



Sonoma Valley Style

Luxurious Elegance

Welcome to 5253Grove.com

5253 Grove Street, Sonoma
Offered at \$4,448,000



Generous chef's kitchen.



Elegant dining room.

Brilliantly sited.

- Private Gated Entrance
- Views to City Skyline
- Sky-high Ceilings
- Floor to Ceiling Windows
- Massive Decks
- Custom Closets
- Massage Room
- Media Room
- Fruit Tree Orchards
- Mature Landscaping
- Perimeter Fence

Sonoma Valley Life Style

Enter this home, custom-built by Taylor Lombardo Architects, through the gated entrance. An exquisite arched entry door reveals the great room, graced by approximately 30 foot ceilings with four sets of double European French doors which open onto the fountains, patios and gardens surrounding this elegant 3 bed 4.5 bath home.

Custom Arto cement tile flooring, authentic wine- barrel chandeliers. Barrel vaulted hall ceiling creates height, visual interest and dimension. Chef's kitchen appointed with top-of-the-line appliances including Sub-Zero built-in glass door refrigerator, Dacor double ovens and warming drawer, Viking 6 Burner gas stove, built-in microwave, Dacor restaurant-style warming stove vent hood, new disposal and Bosch dishwasher. The massive kitchen island with farmer's sink and excellent storage, easily seats four. Generous pantry with floor to ceiling storage, additional butler's pantry with sink, Fisher & Paykel Double DishDrawer dishwasher, and glass cabinetry.





Light and airy living room.



Luxurious master bath.

Aesthetically pleasing, highly sensible infrastructure.

Built to last 6,000-gallon concrete water storage tank, 1,000-gallon buried propane tank, solar power, four phase water filtration system, dual level radiant heat, forced air and heat, new pump and well, paved driveway and parking. Excellent surround sound system throughout the home and off kitchen patio. Salt water copper ionized eco pool with hot tub and baja bench.

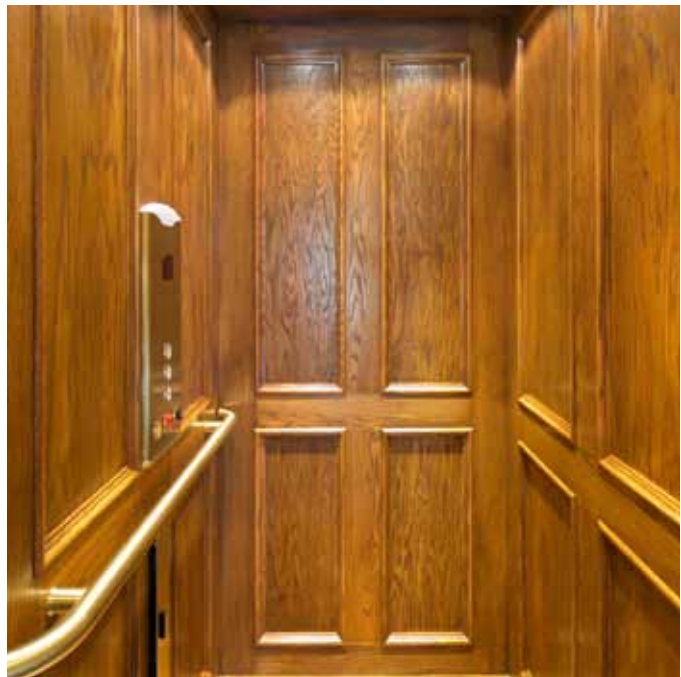
Detached Guest House Fully detached 1 bed, 1 bath, 1 car garage guest house sited for views and privacy. Generous open kitchen and living room, patio with grand scale double European French doors luxurious, elegant master bath.

Gated and fenced approx 8.66 Acre property includes 90 pomegranate tree orchard, Fuyu Persimmons, Pink Striped fig trees, cherry tree, and other low water natives, as well as a flat meadow ready for a boutique vineyard, tennis court, second pool or pool house. Most furnishings can be included (depending on mutual contractual agreement).

Smart Functional Layout

- Approx 8.66 Acres
- Approx 6480 Sq Ft Main House
- Approx 675 Sq Ft Guest House
- 3 Bedroom Suites
- 4.5 Bathrooms
- 3 Level Elevator
- 2 Laundry Rooms
- 3 Car Detached Garage
- 3 Indoor, 1 Outdoor Fireplace
- Saline Ion Pool with Hot Tub
- Radiant and Forced Air Heat





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