



PROPERTY NOTES

ST. HELENA VIEW RETREAT

2486 Spring Mountain Road and APN 009-131-039-000

www.StHelenaViewRetreat.com

OVERVIEW

- + Two parcels
 - o APN 009-131-039-000, 5 +/- acres, purchased in 1999
 - o 2486 Spring Mountain Road, 1.07 +/- acres, purchased in 1993
- + 2,339 +/- sq. single story residence
- + 3BR/2.5BA built in 1957
- + Home remodeled before current owners moved in and completed by Ron Nunn (architect) and Koala Construction (builder)
- + 2-Car attached garage
- + Stunning valley and mountain views
- + Quiet location near St. Helena reservoir
- + Minutes from downtown

MAIN RESIDENCE

Exterior Finishes

- + Presidential 50-year composition shingle roof installed within the last 10 – 15 years with 2" high density foam board under entire roof
- + Board and batten siding with stone accents
- + Dual pane windows
- + Expansive front deck

Features Throughout

- + Recessed lighting
- + Lots of windows providing abundant natural light and beautiful valley views
- + White oak hardwood floor recently refinished by Spiteri Brothers with medium brown stain

Kitchen/Family Room

- + Green Esmeralda granite countertops and backsplash
- + Custom crystal white cabinetry installed by Smith's in Napa
- + Miele stainless steel dishwasher
- + Stainless steel Thermador Professional 6-burner gas cooktop with Rangemaster by Broan stainless steel hood above
- + Thermador convection thermal double ovens
- + GE Spacemaker II microwave
- + Sub-Zero side-by-side refrigerator and freezer with cabinet front
- + Pantry cabinet
- + Two Franke stainless steel under-mount sinks both with In-Sink-Erator disposal and polished chrome Grohe fixtures, one with Insta Hot faucet
- + Wood burning fireplace with natural stone surround, mantle, and hearth
- + Buffet with white crystal cabinetry and green Esmeralda granite countertop
- + French door leading to front yard and deck

Great Room, Living and Dining Room

- + Redwood shiplap wall siding
- + Cathedral tongue and groove pine ceiling with track lighting
- + Wood cubby, can be filled from the outside
- + Wood burning fireplace with natural stone surround and hearth
- + Built-in book shelving
- + Doors leading to front yard and deck
- + Mahogany buffet with shelving and glass fronts
- + Sliding door to backyard

Powder Room

- + Single vanity with custom crystal white cabinetry by Smith's and Green Esmeralda granite countertop
- + Porcelain under-mount sink with brass Grohe fixtures
- + Kohler toilet
- + Sconce lighting
- + Wall mirror

Office/Nook

- + Coat closet and shelving
- + Built-in mahogany desk with marble countertop
- + Picture window

Hall Leading to Bedrooms

- + Linen cabinet
- + Built-in book shelving

Master Suite

- + New wall-to-wall carpet
- + Walk-in closet with California closet built-ins
- + Overhead lighting
- + Central ceiling light fixture
- + Large windows providing abundant natural light and French doors leading to deck

- + Unfinished bathroom plumbed for dual vanity

Guest Bedroom One

- + Redwood shiplap feature wall with built-in book shelving
- + Door leading to back deck
- + Large walk-in closet with California closet built-ins and cedar wall

Shared Hall Bathroom

- + Marble tile flooring
- + Single vanity with Cherry cabinetry, marble countertop, and under-mount Kohler sink with brass fixtures
- + Wall-to-wall mirror with strip lighting
- + Kohler toilet
- + Stall shower with marble tile surround, glass enclosure, dual brass Grohe shower heads and fixture

Guest Bedroom Two

- + French door leading to back deck and large windows providing abundant natural light
- + Walk-in closet with recessed lighting, California closet built-ins, Cedar wall

Wine Cellar

- + Racking system for approx. 1200 bottles: 1,012 750ml, 153 magnums, and 88 half bottles
- + Temperature controlled
- + Room for cases on floor

Garage

- + Attached with interior access
- + 2-car side-by-side
- + Automatic garage door openers
- + New cement floor (done within last 6 months)
- + Freshly painted
- + Built-in cabinetry with extra shelves
- + Space for extra refrigerator
- + Whirlpool Cabrio washer and dryer

OUTDOOR LIVING

- + Expansive deck
- + Gorgeous Japanese maple tree
- + Gravel and flagstone path behind house with various plantings
- + Natural rock stacked wall
- + Oak trees
- + Rosemary bushes
- + Garden lighting
- + Drip system in front of the house

INFRASTRUCTURE

- + HVAC: forced air heating and cooling
- + Gas: Propane
- + Electric: PG&E
- + Water heater: Electric, 80 gallon
- + Water: St. Helena City
- + Sewer: Septic
- + TV: DirecTV
- + Internet: Sonic Internet
- + Phone: AT&T
- + Sprinkler system on roof
- + Fire hydrant on property and by gate
- + French drain behind house

ITEMS EXCLUDED FROM SALE

- + Wine press at front deck
- + English staddle stones at front walkway

Cyd Greer

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