

# NAPA VALLEY ESTATES 35087 BURGUNDY CIRCLE

4 BEDS | 3.5 BATHS | 3,600 FINISHED SF



## WELCOME

We've truly loved living here—this home has been a peaceful retreat and a wonderful place to host friends and family. While we didn't anticipate moving so soon, a recent and positive career shift has opened new opportunities for us. With that change, we've decided to redirect our focus and reinvest in new ventures. We hope you feel the same sense of comfort and beauty in this home that we have cherished during our time here.



## MAIN LIVING



## KITCHEN

## PRIMARY SUITE



## LOWER LEVEL

## RECENT UPDATES

- New wood and laminate flooring throughout
- Updated trim and custom molding
- Kitchen updates include new appliances, countertops, backsplash, professionally painted cabinets, hardware
- Kitchen pantry remodel - 2025
- Primary ensuite custom closet - 2025
- Complete update of primary ensuite and main floor full bathroom
- New furnace, air conditioner, tankless water heater - 2022
- New Kinetico water softener - 2023
- Updated lighting throughout
- Custom blinds and new paint
- Investment in landscaping improvements - 2025
- Semi-finished gym room 2024: Could be finished for a 5th non-conforming bedroom

## TRAVEL TIMES

### SCHOOLS

- Van Meter Schools: 10 Minutes
- Des Moines Christian School: 16 Minutes
- Dowling Catholic High School: 16 Minutes

### SHOPPING

- Most Des Moines area locations: 13-17 Minutes

## SALT WATER POOL

- Unique large L-shaped pool
- Pool liner new in 2019
- Pool heater: Pentair gas heater - 2022
- Pool house includes a bathroom on one side and pool pump/equipment on the other

## NAPA VALLEY AMENITIES

- Private gated access and security measures
- Over 40 acres of parks, ponds, picnic areas, and green space
- Private pool with clubhouse and pavillion
- Playground, pickleball, tennis courts, sporting areas

- Stocked fishing pond is one block away
- On-site caretaker and property management services
- Association dues include garbage removal