



PROPERTY NOTES

HEAVENLY ST. HELENA

1500 Zinfandel Lane

www.HeavenlyStHelena.com

OVERVIEW

- + House built in 1991
- + Owners purchased property in 1999
- + Major remodel 1999 – 2001
- + Observatory built in 2001
- + 3.6 +/- acre lot
- + 4,014 +/- sq. ft. single story residence
- + 3 bedrooms/2.5 baths
- + Beautiful established landscaping
- + 3-car garage and attached storage room
- + 1BR/1BA Guest House
- + Telescope observatory with pool house and full bathroom
- + Swimming pool
- + Bocce court
- + Temperature controlled wine cellar with approximately 1,200 bottle capacity
- + Spectacular vineyard views
- + 1.7 acre Merlot and Cabernet Sauvignon vineyard
- + Prime location

FEATURES THROUGHOUT

- + Antique Georgian pine wood floor
- + Recessed and track lighting
- + Panasonic small business phone system with all room paging system
- + Composition roof
- + Wood exterior siding

Entryway and Great Room, Open Living Room and Dining

- + Vaulted ceilings with tongue and groove open beam detail
- + Recessed and track lighting
- + Crown molding
- + Large windows providing an abundance of natural light
- + Dramatic floor-to-ceiling wood burning fireplace with reclaimed wood mantle, stone surround and hearth
- + French doors leading to back deck
- + Pendant light fixtures by Neidhardt in dining area
- + Buffet storage cabinets
- + Built-in speakers

Kitchen and Dining Room

- + Custom cabinetry with painted wood, glass front shelving, cook book shelving, appliance garages, and marble countertops
- + Picture window with mountain views
- + Dramatic pass-through and buffet with grey limestone and custom design frosted glass sliding doors
- + Center island with painted wood cabinetry, grey limestone 10 ft slab, stainless steel undermount sink with Gemini fixture and InSinkErator garbage disposal, bar seating for two and two Sub-Zero refrigerator drawers
- + Peninsula seating for five
- + Breakfast area with appliance garages, custom cabinetry, and grey limestone countertop
- + Franke stainless steel dual-sided undermount sink with Gemini fixtures, InSinkErator garbage disposal, and reverse osmosis faucet
- + 2 Whirlpool trash compactors
- + Stainless steel GE Monogram ice maker
- + Two Miele dishwashers with cabinet fronts
- + Vaulted ceilings with bead board and open beam detail
- + Recessed, track and Neidhardt pendant lighting
- + Sub-Zero refrigerator and freezer with custom cabinet fronts and custom handles
- + GE Monogram beverage refrigerator
- + Thermador stainless steel professional gas range with 6 burners, grill, and two ovens
- + Thermador stainless steel professional hood
- + Built-in speakers

Family Room

- + Vaulted ceilings with tongue and groove and open beam detail
- + High windows providing natural light
- + Track and spotlighting
- + Built-in speakers
- + Two sets of French doors leading to back deck
- + Built-in organization cabinet, 6 two-drawer full size filing cabinets (31" deep) with custom cabinetry and stained wood countertop
- + Two built-in desks
- + Custom built-in entertainment center with book shelving

Main Hall (leading to bedrooms)

- + Octagon hall area with display niches, limestone display shelves and artwork lighting
- + Chandelier
- + 8 sets of custom storage cabinets
- + Access to deck

Powder Room

- + Custom vanity with painted wood cabinetry, black granite countertop, and granite vessel sink with Dornbracht fixtures
- + Toto toilet
- + Sconce lighting by Boyd
- + Sky light

Master Suite

- + Wall-to-wall carpet
- + Vaulted ceiling
- + Gas log fireplace with painted wood mantle, marble hearth and surround
- + High windows with automatic shades
- + Sliding door access to back deck
- + Large windows providing and abundance of natural light
- + Art spotlighting
- + Ambiance sconces
- + Reading lighting on either side of the bed
- + Built-in speakers
- + Second attic (dry walled, carpeted and insulated)
- + Art alcove with spotlighting
- + Large walk-in closet
 - o Wall-to-wall carpet
 - o Custom built-ins some with glass fronts
 - o Recessed lighting
 - o Skylights
- + Bathroom
 - o Two Water closets
 - ◆ Right – Walker Zanger marble wainscoting, storage cabinet, Toto toilet and bidet, and wall-to-wall carpet
 - ◆ Left – Wall-to-wall carpet, storage cabinet, Toto Washlet toilet, central light fixture
 - o Two separate vanities with custom cabinetry, marble counters, and undermount sinks with Dornbracht fixtures, Walker Zanger marble and tumbled stone trim. The right vanity also includes custom vanity cabinet, marble counter and makeup lighting and counter.
 - o Recessed and Waterworks sconce lighting
 - o Built-in speakers
 - o Oversized jetted soaking tub with marble surround and deck, Dornbracht fixtures and detachable water wand
 - o Bay window

- Oversized stall shower with toiletry nooks, marble surround and Walker Zanger decorative trim, Dornbracht fixtures, seated bench and glass enclosure

Bedroom #1

- + Window bench with large windows and storage below
- + Built-in bookshelves
- + Vaulted ceilings
- + Skylight with blackout shade
- + Recessed lighting and spotlighting
- + Loft for storage
- + Built-in speakers
- + Closet with custom built-ins and lighting

Shared Bathroom (Shared between bedrooms #1 & #2)

- + Recessed and scone lighting
- + Large format tile flooring with radiant heat
- + Custom glass and rice paper toilet enclosure with toiletry shelving/pullouts
- + Toto toilet
- + Dual vanity with undermount Kohler sinks and Dornbracht fixtures and custom cabinets with white Thassos marble countertop
- + Medicine cabinets
- + Shower-over-tub with Dornbracht fixtures and adjustable height shower head, shampoo nook and porcelain Water Works tile surround

Bedroom #2

- + Window bench with large windows and storage below
- + Built-in bookshelves
- + Vaulted ceilings
- + Recessed and spotlighting
- + Loft for storage
- + Built-in speakers
- + Closet with custom built-ins and lighting

Mudroom and Laundry Room

- + Built-in cabinetry, cubbies, and shelves
- + Built-in bench
- + Built-in desk
- + Track lighting
- + Stackable Whirlpool washer and dryer
- + Farmhouse sink with brushed chrome KWC fixtures and storage below
- + Built-in ironing board
- + Folding counter and hanging rod

In-house Storage Room

- + Wall-to-wall carpet
- + Track lighting
- + Built-in linen storage

- + Extra deep drawers
- + Attic and extra storage space (dry walled, carpeted and insulated)

COTTAGE – (has forced air A/C and natural gas heat)

- + Entry
 - o Storage closet
 - o Slate tile flooring
 - o Recessed lighting
- + Family Room
 - o Wall-to-wall carpet
 - o Recessed lighting
 - o Painted wood built-ins and window bench
 - o Crown molding
 - o Wood burning fireplace with slate tile surround and hearth
 - o Wet bar with white painted wood cabinets, tile countertop, GE mini fridge, sink with InSinkErator and Price Pfister fixture
- + Bedroom
 - o Wall-to-wall carpet
 - o Extra high ceilings
 - o Recessed lighting
 - o Large paned windows providing an abundance of natural light with Hunter Douglas duet shades
 - o Two oversized closets – one lockable and one plumbed for a washer and dryer
- + Bathroom
 - o Tile flooring
 - o Single vanity with painted wood cabinetry and tiled counter
 - o Shower-over-tub with tile surround

OBSERVATORY/POOL HOUSE

- + Wall-to-wall carpet
- + Recessed lighting
- + Two closets
- + Bathroom
 - o Wall-to-wall carpet
 - o Light wood cabinetry with marble countertop, undermount Kohler sink and brushed chrome fixtures
 - o Sconce lighting
 - o Stall shower with porcelain tile surround, polished chrome Moen fixtures, and shampoo nook
- + Telescope observatory
 - o Professional telescope
 - o Storage area with beverage refrigerator
 - o Shelving
 - o Recessed lighting

- Wall-to-wall carpet

OUTDOOR LIVING

- + Wrap around deck
- + AI-fresco dining deck off kitchen/family room with ceiling fans
- + Flagstone patios and gravel pathways
- + Garden lighting
- + BBQ area with large format stone flooring and built-in DCS stainless steel BBQ with stone walls and concrete countertop
- + In-ground pool with automatic pool cover and large format stone deck surround
- + Bocce court with stone walls
- + Built-in hammock poles
- + Garden paths
- + Two storage sheds
- + Veggie garden with sweet peas, raspberries, figs, hydrangeas, herbs, squash, watermelon etc.
- + Living fruit tree wall
- + Hedge maze

VINEYARD & PRODUCTION HISTORY

- + 1.7 acre Merlot and Cabernet Sauvignon vineyard

Harvest Year	2014	2015	2016	2017	2018	2019
Merlot	2.26	2.08	2.62	2.29	3.34	4.33
Cabernet	5.08	4.17	5.73	5.18	6.07	8.13
Total Tons	7.34	6.25	8.35	7.47	9.41	12.46

INFRASTRUCTURE

- + HVAC
 - Main house: central forced air gas heat and A/C, 2 units each with 1 zone
 - Guest house: central forced air gas heat and A/C, 1 unit with 1 zone
- + Water: Two private wells (one doesn't have a pump and is capped) with two 11,000 gallon 90% underground holding tanks – one for the house and one for AG
- + Sewer: Standard septic
- + Gas: Natural gas
- + Electric: PG&E
- + Phone: Comcast
- + Internet: Comcast
- + TV: DirecTv

- + Security System: Bay Alarm – central station fire and burglary
- + Central Audio:
 - o Controls in family room
 - o Speakers and volume controls in: living room, master bedroom and bath, both guest bedrooms, family room and outdoors

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