



**3473 St. Helena Hwy**  
**Property Notes**  
**[www.PanoramicNapaValley.com](http://www.PanoramicNapaValley.com)**

**Background**

- Current owner purchased property in 1993
- Erosion Control Plan approved in 2008

**General**

- 16.77 +/- acre lot
- Main Residence: 2 Bedrooms / 1 Bath: 1,462 +/- sq. ft.
- Main Residence Basement: 620 +/- sq. ft.
- Guest Cottage: 1 Bedroom / 1 Bath: 400 +/- sq. ft.
- Approved Erosion Control Plan for 6.32 net acre vineyard
- 2 additional building sites
- Panoramic easterly views

**Exterior**

- Composition shingle roof
- Cinderblock/wood siding exterior
- Private circular driveway
- 1 car garage with extra storage room
- Lookout deck with views

**Living and Dining**

- Wood burning fireplace
- Full height windows with views
- Oak hardwood and Saltillo-style tile floor
- Built in bookcases and bench with hidden storage underneath

**Kitchen**

- *Jennair* 4-burner electric range
- *Frigidaire* stainless steel refrigerator
- Enameled cast iron double-bay sink with drainboards
- *Insinkerator* disposal
- Vintage enameled steel cabinets with chrome hardware
- Sliding sandblasted glass doors on upper cabinets
- Formica countertop with retro chrome trim
- *Kitchenaid* dishwasher
- Black and white checked linoleum floor

- Track lighting
- Views

#### Bedrooms

- Oak hardwood floors
- Spacious closets

#### Bath

- Saltillo-style tile floor
- Shower over tub
- Dual vanity with formica countertops and white cabinetry
- Recessed lighting
- Laundry closet
  - Stacked washer and dryer

#### Bonus Room

- Located downstairs
- Stained concrete floor
- Additional storage rooms
- Wine storage

#### Guest Studio

- Wood siding exterior
- Cathedral ceiling
- Bedroom
  - Skylight
  - Wall-to-wall sea grass floor covering
  - Wall-mounted air conditioning unit
  - Wood burning stove
- Bath
  - Stall shower
  - Single vanity with laminate countertop and white cabinetry and chrome fixtures
  - Saltillo-style tile floor

#### Infrastructure

- Private well
- Standard septic
- Satellite TV available



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