6.25-acre estate offers spectacular grounds, formal gardens and views, overlooking the neighboring Getty family-owned Cade 13th vineyard.

The 3.75± acres of manicured European gardens feature rows of cypress trees, enhanced with blooming crepe myrtle trees, and flowering roses, azaleas, lily of the Nile, oleanders bushes, and framed by ancient 100-foot-tall redwood trees, which convey a reminiscence of European parks and curated formal gardens.

The 2.50± acre vineyard produces the most prestigious Howell Mountain AVA Cabernet Sauvignon, stemming from the exceptional clone 337 from Bordeaux.

While offering the prestige and privacy of Howell Mountain, the estate is conveniently located a mere 8 minutes, or 7 miles, from downtown St. Helena, and 10 miles from Calistoga, which offer world-class resorts, refined Michelin-starred restaurants, the iconic Auberge du Soleil, and the Four Seasons Resort.

Property Overview

- 6.25± acres
- 2.5± acres vineyards
- 3.75± acres manicured European garden
- 6,216± square foot total living space
- 8 bedrooms | 9 bathrooms
- Gated entrance with Smart Security access
- 2 separate driveways through vineyards and gardens
- Underground power lines

Main House

- Remodel completed in 2014
- 4 bedrooms | 5 bathrooms | 4,016± square foot
- Front covered porch: 664± square foot
- Back porch: 1,426± square foot
- Terrace: 567± square foot
- Pool patio: 2,275± square foot
- Pool and spa
- 2-car garage: 771± square foot
- 6 outdoor guests parking places
- Mechanical room/storage: 168± square foot
- Separate driveway through vineyard, lined with 40 cypress trees and rose bushes

Guest House 1

- 2 bedrooms | 2 bathrooms | 1,006± square foot
- Deck and spa with vineyard view
- Separate driveway through vineyards

Guest House 2

- 2 bedrooms | 2 bathrooms | 979± square foot
- Deck and spa with vineyard view
- 3-car garage | 1,059± square foot
- 1 carport
- 4 guests parking places
- Separate driveway through vineyards

Concrete Cisterne/Cave

- 1,089± square foot
- 16± foot-high ceiling

Well & Water Storage

- New well with 11-gallon per minute, in pump house
- 2 separate water lines
- Domestic water with UV bacterial prevention
- Separate irrigation lines
- 2 water storage tanks | 5,000-gallons each
- 2 septic systems

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Main House Overview

Interior Features

- Marble floors and walls throughout. Crema Marfil-Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- 17-foot-high ceiling, foyer and media/family room
- Kitchen displays Granite walls, counters and island
- Bathrooms feature Onyx floors, walls, illuminated Onyx vanity counters and Onyx vessel sinks throughout, Giallo Crystal Onyx imported from Brazil
- Spa-like bathrooms with Chromotherapy baths with illuminated Onyx or Marble surround
- Spa-like steam showers with Chromotherapy
- 1 Marble-clad gas fireplace, within a 17-feet-tall Marble wall display unit
- 2 Granite slab-clad gas fireplaces
- Phantom screens and French doors throughout, leading to Travertine Marble porch, patio, loggia and terraces
- Clear View glass railing throughout: staircase, master bedroom terrace and porch, back patio and spa railing
- 1,500-bottle temperature-controlled wine cellar
- Recessed LED lighting throughout
- Legrand lighting system
- State-of-the-art Sonos sound system - 36 indoor/6 outdoor speakers installed by celebrity expert audio-video specialist (who installed AV systems at Jimmy Buffett's and Gloria Estafan's properties)
- 6 Sonos controllers with 3 amplifiers
- Radiant floor heating in all bathrooms
- Nest Thermostat/temperature control throughout
- QMotion window covering system with remotes
- ADT security system

Main House | First Floor

Foyer, Entrance

- Porte-cochère entrance with Travertine marble flooring
- Soaring 17-foot-high ceiling
- Marble floor and wall. Crema Marfil-Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- Marble-clad staircase
- Clear View glass railing throughout first and second floors
- Nest Thermostat/temperature control throughout

Living & Sitting Room

- Marble floors and walls throughout. Crema Marfil-Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- Marble-clad wall with individually lit display niches
- Granite slab surround gas fireplace
- Coffered ceiling with recessed LED lighting
- Sonos surround sound system
- 1,500-bottle temperature-controlled wine cellar
- French doors and phantom screens leading to covered porch/loggia
- Adjoining covered porch/loggia features Travertine Marble flooring with a striking *River of Fire*, a linear 36-feet infinity fire feature
- Outdoor seating areas with 2 fire pits
- Front porch provides formal outdoor dining for 30 guests

Media/Family Room

- Soaring 17-foot-high ceiling
- Marble floors and walls throughout. Crema Marfil Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- Marble-clad floor-to-ceiling wall unit with illuminated Marble display niches
- Gas linear fireplace with custom 17-foot-high Marble surround and wall unit with individually illuminated Marble display niches
- Marble Media Center wall with additional individually lit Marble display niches
- Sonos surround sound system
- Recessed LED lighting
- Custom vertical Bahamian dual ceiling fans
- Dramatic windows
- French doors with Phantom Screens leading to an enchanting back porch with Travertine Marble flooring surrounding the pool and spa areas, while framing the lush European garden lined with majestic 100-foot-tall redwood trees
- Patio features 5 seating areas with 4 fire pits

Kitchen

- Single-slab Granite countertops and Granite full wall and wall backsplash
- Granite island with seating and storage cabinets
- Fisher & Paykel free-standing gas range oven and ventilation hood
- Fisher & Paykel built-in electric oven
- Built-in stainless-steel microwave
- Stainless steel Samsung refrigerator and dishwasher
- Vinotemp wine refrigerator
- Sonos surround sound system
- Recessed LED lighting
- Kohler Crue Collection touchless/pull-down faucet
- French doors with Phantom Screens leading to an enchanting back porch, with Travertine Marble flooring, surrounding the pool and spa area while framing the lush European garden, lined with majestic 100-foot-tall redwood trees
- Outdoor dining

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Guest Bedroom

- Marble floors, Crema Marfil-Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- Sonos surround sound system
- Recessed LED lights
- QMotion window coverings with remote control
- Closet
- French doors with Phantom Screens lead to an enchanting private porch, with Travertine Marble flooring and private seating area, framed by a bucolic garden

En-Suite Guest Bathroom

- Bathroom features Onyx floors, Giallo Crystal Onyx imported from Brazil
- Emperador Marble walls
- Illuminated Onyx vanity counters and double Onyx vessel sinks
- Spa-like bathroom with Chromotherapy bathtub with Champagne bubble system
- Marble tub-surround
- Spa-like steam shower with Chromotherapy
- Toto toilet
- Radiant floor heating
- Sonos surround sound system
- Recessed LED lighting
- Kohler Lure Collection fixtures

Powder Room and Full Bathroom

- Bathroom features Onyx floor and walls, Giallo Crystal Onyx imported from Brazil
- Illuminated Onyx vanity counters and Onyx vessel sink
- Spa-like steam shower with Chromotherapy
- Toto toilet
- Radiant floor heating
- Sonos surround sound system
- Recessed LED lighting
- Kohler Loure Collection fixtures
- Dual access to pool and spa

Pantry, Laundry, AV room

- Marble floors, Crema Marfil-Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- Samsung washer and dryer, 220v
- Samsung extra refrigerator
- Granite counter
- Sink and cabinets
- Server room for Smart Home devices, Wi-Fi, and Sonos sound system
- Recessed LED lighting
- Dual access to pool and spa
- Dual access to garden, back patio, and BBQ

Main House | Second Floor

Primary Suite

- Marble floors and walls throughout, Crema Marfil-Select Marble imported from Europe
- Custom Marble baseboard and moldings throughout
- Marble-clad wall with individually lit display niches
- Custom-designed Marble bed and headboard
- Marble display wall with individually lit display niches
- Marble Media Center with individually lit display niches
- Large picture windows
- French doors with Phantom Screens that open to a 567± square foot private terrace and expansive porch with sprawling views of the property's manicured gardens and vineyards as well as the Getty family-owned Cade 13 vineyards
- Radiant floor heating
- Sonos surround sound system
- QMotion window coverings with remote control
- Adjoining 2 separate walk-in closets
- Nest Thermostat/temperature control throughout

Primary En-Suite Bath

- Onyx floor and walls, Giallo Crystal Onyx, imported from Brazil
- Illuminated Onyx countertops and Onyx double vessel sinks
- Onyx tub surround
- Large spa bathtub with Chromotherapy and Champagne bubbles system and jets
- Large Onyx Chromotherapy spa steam shower with seating area
- 2 water closets with Toto smart toilets with heated built-in bidets
- Kohler Loure Collection fixtures throughout
- Large window with pool and garden views
- QMotion window coverings with remote control
- Mirror above the tub has embedded TV
- Sonos surround sound system
- Radiant floor heating

Gym | Sauna

- Onyx floor and walls. Giallo Crystal Onyx, imported from Brazil
- Exercise area with gym equipment
- Dynamic dry infrared Sauna
- Sonos surround sound system
- Second set of Samsung washer and dryer, 220v
- Large picture window overlooking gardens and pool

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Guest Bedroom 2

- Marble floor, Crema Marfil-Select Marble, imported from Europe
- Marble baseboard and moldings throughout
- Large picture window with breathtaking views of the property's manicured gardens and vineyards as well as the Getty family-owned Cade 13 vineyards
- Sonos surround sound system
- Recessed LED lighting
- QMotion window coverings with remote control

En-Suite Guest Bathroom 2

- Onyx floor and walls. Giallo Crystal Onyx, imported from Brazil
- Illuminated Onyx vanity and vessel sink
- Spa Chromotherapy steam shower
- Kohler Loure Collection fixtures throughout
- Toto toilet
- Sonos surround sound system
- Closet

Guest Bedroom 3

- Marble floor, Crema Marfil-Select Marble, imported from Europe
- Marble baseboard and moldings throughout
- Large picture window with breathtaking views of the property's manicured gardens, pool and spa
- Sonos surround sound system
- Recessed LED lighting
- QMotion window coverings with remote control

En-Suite Guest Bathroom 3

- Onyx floor and walls. Giallo Crystal Onyx, imported from Brazil
- Illuminated Onyx vanity and vessel sink
- Onyx tub surround
- Large spa bathtub with Chromotherapy and Champagne bubbles system and jets
- Kohler Loure Collection fixtures throughout
- Toto toilet
- Sonos surround sound system
- Closet
- Dual doors provide access as an additional second floor powder bath

Covered Front Porch | Patio

- Travertine Marble flooring, imported from Italy
- Marble-clad columns
- Marble baseboards and moldings throughout
- Covered Marble front porch with outdoor dining and seating areas
- Covered Marble porch, convertible to an elegant seating dining venue for 30 guests
- 36± foot-long infinity *River of Fire* gas fire feature
- Two gas firepits
- Decorative Crystal chandeliers
- Sonos surround sound system

Front Lawn, Garden, and Gazebo

- 3.75± acres of manicured formal gardens
- Lighted gazebo, with seating and dining area, with vineyard view and surrounded by a blooming European garden
- Raised garden beds and vegetable garden
- Private driveways through the vineyards, lined with 40 majestic trees and meandering through a manicured European garden
- Sonos surround sound system

Back Porch | Patio and Garden

- 1,426± square foot Travertine Marble flooring, imported from Italy
- French doors with Phantom Screens leading to an enchanting back porch with Travertine Marble flooring and spa area, while framing the lush European garden, lined with majestic 100-foot-tall redwood trees
- Outdoor dining
- Outdoor entertaining space with formal seating for 80 guests
- Patio features 3 seating areas with firepits
- Covered porch with BBQ and seating area
- Sonos surround sound system

Pool and Spa | Patio and Garden

- Pool patio: 2,275± square foot
- Oversized pool surrounded by a lush European garden and lawn framed by majestic 100-foot-tall redwood trees with seating for 100 guest
- Outdoor entertaining space with formal seating for 250 guests
- 2 seating areas with fire pits
- Large LED illuminated 7-person spa
- Chaises lounges seating
- Sonos surround sound system

Gardens

- 3.75± acres of manicured European gardens and lawns with blooming crepe myrtle trees, cypress, evergreen, and walnut trees, framed by majestic over 100-foot-tall redwood trees which convey a reminiscence of European parks and curated formal gardens
- The bucolic garden features flowering azaleas bushes, rose bushes, lily of the Nile bushes, supertunias, and a variety of other specimens
- A vegetable garden with exotic herbs
- 2 private driveways through the vineyards
- A separate driveway to the main house, meandering through vineyards and formal gardens, is lined with 40 cypress trees
- A separate driveway,through the vineyards to the 2 guest cottages
- Hydrawise Smart-Irrigation System with app operates 29 landscape zones
- Sonos surround sound system

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Vineyards

- 2.50± acres of most prestigious Howell Mountain Cabernet Sauvignon, clone 337 from Bordeaux
- Hunter Hydrawise Smart-Irrigation System with app operates 3 vineyard zones
- Vineyard irrigation includes both frost protection and drip irrigation

Two Guest Cottages

Guest House 1: Honeymoon Cottage

- 1,000± square foot | 2 bedrooms | 2 bathrooms
- Living room, dining room, and kitchen have vaulted ceiling
- Bathroom 1: with illuminated Onyx counters and Onyx vessel sinks
- Bathroom 2: with illuminated Onyx counters and Onyx vessel sinks and spa-like Chromotherapy steam shower
- Kitchen features Granite countertops
- Refrigerator, gas cooktop and stove, dishwasher, and wine chiller
- Private outdoor spa
- Deck with vineyard views
- Additional outdoor dining/seating area
- Washer and dryer
- Separate driveway through vineyard

Guest House 2: Verandah Cottage

- 979± square foot | 2 bedrooms | 2 bathrooms
- Tiled flooring
- Living and dining rooms with vineyard view
- Private outdoor spa
- Additional outdoor dining/seating area
- Washer and dryer
- Located above 3-car garage
- 1 carport
- 4 guest parking spaces
- Separate driveway through vineyard

Well & Water Storage

- New well with 11-gallon per minute, in pump house
- 2 water storage tanks, 5,000-gallons each
- 2 separate water lines
- Domestic water with UV bacterial prevention
- Separate irrigation line

Additional Features

- Gated entrance with Smart Security System
- 1100± square foot concrete water cistern - potential wine cellar and/or wine cave
- 2 septic systems
- Underground electrical lines



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