

“ZEN-CHIC” PALATIAL ESTATE

The Estate:

Poetic Moon Estate & Vineyards is a 6.25 acres Property located on the prestigious Howell Mountain, in the bucolic Napa Valley. The name Poetic Moon was chosen as a tribute to Princess Thi-Nga of Vietnam whose first name Thi-Nga, in Vietnamese, translates to Poetic Moon in English.

Vineyards & Gardens:

Poetic Moon features a 2.5-acre of the Highly sought-after Howell Mountain Cabernet Sauvignon vineyard planted with the unique “clone 337” rootstock from Bordeaux

Additionally, the Property boasts 3.75 acres of expansive and impeccably manicured European Gardens and Lawns with blooming trees and evergreen trees, flowering bushes and plants.

With thousands of Plants and Trees, The Enchanting Property features over 100 ft tall Redwood Trees, Thuja Occidentalis, Crepe Myrtle and Walnut trees, as well as Azaleas bushes, Rose, Lilly of the Nile, Lavender and Supertunia bushes and a variety of other specimens.

The Estate provides Opulent Cast-Iron Entrance Gates, with Smart CELLGATE “Phone App” and Remote-controlled Coded Security System; with a Separate Driveway for the Main House, and a Separate one for the 2 Guests Cottages.

The Design:

Poetic Moon Estate was Redesigned and Remodeled by Princess Thi-Nga of Vietnam and her husband, Douglas Gallagher. Princess Thi-Nga is highly regarded for her Signature “Zen-Chic” Design, featuring her talents and creativity, with a “Better than New” result, while her husband ensures that all the details are completed tastefully.

Approximately 70 Tons of Marble, Granite and Onyx were brought to Poetic Moon Estate to complete the Palatial Remodeling of the 8 Bedrooms and 9 Bathrooms Property, with the Main

House featuring 4 Bedrooms and 5 Bathrooms, and two Guest Cottages, each with 2 Bedrooms and 2 Bathrooms, with 2 Private Driveways through the vineyards

The Main House:

Poetic Moon Spectacular Main House is accessible by a separate Driveway, through its vineyards.

Upon arrival, one is greeted with the Enchanting and Enveloping Musical Sounds from the “Interior and Exterior” and “Individually or Collectively” App-Controlled Musical Sonos System.

With 4 Bedrooms and 5 Bathrooms, 3 Indoor Parking garage and 6 Outdoor Guest Parking area, the Palatial Main House features Ultra-Premium 24 inch “Crema Marfil Select” Marble Flooring and walls clad in the same Marble, as well as customized Marble baseboards and moldings throughout.

The Great Room:

The Great-Media Room “Zen-Chic” Design features a Spectacular 2-storied, 20-foot tall, Marble-clad Wall Unit, with individually illuminated niches, an ideal display to feature an art collection such as Jade or Porcelain or Figurines or Crystal sculptures.

Dual Bahamian fans from the soaring ceiling; French doors, with recessed Phoenix screens, leading to the magnificent North Garden and lawns, surrounded by 100 Ft Redwood Trees, with 20 Ft Thuja Occidentalis trees and blooming bushes framing the Pool and Spa; by the adjoining Travertine Marble Porch and covered loggia with BBQ

Sonos Music System with seamless “Indoor-Outdoor” transition and “Collectively or Individually” Musical Selection per area; all provide an Enchanting “Indoor-Outdoor” Lifestyle.

THE LIVING ROOM

The same Palatial Marble theme is carried throughout the Living Room, with individually Illuminated Marble Display Niches, Illuminated Coffered Ceiling, Granite Slab Surround Gas Fireplace, 1,500 Wine Bottle adjoining Wine Cellar.

All, culminating to a seamless transition from Luxurious Indoor to Outdoor living, with two sets of French Doors leading to the covered Front Porch, clad with Travertine Marble Columns, Flooring and moldings, with 3 crystal chandeliers, Dining and Seating areas featuring Tables with Built-in Fire Pits and especially, the Spectacular “River-Of-Fire”, a 36-foot long “Infinity Edge” Linear Fire Feature, glistening over Cobalt Glass Beads.

With Sonos Music System and its seamless “Indoor-Outdoor” transition, with a Collectively or Individually Musical Selection per area; All, overlooking the Magnificent Views of the Impeccably Landscaped Gardens, Vineyards, Romantic Gazebo during the Glorious Sunset.

THE DINING ROOM

The Living Room also leads to the Beautifully appointed “Zen-Chic” Marble Dining Room, which features Views and access to both, the South Garden and North Garden through French Doors with recessed Phoenix Screens, and Seamless “Indoor-Outdoor” Sonos Sound System, which invites the luscious outdoors to the opulent indoors surroundings.

THE KITCHEN

The Spectacular Chef Kitchen, adjacent to the Elegant Dining Room and the Magnificent Great Room, features 6 slabs of Granite, from the elongated single Slab Main Counter, all other Counters, to the Walls and Back-Splashes all clad in the same Stone.

The State-Of-The-Art Kitchen features both Fisher and Paykel Gas Range and Oven, as well as Separate Electric Oven, a Double-Door Refrigerator, Wine Cooling Refrigerator, Microwave and Dishwasher.

Large Window and French doors, with recessed Phoenix Screens, lead to the North Garden Grounds, Pool and Spa; only enhanced by the Sonos “Individually-Collectively” Sound System; thus, perpetuating the “indoor-Outdoor” Concept

DOWNSTAIRS ADDITIONAL AMENITIES:

“BURGUNDY” GUEST BEDROOM 1 – DOWNSTAIRS

An Elegant Guest suite with Marble flooring, baseboard and moldings, with French doors equipped with recessed Phoenix screens, provide access to a Private Travertine Marble porch and seating area. Q-motion remote-controlled window coverings complete the privacy, while illuminated LED recessed soffits and Sonos “Individual-Collective” Sound System provide ambient sound and mood lighting

“BURGUNDY” EN-SUITE GUEST BATHROOM - 1 - DOWNSTAIRS

A Dream Guest Bathroom with Onyx Flooring, Underlit Onyx countertop and double Onyx sink basins. Marble walls; Chromotherapy steam shower stall with seat, Chromotherapy tub with champagne bubble system, TOTO toilet and Kohler Loure Collection fixtures and heated flooring complement this exquisite Guest quarter.

POWDER BATHROOM

In continuation with the same Luxurious theme, with Onyx Floor, Walls, Counter, vanity and vessel sink Chromotherapy steam shower stall, and TOTO Toilet Kohler Loure Collection fixtures

Double-access doors also provide easy dual access to the Exterior Pool, Spa and North Garden, without interference to the Interior Great Room or Living Room.

LAUNDRY/PANTRY/SERVER ROOMS:

Fully equipped with Granite countertop, sink, cabinets, Samsung washer and dryer, and Samsung Extra Refrigerator. This Pantry Room features a separate Server Room for all smart home devices, Wi-Fi, and Sonos sound system

UPSTAIRS AMENITIES

PRIMARY SUITE

The “Zen-Chic” Design is evident throughout the Palatial Primary Suite, with Marble Flooring, Custom-Designed Marble Bed and Headboard, Marble-clad Media area and Wall Display Unit,

both with individually lit display niches and Marble custom Baseboards and Moldings throughout the home.

Granite slab fireplace, Radiant marble floor heating complement this Luxurious and Palatial Suite.

Large windows, featuring breathtaking views with remote-controlled Q-Motion window coverings; two sets of French doors with Phoenix screens open to a spacious private Grand Terrace with sprawling Views of the Poetic Moon Estate impeccably manicured Gardens, Grounds and Vineyards, as well as nearby Getty Family-owned Vineyards.

Sonos Sound System, with App-Controlled “Indoor-Outdoor” and “Individually-Collective” zones, surrounds the Estate with Mesmerizing Music.

PRIMARY EN-SUITE BATH

The Opulent “Spa-like” Bathroom, reminiscent of the finest Resorts, all clad in Onyx, features Onyx walls, Radiant Onyx floor, Illuminated Onyx Counter and double Onyx Vessel Sinks and Kohler “Loure” Collection Fixtures throughout.

Illuminated Onyx tub-surround with a Large Spa Bathtub featuring Chromotherapy, champagne bubbles system with Jets, and a Mirror above the tub has embedded TV. From both sides of the Bathtub, views of the North Garden, South Garden and Vineyards could be seen. The large Picture Window, equipped with remote-controlled Q Motion shades, overlooks the North Garden, Pool and Spa, while the Panoramic Window on the other side captures the Breathtaking views of the Estate and its South Garden and Vineyards

Large Onyx Chromotherapy steam shower with seating and multi jets functions complements this Spa Experience.

Behind frosted glass doors are two Separate “His and Hers” Water Closets with Smart ToTo Toilets, with heated seats and Temperature controlled built-in Bidets provide ultimate privacy. All, heightened by the Sonos “Individual or Collective” Sound System.

ADJOINING EXERCISE AREA

From the Bathroom, Spa-Like frosted Glass doors lead to the adjoining Exercise area with Gym Equipment, Dynamic dry Infrared sauna, a Second set of Samsung washer and dryer and Onyx flooring.

Two separate “His and Hers” large Walk-in closets are adjacent to the Primary Suite and Primary Bathroom.

This Stunning Bathroom and Exercise Area offer Luxurious State-Of-The-Art and Resort-like amenities rarely seen in a Private Residence.

“SILVER” GUEST BEDROOM 2 – UPSTAIRS

The Heavenly Silver Guest Suite is separated from the Primary Suite by the “Marble and Glass” Bridge, as it leads to the Guest quarters on a quasi-separate Wing for utmost privacy

The Opulent Design of the property permeates this quarter with Marble Flooring, Baseboard and Moldings throughout.

Large picture window with breathtaking views of the exquisitely manicured South Garden, Poetic Moon vineyards and also, views of the Getty Family owned, Cade 13 vineyards

Q-Motion window coverings provide privacy while Recessed LED Lighting and soffits, Sonos Individual or Collective Sound System create a discerning ambiance.

“SILVER” EN-SUITE GUEST BATHROOM 2 - UPSTAIRS

The Elegant Guest Bathroom offers similar Onyx Floor, Walls, Illuminated Onyx Vanity and Vessel Sink, Onyx Moldings throughout.

Chromotherapy Steam Shower, Kohler “Loure” collection Fixtures, Toto Toilet and Closet area provide exquisite amenities

“BLUE” GUEST BEDROOM 3 - UPSTAIRS

This Magnificent Guest Bedroom is located on the same “Wing” as the other Guest Quarter.

Opulent Marble Flooring, Baseboard and Moldings throughout, Electric Marble fireplace, Illuminated recessed soffit, all contribute to create an atmosphere of Sophisticated Elegance

Large Picture Window with Views of the Bucolic North Garden, Pool, Spa, Patio, Outdoor Fire features, Sonos Individual or Collective Sound System contribute to the enjoyment of this Enchanting Guest Quarter.

“BLUE” EN-SUITE GUEST BATHROOM 3 - UPSTAIRS

The “Spa-Like” Theme continues with the Onyx Walls and Floor, Illuminated Onyx Counter and Onyx vessel sinks, the Onyx-surround, Chromotherapy Bathtub with champagne bubble and Jet system, and Kohler “Loure” Collection shower overhead and Fixtures, and Toto Toilet complement this Impressive Guest Bathroom.

Walk-in closet and especially Dual Doors access which offer the option to use this upstairs Bathroom as a Second Powder Room

EXTERIOR / POOL & SPA:

The Spectacular Front Porch, with 3 Crystal Chandeliers, Travertine Marble-Clad Columns, Floor, Baseboards and Moldings throughout, offers breathtaking Views of the 3.75 acres of Magnificently European Landscaped “South Garden”, Outdoor Seating and Dining Areas with fire pits; and especially, the 36 FT long Infinity-Edge “River of Fire” Gas Fire Feature, glistening over Blue Glass Beads.

The Center of the South Garden Lawn Circle features a Romantic Gazebo, illuminated with remote-controlled Crystal Chandelier, shining over a Dining Area with Breathtaking Views of the South Garden and Vineyards.

The Magnificent North Garden and Lawns are surrounded by 100 Ft Redwood Trees, with 20 Ft Thuja Occidentalis trees and blooming bushes framing the Pool and Spa with Various Seating Areas with Gas Firepits, by the adjoining Travertine Marble Porch and covered Marble loggia with BBQ.

Sonos Individual or Collective Sound System contributes to the enjoyment of this Bucolic Setting. All culminating to an Enchanting “Indoor-Outdoor” Lifestyle.

GUEST HOUSE 1: HONEYMOON COTTAGE

Accessible through a separate Driveway, this Enchanting 1,100 SQF Guest Cottage offers 2 bedrooms and 2 bathrooms with illuminated Onyx Counter and Onyx Vessel sinks, Chromotherapy Steam Shower

Also, a fully equipped Kitchen with Granite countertops, Refrigerator, Gas Cooktop & Stove, Dishwasher and Wine Chiller and Washer and Dryer

The Deck provides a Spa with Vineyard views and additional outdoor private Dining Area.

GUEST HOUSE 2: VERANDA

This Charming 1,100sqft 2 bedrooms and 2 bathrooms is accessible through a separate Driveway. Located above a 3 car garage, an attached Carport and 4 Guest Parking spaces.

This Guest Cottage offers Vineyard views, and a Deck with Spa and private seating area.

ADDITIONAL AMENITIES:

SONOS SYSTEM:

The interior and exterior design also includes a Sonos surround sound system including 48 speakers, 36 inside speakers and 12 outdoor speakers which envelope the entire home. The Sonos system is powered by 3 amplifiers and 6 Sonos controllers located in the Server Room.

IRRIGATION SYSTEM AND WELL:

The irrigation system is provisioned by a 375 foot well and pump house with two 5,000-gallon storage tanks equipped with both, Ultraviolet treated domestic water and the 10,000 gallons of stored water for irrigation.

SMART IRRIGATION SYSTEM:

The Hydrowise Smart Phone-enabled Irrigation System serves the 29 landscape zones and 3 vineyard zones with remotely programmable irrigation.

The 3 vineyard zones all have drip irrigation emitters, as well as frost protection emitters to protect against frost damage.

WATER CISTERN / CAVE:

Near the vineyard is a poured concrete structure, a former Water Cistern with approximately 1,100 square feet of interior space and a ceiling height of approximately 16 feet.

The cistern could be used for wine storage or a Barrel Room or Cave or converted into a Wine Cellar as it maintains a temperature of approximately 57 degrees without any HVAC.

The Concrete top of the cistern would make a great picnic area for entertainment. The Cistern was deeded to the property some 20 years ago.