



GLOBAL LUXURYSM

173 Knoll Place
www.StHelenaViews.com
Property Notes

Overview

- House built in 1973
- Owners purchased property in 2012
- Significantly remodeled
- 0.81 +/- acre lot
- 4,342 +/- sq. ft. two story residence
- 4 bedrooms/4.5 baths
- Over 2,300 sq. ft. of entertaining decks on three levels
- Panoramic vineyard and mountain views
- Beautiful established landscaping
- Extra deep 2-car garage
- Walking path access to Meadowood Napa Valley

Features Throughout

- Wide plank aged French oak hardwood floor with smoked and wire brushed finish on main level
- Oak hardwood floor with dark stain on lower level
- 6 inch baseboards
- Recessed and track lighting
- Composition roof
- Wood exterior siding

Entryway and Formal Living Room

- Barrel shade Rejuvenation chandelier
- Coat closet
- Large storage closet with recessed lighting and Danby Silhouette wine coolers
- Vaulted open beam ceiling with tongue and groove facing
- Built-in book shelving
- Rejuvenation scone lighting
- Wood burning fireplace with gas logs and honed surround
- Two sets of sliding doors with access to view deck

Formal Dining Room

- Tray ceiling
- Rejuvenation tiered barrel shade pendant and matching linen-shade tiered sconces
- Large window providing natural light and oversized sliders with access to view deck

- Restoration Hardware pendant light fixture in hall and stairwell
- Two storage closets
- Built-in buffet with drawers and dramatic “pass-through” opening to kitchen

Great Room: Open Kitchen and Family Room

Kitchen

- Fully remodeled less than one year ago
- Large format porcelain tile flooring
- Vaulted open beam ceiling with tongue-and-groove facing
- Custom Decora painted wood cabinetry with pullouts, soft close drawers/doors and open shelving
- Quartz countertops with natural stone herringbone backsplash by Artistic Tile
- Stainless steel Thermador side-by-side refrigerator and freezer towers (48 inch combined) with in-door ice and water
- Stainless steel Thermador 6-burner commercial gas range with electric grill, and dual electric convection ovens
- Stainless steel Thermador hood
- Stainless steel Thermador Sapphire Glow dishwasher
- Blanco zero-radius stainless steel dual sided undermount sink with Insinkerator Evolution Excel heavy duty garbage disposal, stainless steel Grohe smart touch fixtures, instant hot water, picture window with valley floor and mountain views, and Restoration Hardware French goose neck barn-style light fixture above in aged zinc finish
- Custom center island with Decora painted wood cabinetry, butcher block countertop, open shelving, abundant storage, Blanco stainless steel zero-radius, deep sink with Insinkerator Evolution Excel heavy duty garbage disposal, stainless steel Grohe smart touch fixtures and ample bar seating for four or more

Family Room

- Large ceiling fan
- Vaulted open beam ceiling with tongue-and-groove facing
- Oversized natural gas log fireplace with modern concrete and plaster surround and hearth, built-in shelving and desk
- Oversized glass sliding doors with access to wrap around deck and forest view to valley

Laundry Room/Pantry

- Sliding barn door entry
- Large format porcelain tile flooring
- “Shiplap” wood treatment on feature walls
- Pottery Barn farmhouse style rustic pendant lighting
- Custom painted wood cabinetry with butcher block countertops
- Painted tongue-and-groove wall detail
- LG True Steam front loading washer and dryer
- Stainless steel undermount UNIC sink with brushed chrome smart-touch fixture
- Butcher block floating shelves
- Enclume pot and glassware rack
- Stainless steel Summit dual refrigerator drawers

Hall (to master and guest rooms)

- Linen closet
- Restoration Hardware pendant light fixture

Master Suite

- Vaulted open beam ceiling with tongue-and-groove facing
- Large ceiling fan
- Oversized sliding door leading to back wrap around view deck
- Two closets
- Built-in media center and shelving
- Dressing room and additional third closet with mirrored doors and built-ins
- Bathroom
 - Large format porcelain tile flooring and walls
 - Dual vanity with natural wood cabinetry, granite countertop, undermount Kohler sinks and polished chrome Grohe fixtures
 - Wall-to-wall mirror with granite surround and scone lighting
 - Mirrored medicine cabinets
 - Toto toilet
 - Stall shower with large format tile surround, shampoo nook, corner bench, polished chrome Grohe fixtures with rain head and water wand

Powder Room

- Vanity with wall-to-wall mirror and scone lighting
- Painted wood cabinetry with granite countertop
- Water closet
 - Toto toilet
 - Single vanity with painted wood cabinetry, granite countertop, glass vessel sink, Axor polished chrome fixture
 - Wall-to-wall mirror and scone lighting

Hall Bathroom (Direct Access from Guest Bedroom 1 and serves Guest Bedroom 2/Study)

- Natural stone tile flooring by Artistic Tile
- Single vanity with painted wood cabinetry and gray stained wood countertop
- Kohler sink with Brizo polished chrome fixtures
- Rejuvenation scone lighting
- Kohler toilet
- Shower over tub with natural stone tile surround and arabesque mosaic by Artistic Tile and Brizo polished chrome fixtures

Guest Bedroom 1

- Vaulted open beam ceiling with tongue-and-groove facing
- Large windows providing natural light with built-in bench seating and storage below
- Built-in shelving and storage
- Two closets with French doors and automatic lighting

Guest Bedroom 2/Study

- Vaulted open beam ceiling with tongue-and-groove facing
- Trio of Restoration Hardware French goose neck barn-style scone lights

- Glass sliding door with access to wrap around view deck
- Fireplace with gas logs and pebbled stone surround
- Double pocket “barn door” closet (can also be used for a Murphy bed)

Lower Level

Hall

- Sconce lighting
- Pottery Barn pendant light fixture
- Laundry closet with LG True Steam stackable full-sized front loading washer and dryer, recessed lighting and linen storage

Hall Bath

- Tile flooring
- Custom vanity with Kallista undermount sink, polished chrome Grohe fixture, quartz countertop
- Decorative mirror
- Granada natural stone and glass tile feature wall by Artistic Tile
- Stall shower with natural stone tile surround, polished chrome Grohe fixtures, and shampoo nook

Media Room

- Tongue-and-groove ceiling and wall detail
- Pottery Barn pendant light
- Glass sliding door providing access to view deck
- Storage/utility closet
- Wet bar/kitchenette
 - Custom Decora painted cabinetry with soft close drawers and quartz countertop
 - Floating shelves
 - Stainless steel deep undermount sink with chrome motion sensing fixtures, Insinkerator and barn-style Restoration Hardware pendant light fixture above
 - Stainless steel Fisher & Paykel dishwasher drawers
 - Stainless steel Kitchen-Aid refrigerator (3) and freezer (1) drawers
 - Kegco beer tap

Bedroom

- Tongue-and-groove ceiling detail
- Combination ceiling fan and light fixture
- Sconce lighting
- French door providing natural light and access to view deck
- Bathroom
 - Tile flooring
 - Kohler toilet
 - Single vanity Kallista sink with brushed nickel fixtures
 - Natural stone mosaic feature wall
 - Hubbardton Forge sconce lighting
 - Oval mirror with medicine cabinet

- Oversized stall shower with natural stone surround, natural stone mosaic flooring, shampoo nook, polished chrome Grohe fixtures and water wand

Outdoor Living

- Over 2,300 sq. ft. of entertaining view Trex decks on three levels
- Covered al fresco dining off of living room with vaulted open beam ceiling and tongue-and-groove facing and ceiling fan
- Panoramic valley floor and mountain views
- Beautiful established landscaping and trees
- Automatic irrigation

Items Excluded From Sale:

- Schonbek chandelier and Rejuvenation sconces present in dining room MLS photo
 - They have been replaced by Rejuvenation tiered barrel shade pendant and matching linen-shade tiered sconces
- Copper fire feature at al fresco dining deck

Infrastructure

- HVAC: Nest controlled 2 zone forced air gas heating and air conditioning
- Water: St. Helena City
- Sewer: Private sewer system
- Gas: PG&E
- Electric: PG&E
- Phone: Xfinity
- Internet: Xfinity
- TV: Xfinity

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