PROPERTY NOTES

6641 Yount Street

Yountville, CA · Old Town Yountville

APN 036-038-019-000

BEDROOMS	BATHROOMS	TOTAL SQ FT (A/C)	ACRES	YEAR BUILT
3	2F	2,870±	0.37±	1938

PROPERTY AT A GLANCE

- **Total Lot Size:** 0.37± acres, nearly 16,000 square feet — one of the largest lots in Old Town Yountville
- **Total Conditioned Space:** 2,870± sq ft combined (1,910± sq ft main house + 960± sq ft guest house), per architectural drawings
- **Bedrooms / Bathrooms:** 3 bedrooms, 2 full baths total — main house 2 bedrooms/1 bath; guest house 1 bedroom/1 bath
- **Year Built:** Main house 1938, remodeled 1987; guest house 1986
- **Location:** Rare legacy property in Old Town Yountville, a few blocks from The French Laundry and other Yountville restaurants, shops, amenities
- **Signature Amenity:** Custom pool designed by architect Cy Ogden (2023); Black walnut tree on the property estimated at approximately 360± years old, providing seasonal shade to the backyard

Presents with layered original 1938 character — arched entry, oak floors, plaster-and-lath walls — alongside later updates, including a 2011 kitchen/sitting area remodel, a 2023 pool, and a 2024 carport.

MAIN HOUSE

Entry

- Series of arches, including the original arch over the driveway, believed to date to the home's original 1938 construction

Sitting Room

- Interior walls of lath and plaster; arched windows original from 1938; oak flooring original from 1938

Living / Dining Room

- Claro walnut flooring

Kitchen

- Appliances: Kenmore 4-burner gas range; Bosch panel-ready dishwasher; KitchenAid refrigerator/freezer
- Custom cabinetry by Selby (an Amish cabinet shop based in Twain Harte), in vertical grain Douglas fir
- Soapstone countertops, maintained with mineral oil; Claro walnut tongue-and-groove flooring milled from deadfall trees sourced in Yosemite
- Kitchen and adjoining sitting area updated in 2011

Owner's Suite

- Vaulted ceiling; Marvin windows; back garden view; pool view

Guest Bedroom 1

- Front garden view; oak flooring original from 1938
- En suite bath: original 1938 tile and grout; shower over tub; vanity mirror

Laundry

- Shelving; ironing board; oak flooring original

GUEST HOUSE (6641A)

- 960± sq ft, per architectural drawings
- Walls, ceiling, and bookcase in vertical grain Douglas fir; ceramic tile flooring; bedroom loft
- Designed to reference the form of an original redwood barn that previously stood on the site; barn materials were salvaged and sold toward construction

Kitchen

- Black walnut flooring; 4-burner stove; toaster oven; microwave; farm sink

Laundry Room

- Plumbed for a sink; originally designed to also function as a darkroom for film photography

Sunroom

- Used for storage

CARPORT

- Redwood construction with concealed structural fasteners and a natural oil finish; copper gutter and downspout
- Built from a redwood trellis salvaged from the property; completed 2024

OUTDOOR LIVING

- **Swimming Pool:** Designed by Cy Ogden (2023), permitted by the Town of Yountville, constructed with Delta Gunite
- **Coping:** Honed basalt, imported from China
- **Waterline Tile:** Fireclay (Berkeley, CA)
- **Pool Equipment:** Pentair
- **Pool Heater:** On property but not connected; gas is stubbed for natural gas and would require trenching and hookup to activate
- **Gas Meter:** Installed; gas line in place
- **Pool Cover:** Solid cover, manual operation
- **Pavers:** Poured concrete slab
- **Outdoor Dining Patio:** Yes
- **Pool Equipment Shed:** 8'x10'; concrete slab with floor drain; sound-proofing insulation; cedar shingle exterior matching the main house, with copper flashing, gutters, and downspouts; houses all pool equipment and a sub panel
- **Additional Storage:** 6'x8' stand-alone storage shed

GARDENS & LAND

- **Olive Trees:** Planted 1990 (Spanish and two French varieties)
- **Additional Plantings:** Jelly palm; walking iris (blooms in late summer, each flower lasts one day); quince; artichoke; mountain palm; iris; lily; cypress trees; clumping bamboo; Japanese maple; daffodils ('Winston Churchill,' a fragrant variety); agave; rose bush; boxwood; maidenhair ferns; Meyer lemon; Japanese camellia; euphorbia; dwarf podocarpus; Trachycarpus fortunei; dwarf maple; aeoniums
- **Planter Beds:** Built into the garden wall; succulents in copper basins
- **Notable Tree:** Black walnut tree estimated at approximately 360± years old, providing seasonal shade to the backyard
- **Grounds History:** Brick walkways and a creekside patio have been in place since 1986; sections of stained concrete curbing along the north fence line are estimated to date from 1938 to 1950
- **Creek:** Runs along the southern boundary; historically did not overflow, and recent Town of Yountville flood mitigation work has further stabilized its flow

INFRASTRUCTURE

- **Exterior Walls:** Cedar shingle; trim in redwood and fir
- **Garden Gates:** Pedestrian gates on the north and south sides of the property, designed by Cy Ogden and built by Bella Terra Ironworks
- **Driveway Gate:** Viking gate motor with in-ground sensors and a fire department key, installed 2018
- **Generator:** 22kW Generac; auto-switch; natural gas; powers both the main house and guest house
- **Fireplaces:** Wood-burning with gas starter
- **HVAC:** Forced air heating and cooling in both the main house and guest house
- **Roof:** Composition (main house); standing-seam metal (guest house)
- **Gas:** Natural gas
- **Hot Water Heater:** Tankless gas (2 units)
- **Sewer:** Public
- **Water:** City water for domestic use; private well for irrigation — well depth 120± ft, pump set at 110± ft (installed 2014), flow rate 10± gpm (all figures per owner)
- **Internet / Cable:** Comcast Xfinity
- **Foundation:** Concrete perimeter (main house); slab-on-grade (guest house)
- **Fire Insurance:** Currently carried through State Farm
- **Storage Closets (4, attached to Main House exterior):** Closet 1 — tankless water heater; Closet 2 — 5'x8' open storage; Closet 3 — generator transfer switches and low-voltage landscape lighting transformer; Closet 4 — well pump, water tank, and pressure gauge