

# WEST WIND ESTATE & WINERY

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A one-of-a-kind American Sukiya is available for the first time. An estate and winery where the Japanese philosophy of living meets the Northern California wine-country lifestyle. Your dream home awaits you.

- 32 acres
- 2 Residences
- Vineyard, Winery, & Wine Cave

Golden  
Gate

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INTERNATIONAL REALTY

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# Traditional Japanese Construction



The vision was to build beautiful homes that would last. With the gorgeous views, the owners knew that each home and building at West Wind Estate needed to be a style that would blend into the land and one where the inside-outside boundary would be blurred. The decision was made to use Japanese construction and build a Sukiya style, or formal Japanese home, for the aesthetics, the unsurpassed quality, and the low environmental impact. Nevada City based East Wind Construction Company, along with highly select craftsmen from Japan were chosen to do the building and authentic Japanese joinery practices.



The Japanese philosophy of living is very compatible with the California lifestyle of living within nature, building with organic, sustainable and energy-efficient materials. Japanese design characteristics include harmonious asymmetry, assimilation with the environment, varying roof pitches and angles, external amado and interior shoji to enhance the insulation while adding aesthetic detail and Japanese gardens to “bring the outside in” to the home. These are the characteristics the team brought to West Wind.

## Japanese Framing

The Willow Road homes are made from naturally aged, old growth, Port Orford cedar. Each piece of wood was cut, hand planed, and each edge was chamfered. There are almost no knots in any of the wood. The frame was put together without any nails. Each piece was mortised and tenoned to fit into the next perfectly. Each post is hand-planed using traditional Japanese tools and no finish is added to the wood. The planing keeps dust from sticking to the wood and promotes the wonderful fragrance that cedar is known for.



## Hardwood Flooring

The wood floors of the residence are sakura—or cherry—a traditional prized hardwood used in Japan. They have a beautiful, warm color which only deepens with time.



## Japanese Ceilings

Unique to this construction, each ceiling is a different height to be in harmony with the size of the room and for the most pleasant human proportions. The direction of the ceiling boards also differs from room-to-room to give each room a unique aesthetic. The ceilings are wide plank western red cedar cut in a “matched grain” fashion from a single large wood block, creating a harmonious pattern across the ceiling expanse.



## Roof

The roofs are made from durable hand bent copper shingles, a traditional material in Japan. Over time the patina of the copper will become more prominent. The roof design—its angles and pitches—are calibrated to allow sun in during the winter and to shade the interior in the summer. The entire eave structure has fire sprinklers installed for safety as well as low voltage LED eave lights surrounding the home for ambiance, visibility, and security.



## Rain Catching

The traditional Japanese roof construction is designed to handle rain and wind but without traditional roof gutters. The rain is directed to channels in a stone walkway and carried away to downhill drains.

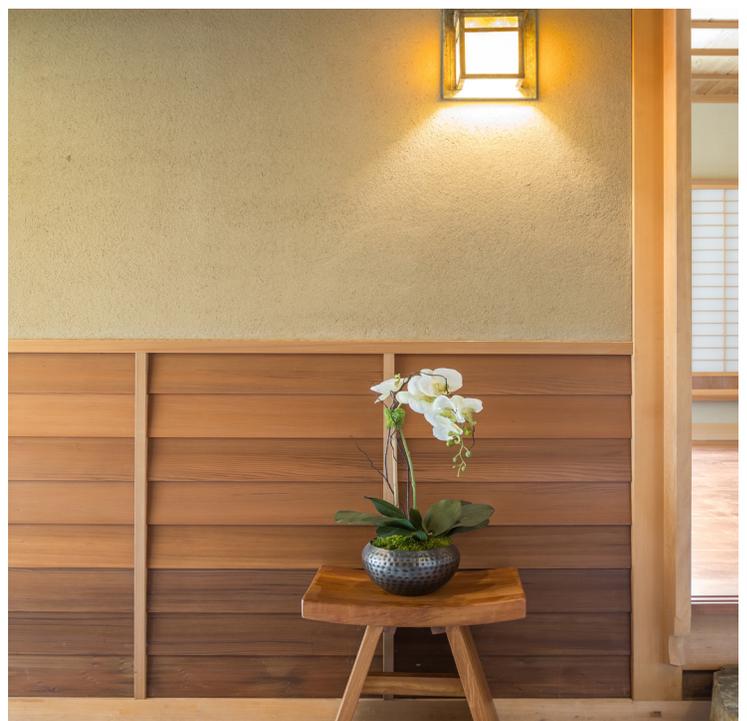
## Japanese Exterior Plaster

The plaster, from Japan, has traditional components of clay, sand, and a binder with added elastomeric and cementitious elements to provide a long-lasting finish that requires little maintenance and is all natural and highly insulating. The color is integral to the material and doesn't fade or flake.



## Interior Plaster

The interior plaster is a natural material made from clay, rice straw and sand which gives a beautiful warm color to the walls as well as an interesting texture. The work was done by Naito-san and his wife who travelled from Japan to do it. The primary residence was his final project. Naito-san made the plaster for the "Kyoto alley" from material onsite to teach his team how to do this from scratch with Willow Road clay, sand, and rice straw. Since the warm, natural color is integral to the plaster, the walls should not need to be painted.



## Insulation and Shoji Screens

Energy efficiency doesn't mean sacrificing beauty. The walls have 3 inches of solid foam insulation and the ceilings have 18 inches of blown insulation. The windows are all double-glazed for energy efficiency and feature shoji screens. Japanese shoji screens provide a high degree of insulation, a beautiful design element and promote lovely shadow patterns across the rooms during the day.



# The Main Residence

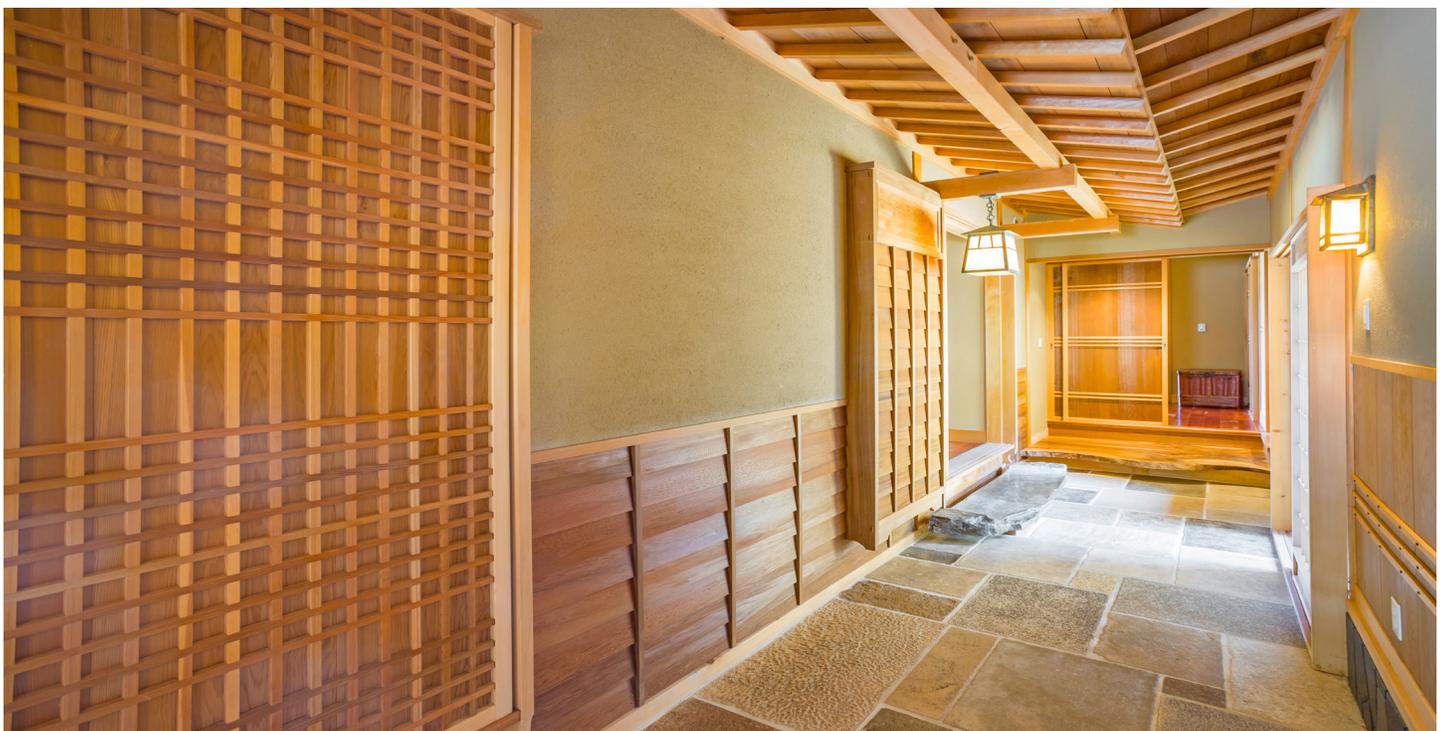
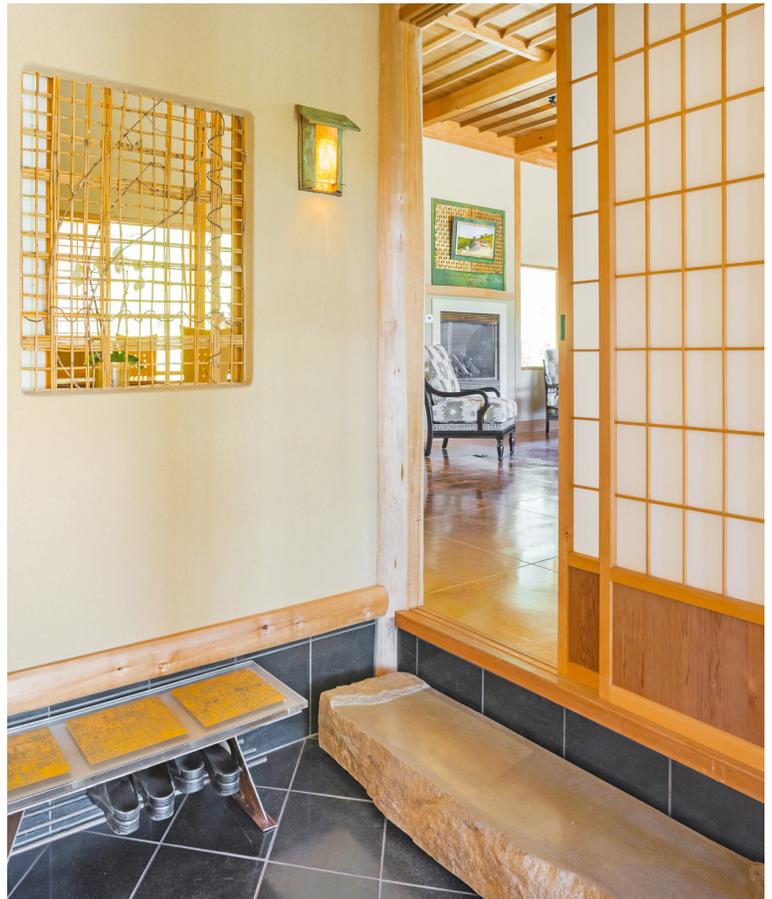
From the cul-de-sac at the end of Willow Road, one arrives at a crushed, brown granite aggregate driveway with arches of bay laurel trees reaching in from each side. Placed stone walkways lead to the front door of an authentic Japanese sukiya, masterfully built and artfully designed. The ±3,000 square foot residence includes 3 bedrooms and 2 ½ baths and many custom comforts on one level that melds with the mountaintop tranquility beyond.



## *Interior Features of the Main Residence—The Details Make the Difference*

### **“Kyoto Alley”**

The transition between the public and private space in the home is designed to look like an alley in old Kyoto. A faux overlapping roof structure and an antique limestone stone walkway (with black granite foundation aesthetic) lead to the bedrooms/offices. Each room off this “alley” has a different kind of shitamita, or wall and door treatment, as each shop would in Kyoto. The rooms are entered by stepping onto a very large, polished river stone or a massive “live-edge” walnut landing. Each space has handcrafted copper lights. Sliding doors off this “alley” allow access to a small Japanese garden with a pond and fountain, further adding to the sense of serenity as one moves into the private space.



## Kitchen

- Stainless Steel Blue Star range with 6 burners plus an open flame grill
- Miele stainless steel ovens, refrigerator, freezer, and dishwasher
- Large format stainless steel sink
- Brazilian Ubatuba black/gold flecked granite counter tops
- Vino-Temp 36-bottle wine refrigerator
- Many other high end designer finishes and amenities

The kitchen has Japanese fusuma wooden doors on tracks that can close off the kitchen from the great room if desired. Fusuma can also close off the refrigerator/freezer and ovens from view.





## Primary Bedroom/Bath

Floor to ceiling windows/glass doors create a wonderful open and light-filled space. Above the fireplace is a built-in wooden media center with cherry doors. The primary bedroom features a built-in blue tooth speaker and an optional custom-built metal, woven birch wood, and copper bed.



The custom primary bath offers Duravit Starke finishes including an oval bathtub with standing floor faucet and sprayer and a bidet. The shower features Axor Hans Grohe finishes and is open and separated from the dry area by a custom wall of bamboo-etched glass. The shoji in the windows is unusual in that the “bones” of the Shoji are made of split bamboo to fit the motif of the room.



The closet is spacious with floor to ceiling built-in drawers and antique sliding doors made of wood, reeds, and carved panels of images of wind.



## Bedroom 2/Office

The second bedroom has a built-in acacia wood desk and a traditional octagonal reed window above it, as well as a large closet with built-in drawers, an in-wall fireplace, and a built-in blue tooth speaker. The two sliding doors feature beautiful hand painted floral detail.



## Bedroom 3/Office

Bedroom 3 has two flexible niche spaces and a large closet with built-in drawers. The wooden sliding doors have a hand painted water lily and the posts outside the door have unique carved floral detail.



## Guest Bathroom

Set between bedrooms 2 and 3 is a beautiful custom bath with a shower room. The walls of the shower are done in glass tiles that have the feel of bamboo. It features a custom vanity and mirror and modern Geberit and Hansa fixtures.



## Great Room Media

The great room is equipped with built-in blue tooth speakers and wi-fi booster with a media center over the fireplace behind doors made of woven copper strips. It also features a remote, electronic weather station.



## Energy Efficient Heating

Zoned electric in-floor heating is on temperature-controlled automatic timers. The home has three propane fireplace inserts that are energy efficient and provide a great deal of heat. These are capable of fully heating the home should it be needed.

## Energy Efficient Lighting

The home has energy efficient LED in-ceiling lighting as well as a number of handcrafted copper wall sconces that are made to give a Japanese touch to the exterior doors, entrances, and hallways.



## Exotic Wood

The main posts and beams are clear Port Orford cedar with exposed trunks of white pine in the great room. Rare, salvaged Chestnut wood was utilized to create a built-in wine bar/buffet area. The ceiling for this serving area is done in a highly intricate woven pattern and is topped off with a large piece of California Redwood salvaged from a wine vat. Sixteen-inch-wide plank Western Red Cedar was utilized for the 20-foot-long ceiling boards. Finding unblemished wood in these widths is very rare. Care was taken years ago to salvage, store, maintain and finally craft this wood into the shape and sizes you see in this home today.



## Powder Room

Off the great room is a powder room with custom finishes including a custom metal vanity and mirror with a low-flow Kohler toilet.

*Gardens and Grounds of the Main Residence—Low Maintenance, High Beauty*

## Entry Drive and Garage

The welcoming driveway design draws from traditional Japanese castle construction and features a wood and copper temple bell structure with an antique temple bell from Japan.



The two-car garage has two Tesla chargers and a large storage area along one wall with copper mesh screen and wood doors. The large, automatic garage doors are made of copper, bamboo, and wood. The garage also contains a 36-bottle wine refrigerator. Pull outs above and below the residence provide additional guest parking. The driveway is engineered to collect rainwater and channel it away.

## Gardens, Orchards, and Fountains

The landscape plan for the property begins with formal gardens around the residence and the formality and bedding gradually decreases as the land itself becomes the focal point. Then nature and the seasons become the landscape.

The patio and larger walking areas are constructed of concrete with crushed brown granite. Kansas limestone fencing with beautiful fossils and colored patterns looks beautiful and is also extremely durable and low maintenance.



At the far end of the residence is a formal Japanese garden with a large, organically shaped koi pond that wraps around the house as you approach the front door. The spring fed pond has a hand-made Kansas limestone and copper fountain, a statue, and a pump to circulate the water. In the summer, the water lilies cover the surface and create lovely blooms.

The rear of the home has 8 espalier pear and apple trees—each with a different kind of apple or pear on it. This medley allows the fruit to ripen over a longer period and provides a profusion of different colors and shapes of fruit.

The ground is planted with low maintenance creeping culinary thyme. In addition, large metal planter boxes contain additional culinary herbs. The area has a dwarf evergreen, bamboo fencing and a small area outside the garden with hydrangea, orchids, and a Japanese maple. The uphill area is planted with native ferns intended to grow in and create a wall of greenery.



A walking path leads out of the formal Japanese garden through the bamboo gates. These paths have been created all over the two parcels to draw you further out into nature. These paths have either been covered with weed cloth and decomposed granite or compacted gravel, depending on the grade.



Seasonal streams drain from the top of Willow Road and flow on to the Nicasio Reservoir. These run from about November to June, depending on the rain of the season. Culverts, bridges, lilies, and other enhancements have been made to keep these flowing and prevent erosion. They add a delightful sound when they are flowing and are a natural habit for the animals.

## Entertaining area with Pool and Bocce Court

The spring fed pool stores about 50,000 gallons of water and is surrounded by a rustic, wooden fence. The pool area is accessed from both residences by a series of beautiful stone steps that curve around and follow the grade of the hill. The ultimate entertaining area is terraced into two levels. The top level has a built-in concrete picnic table and a bocce ball court, and the pool sits below it.



# The Guest Residence

In keeping with the vision of the entire West Wind Estate, the guest residence is a uniquely designed and constructed home for family and friends. Your experience begins at the Japanese genkan—the traditional inside/outside area where one sits to remove shoes and coats. The room is, by design, still “outside” so the quality black slate floor tiles easily accommodate dirt and water. The genkan has a handcrafted stone bench with a live edge, as well as a large cedar closet for coats/storage and a kutsubako or shoe cupboard. From here one slides open the tall shoji doors and enters the beautiful ±2,200 square foot residence that includes 2 bedrooms and 2 baths.



## *Interior Features of the Guest Residence—Lodging for Your Most Discerning Guests*

### **Kitchen Appliances and Amenities**

The kitchen features a 6-burner propane-fueled Wolf range with a large capacity oven and custom vent hood, as well as a stainless-steel Sub-Zero refrigerator/freezer with ice maker, a Bosch dishwasher, and an on-demand Navin hot water heater. In addition, it has Ubatuba Brazilian gold-flecked black granite countertops and two stainless steel sinks with KWC fixtures.



### **Pantry/Laundry Room**

The pantry has large, custom built-in closets, a custom shoe rack and an exterior door. This area also houses the hot water, the full-sized Whirlpool electric washer and dryer, and automatic heat timers.

## Primary Bedroom

The primary bedroom is open and airy with floor to ceiling windows. These windows have shoji screens which can be opened or closed, as desired, for light, privacy and temperature control. A custom-built closet has floor to ceiling storage including wine bottle storage.



## Japanese Baths

The bathtubs are custom welded stainless steel. The bathtub in the primary bath is a luxurious full-sized, two-person soaking tub and the bathroom also features a bidet. Both bathrooms also have high-quality Hansa fixtures and low flow toilets.

## Guest Bedroom/Office

This second bedroom can be used effectively as an office, a guest room, or both. To provide flexibility, it has a custom-designed wall-mounted woven copper bed. This can be closed when not in use or even completely removed from the wall if desired.



## Heating

In-floor zoned, electric heaters provide clean and quiet heating. A large wood burning fireplace with a fan can heat the whole house using the abundance of wood on the property.

*Gardens and Grounds of the Guest Residence—Fine Outdoor Living*

**Entry Drive and Carport**

For convenience and aesthetics, the guest residence has a 2-car carport made of Port Orford cedar with metal bracing and a copper roof. It provides unimpeded views of the residence and landscape.



## Ponds and Gardens

Koi ponds are an integral part of the residence and a lovely habitat for fish, frogs, birds, and others. The water lilies need very little care.



The pond surrounding the residence has a custom, handmade limestone fountain at the front door that is continuously supplied by one of the property's springs. On the other side of the door is a custom hand chiseled sekimori ishi or welcome stone, that says West Wind in Japanese.

The ornamental fencing around the home is designed to be low maintenance. The posts are Kansas limestone—millions of years old. The limestone around the home and patio adds beauty, landscape harmony, as well as fire protection.



The landscaping is largely native or low maintenance materials. The property is blessed to have thousands of native bay laurel trees on it. These trees stay green all year, are aromatic and their leaves can be used in cooking.



The Japanese landscaping includes sculpted juniper, mugo pine, Japanese maple, and dwarf redwood—all on solar-powered irrigation systems. The area surrounding the house is also planted with ornamental flowers and herbs and is on solar irrigation.



## Entertaining Made Easy

Just outside the home is a custom, concrete built-in barbecue. The large buffet area includes cupboards underneath for wood/charcoal or serving accessories. This area leads to a landscaped patio with built-in wooden benches for casual dining in a spectacular setting. A lovely walking path and stone steps will guide guests to the pool accessible to both residences.



# Winery, Wine Cave and Vineyard



The West Wind Estate owners always had an agricultural vision that included adding vineyards and orchards. As the vines and olive trees were maturing, production space was a natural next step. They built a winery for production as well as personal and commercial events. The winery building was licensed for commercial production and sale of wine and olive oil. As the wine and olive oil production began to flourish, their vision for a wine cave became a reality as well.



## Winery Building

The ±1,800 square foot winery was built in the rustic Minka style with two large custom doors made of Port Orford cedar with inset copper panels and large tree trunks exposed in the 20' high rafters. Energy efficient LED and halogen lights, many custom-made, provide effective task lighting as well as beautiful ambience. The building has stained concrete floors with zoned in-floor electric heat along with wooden ceiling fans.

The full bathroom has a custom vanity and mirror, Toto low flow toilet and sink and Grohe fixtures. The winery also has three large, movable, stainless steel counters with custom cupboards, an under-counter lab refrigerator, a Bosch dishwasher, and a deep stainless steel prep sink. The water is from a well and is heated by a propane fueled demand hot water heater.

The circular driveway around the winery/cave allows large trucks/caterers to have easy access for loading. The winery is set up with separate phone service from the residences, wi-fi and Arlo security cameras.



## Wine Cave

The one-of-a-kind, ±2,400 square foot wine cave has 12-foot ceilings and features gorgeous, large (approximately 12' x 10') custom metal and copper doors. It is humidity-controlled to inhibit mold and has custom LED wall sconces and overhead track lighting. It features a custom 12' wine bar made of metal, birch, and grape branches with an artistic etching of a grapevine with leaves. Cupboards provide storage for glassware and other service items.



The “prep area” in back of the cave provides a large stainless-steel sink, a point of operation on-demand electric hot water heater under the sink, a standard refrigerator/freezer, a microwave and a 4 induction-burner stovetop. The back of the cave is also used for case storage of aging wine, some supplies and equipment and catering items. Industrial grade storage shelving is in place to hold case goods and built-in redwood storage cubbies provide additional storage. Barrels sit on stainless steel racks and are designed to work with a forklift and/or palette jack.



## Vineyard

They vineyard is planted with approximately two acres of Pinot Noir and Cabernet Franc grapes. The first acre was planted in 1999 and an additional acre was planted in 2008. The 777 clone was used for the



coastal climate. Like all crops, the yield is dependent on the growing conditions each year and netting the crop from birds at harvest time. The grapes have always been grown organically.

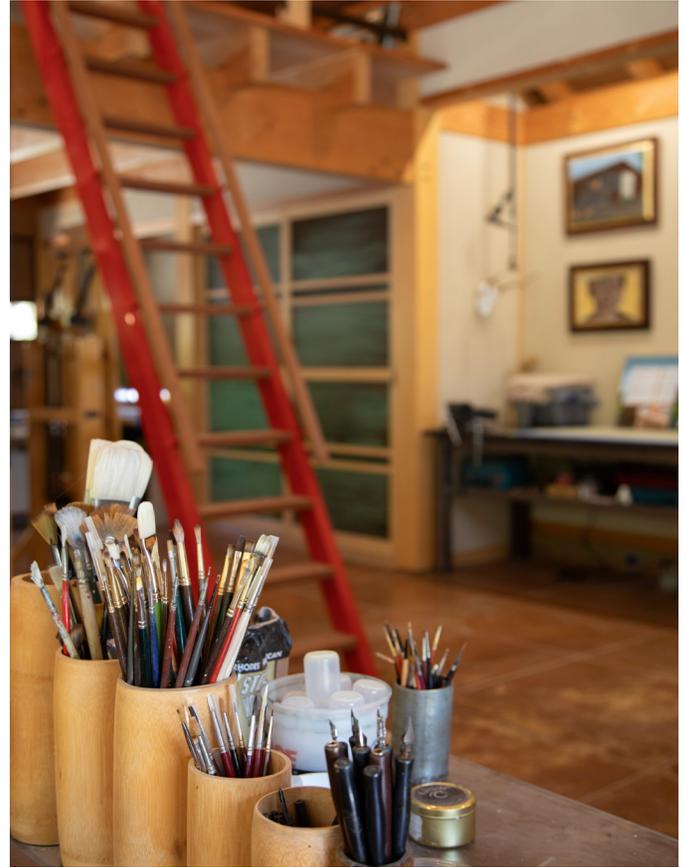


# Additional Estate Features

## Artist Studio / Workshop

In addition to the residences, the property includes a wonderful ±660 square foot studio—perfect for the artist, craftsman, small business, or family gathering spot. The luxurious Minka style studio, with loft, has 12' doors and stained concrete floors and is designed to be flexible.

The studio/workshop contains 110v and 220v outlets, a vacuum system that can attach to saws/planers, etc., air compressor hoses on two sides, LED energy efficient lighting, in-floor heating, built in worktables (one metal and one wood), large capacity storage closets and water. Outside are exterior water hook ups, automatic irrigation for the Japanese evergreen trees and a large concrete work area. It is set into a bowl area of natural large stones and is surrounded by bay trees and a seasonal stream.



## Storage Studio

The ±200 square foot storage studio sits uphill from the guest house and has a black slate roof to provide visual contrast to the copper roof on the guest house. The building has custom exterior lights and the walkway around it is made of brushed concrete and placed large stones.



## Agriculture at West Wind

The West Wind property includes much more than grapes. In 1999, Italian olive tree varieties were planted in an orchard to expand the agricultural effort. The trees are a two-acre field mix designed to produce a delicious cold-pressed extra virgin olive oil. Pendolino, Maurino, Leccino and Frantoio olive types were obtained from Tuscany through a relationship with the McEvoy Olive Ranch. In addition, the orchards were planted with Queen Anne, semi dwarf Montmorency cherry, Bing cherry, Craig's Crimson cherry, Santa Rosa plum, black walnut, persimmon, fig, pomegranate, pear, Golden Delicious apple and Granny Smith apple.





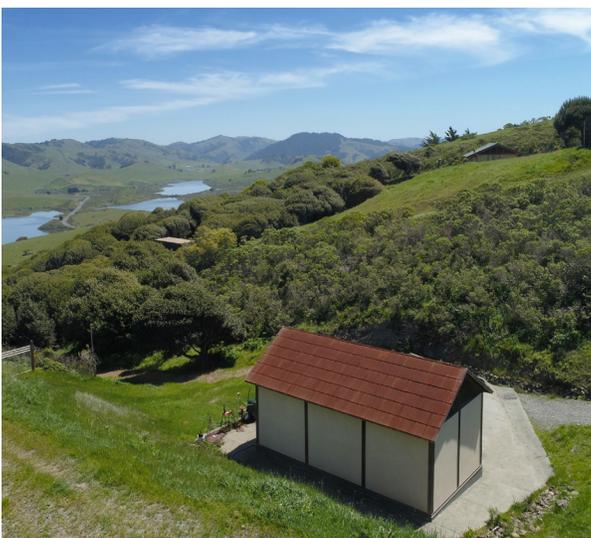
## Solar Panels for Energy Efficiency

Hidden uphill from the home is a large solar array. These panels provide electricity for all the buildings on the West Wind property. The solar energy is taken up to the PG&E grid during the day. If desired, batteries could be installed and the entire West Wind Estate could be off the grid.



## Greenhouse

The ±180 square foot greenhouse is temperature, light, and humidity controlled and built to discourage wildlife access. Electricity is available and irrigation is set up both inside and around the outside raised beds.



## Tractor Barn / Workshop

The Tractor barn is a large ±400 square foot space with a 10-foot-high ceiling and made of 6x6" redwood posts and beams. The roof is made of large hand-crafted Corten steel shingles. The flooring is polished concrete. Both 110v and 220v electricity are available as well as steel trolleys for moving equipment and exterior water bibs. The barn style doors open on a sliding track.



## Propane/Generator Shed

This Japanese building is not only beautiful, but functional. It houses the propane tank and a large capacity (10 kW) generator that can operate either manually or automatically if the power goes out. It has interior and exterior lighting and storage for landscape equipment and materials.

## Well and Water Tank

At the top of the property sits the wooden well house with a copper roof. Inside there are a variety of electrical outlets to run the well pump, automatic timers and other nearby electrical needs. The redwood tank holds  $\pm 5,000$  gallons of water and feeds to the residences, winery and orchard. The tank contains a filter and the water system also has an automatic deionizing system and a UV-light driven ozone treatment system to sterilize the well water.

## Security Gate and Call Box

The call box can be used by guests to call for permission to enter or they can be given a code prior to arrival by the homeowner to open the gate.

## Kura

The newest structure on the West Wind Estate is a very special Japanese Kura—or treasure house. It is a dramatic piece of architecture featuring 10 ft. wide custom-made steel main doors and a smaller antique Kura door from Japan. It has a 22' high ceiling made of Douglas fir beams and Port Orford Cedar plus an imported Japanese ceramic tile roof, stained concrete flooring, 110v and 220v electrical supply and overhead LED lighting. Designed to house all of the estate's agricultural supplies and equipment, this space has so many possibilities!





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