



3100 Silverado Trail
St. Helena
Property Notes

Background

- Tax records indicate a year built of 1977
- Seller purchased the property in 2007

General

- 1.94 +/- acre lot
- 3377 +/- sq ft 5BR/4.5 BA main house
- 2BR/2BA atrium guest house
- 1BR/1BA guest cottage
- 4 Bedroom B&B license
- Extensive outdoor entertaining areas
- Gentleman's vineyard
- Conveniently located near wineries and downtown St. Helena

Main House Overview

- Double door entry and foyer
- Chef's kitchen
- Sun room
- Cave dining room
- Hand dug wine cave
- Breakfast room
- Half bath
- Wood or tile floors in many rooms, new carpet in hallway and stairs
- High ceilings
- Brass hardware
- Recessed and vintage style lighting
- Raised panel doors
- 4 rentable rooms totaling 5BR and 4BA
- Full height attic

B&B Rooms In Main House

- Room #1: Garden Suite
 - First floor
 - Rents for \$295/night

- Beautiful wood and parquet floor
- Fireplace with tile surround and wood mantle
- Oak wood paneled walls with built-ins and bookcases
- Window seat with storage
- 5 panel bay window
- Connected sitting room with craftsman style wood detail
- Porch with garden view and access
- Bath with jetted tub/shower and single vanity
- Room #2: Mountain View Room
 - Second floor turret location
 - Rents for \$270/night
 - Free standing wood burning stove
 - Hardwood floors
 - Tile soaking tub/shower
 - Copper sink with marble counter
 - Balcony with front garden views
- Room #3: Oak Room
 - Second floor
 - Rents for \$285/night
 - Added on to the main home approximately 8 years ago
 - Vaulted ceiling
 - Newer wall to wall carpet
 - Bath with marble floor/vanity, jetted tub and separate shower
 - Private balcony overlooking back garden
- Room #4: Tree Tops Suite
 - Second floor
 - Rents for \$375/night
 - Includes 2 bedrooms, bath and sitting room
 - Newer wall to wall carpet in sitting room and one bedroom
 - Wood floor in second bedroom
 - Bath with clawfoot tub/shower and single vanity
 - Large view deck with brick flooring

Kitchen

- Tile floor
- Two shelved pantries
- Granite counters
- Island with 4 burner Jenn-Air cooktop and griddle (runs on propane)
- Kitchen Aid stainless steel refrigerator
- Two Stainless steel sinks
- Kitchen Aid stainless steel dishwasher
- Pendant and recessed lighting
- U-line beverage refrigerator
- Spectra 4 burner gas range and oven
- Built-in microwave
- Custom cabinets with full extension drawers
- Access to the back patio
- Laundry room with 220 volt electric hook-ups

Breakfast Room

- Bay window
- Built in bookshelves
- Wood floor
- Storage closet

Guest House

- Central living room with tile floor, French doors and wood burning fireplace
- Spacious outdoor atrium deck with gabled roof and fireplace
- Master bedroom with wall to wall carpet, French doors and two closets
- Master bath
 - Floor to ceiling ceramic tile
 - Jetted soaking tub
 - Separate stall shower
 - Double vanity
- Second en-suite bedroom/bath
- Kitchen
 - 4 burner range
 - Built-in microwave
 - Granite counter top
 - Island with butcher block counter
 - Kitchen Aid dishwasher
- Stacked washer/dryer in closet
- Ceiling speakers throughout interior and in outdoor atrium

Cottage

- Bedroom with vaulted ceiling
- Bath with granite vanity and shower/tub surround
- Kitchenette with microwave, beverage refrigerator, sink and cabinets

Exterior and Gardens

- Handsome wood exterior
- Terraced decomposed granite patios
- Gazebo with lighting
- Garden vineyard with multiple varieties
- Olive and oak trees
- Automatic sprinklers with 3 controllers
- Composite roof
- Screens or foam inserts in gutters to prevent debris collection

Infrastructure

- Water: Well with filtration and UV purification system
- Gas: propane
- Electric: PG&E
- Heat and AC
 - Main house has two HVAC systems: one for each floor
 - Second floor has three zones
 - 2BR guest house has separate HVAC system
 - Guest cottage has wall mount heater/air conditioner
- Comcast internet service available
- Direct TV available
- Water storage tank for fire protection

Personal Property Included in Sale

- All refrigerators, stoves and microwaves
- Stacked washer/dryer in guest house
- All window treatments
- Pot rack in kitchen

Items Excluded From Sale

- Some lighting fixtures (ask agent for details)
- Washer/dryer in main house
- Some furniture is negotiable independent of real property purchase (ask agent for list)

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