



663 Montecito Blvd, Napa, CA 94559

APN: 006-030-004-000

Overview & Highlights

- Originally built in 1966
- Fully reimagined. Remodel completed in 2024
- Contemporary modern hillside retreat
- Panoramic valley views over downtown Napa
- 1.18± acres with native oaks and natural rock outcroppings
- 4,350± sq ft over three levels
- 4 bedrooms, 4 bathrooms, 1 powder room, 1 exterior half-bath at spa
- Terraced decking with Modpools plunge pool
- Prime well-established Montecito Heights neighborhood, minutes to town

Main House

Entry | Main Level

- Entry features a Fleetwood pivot front door, moss wall design detail and “dandelion” chandelier, setting the tone for the home’s contemporary signature
- Walnut floors, imperfectly smooth wall finishes and flush-reveal baseboards throughout are complemented by tall ceilings and automatic shades
- Large 30’ wall of glass with five-panel sliding door system and integrated screening opens to sweeping valley vistas and terraced decks, bringing the outdoors in
- White oak paneling with quilted geometric motifs discreetly provide smart storage around main living 8’ stone slab fireplace
- Designer lighting, soffit ceiling with LED lighting, flush-mount HVAC returns and custom railing system
- Walnut butcher block floating staircase with bench seating provides a gathering spot; hallways are lined with abundant storage.

Kitchen & Dining



- Main kitchen equipped with Miele triple-oven setup (speed/microwave, additional ovens and warming drawer) arranged laterally for ergonomic convenience
- Wolf induction cooktop, stainless gas cooktop, and hood
- Miele refrigeration and dishwasher
- Pebble ice machine, zip H2O water filtration system
- Farm-style apron sink with hose-style faucet
- Stone countertops of locally harvested granite with matching slabs used in the lower-level kitchen; ample prep space on island with seating and prep sink
- Floating shelves with integrated lighting; soft close custom cabinetry continues the flush reveal design language
- Hallway with pantry, abundant storage, tech closet, and temperature controlled architectural wine display with cedar slab and peg system
- Powder room tucked discreetly in hallway behind the kitchen with backlit Onyx stone slab vanity providing ambient light and artistic flair

Upper Level

- Top floor includes three en-suite bedrooms with automatic shades
- Guest suite near stairs features carpeted flooring, walk-in closet and en-suite bath with curbless stall shower, shampoo niche, glass enclosure and floating vanity with stone ramp sink
- Corner suite near front of home (currently staged as a home office) offers walnut wood floors, soffit ceiling with LED lighting, built-in cabinets and a private bath with decorative pebble flooring, curbless large-format tile shower, floating vanity with stone ramp sink, floor to ceiling custom Fleetwood windows with views of Stage Coach Mountains, and exterior access to a private seating area with water feature
- Hallway provides full-size laundry room with hexagon tile flooring, built-in cabinets, shelving, steam/iron station, prep sink and sliding pocket door

Primary Suite

- Primary bedroom features Magnolia wallpaper detail, soffit ceiling with LED lighting, wall-to-wall carpeting, large walk-in closet with peninsula, built-in drawers, storage, and sliding panel doors with integrated screens to a private patio deck overlooking the valley



- Luxurious spa-like bath with steam shower, bench seating and dual heads; freestanding stone tub, water closet with sliding barn door
- Built-in nooks and custom heat-treated ash cabinetry
- Floating double vanity with ramp sinks, porcelain counters, and seated makeup station

Lower Level

- Exposed boardform concrete stair tower with metal railing
- Lower-level apartment has potential to be fully independent from upper levels
- Full kitchen with induction cooktop, refrigerator, freezer and Bosch dishwasher; stone counters match the main kitchen and abundant storage ensures functionality
- Living area/game room features a horizontal gas insert fireplace flanked by built-in cabinets and shelves; bar seating with wine storage enhances entertainment; slider to cantilevered concrete deck and walkway with spa access
- Bedroom with sliding glass doors to rear patio includes dedicated stackable laundry and spacious walk-in closet with built-in shelving
- Full bath offers glass stall shower with long-format tile surround, modern floating vanity with stone counter, ramp sink and recessed lighting
- Atrium beneath the floating staircase functions as a reading nook or additional storage area

Exterior & Outdoor Living

- Destination seating with terraced decking and expansive views
- Upper deck features gas fireplace, modern railing, porcelain tile flooring with integrated drainage, outdoor heaters, integrated sound and lighting
- Lower deck includes a modern plunge pool with electric cover; smart landscaping for privacy, and an outdoor shower or possible dog wash station
- Stone terrace pathway descends to a lower patio carved from bedrock with shady grove, stone retaining wall, circular gas fire pit and outdoor stainless kitchen with plumbed sink and electric; string lights create ambiance
- Grounds include lawns area, raised garden beds, edible and rose gardens, stone pathways, private nooks, and native oaks
- Mini gardening center with sink and countertop; water pumps and split-unit equipment are discretely housed near the service area



- Temperature-controlled wine cellar concealed behind a pivot redwood panel door, suited for collector storage or flexible use as an office or art studio

Infrastructure & Systems | Other

- Water: City of Napa
- Sewer: City of Napa
- HVAC: Central heat and air throughout
- Two tankless water heaters
- Generac whole-house generator
- 2-car garage with bonus area and expansive glass wall with view
- Two 1,500-gallon fire-suppression water tanks smartly designed beneath the driveway with manholes for convenient access
- 27 solar panels feeding a sustainable energy system
- Form board concrete construction on a bedrock foundation for hillside stability
- Two man gates and an automatic vehicle gate provide controlled access
- Pedestal deck system with porcelain tiles over a TPO roof membrane allows water to drain through scuppers into the drainage system away from the property
- Tech closet houses Wi-Fi ingress and controls for lighting and sound; Sonos speakers and Control4 Lux integrated lighting throughout the home