



940 Brown Street
Property Notes
St. Helena, CA 94574
www.StylishStHelena.com

Background

- Property built in 2003
- Property purchased by seller in 2005

General

- Lot size: 5,314 +/- sq ft
- Residence size: 1,674 +/- sq ft
- 3BR/2.5BA
- Family Room
- Open floor plan
- 2-Car garage
- Close to downtown St. Helena

Exterior

- Wood siding
- Farm house style

Features Throughout

- High ceilings
- Hardwood floors on first floor
- Recessed and track lighting

Living Room/ Dining Room

- Built-in library shelving
- Abundant windows and natural light
- French doors accessing wrap-around porch
- Oak floors
- Track lighting

Family Room

- Opens to kitchen
- Oak floors
- Raised, gas-burning fireplace with wood hearth and surround
- Built-in entertainment center

- Track lighting with dimmer
- French doors with access to backyard
- Window with view of sideyard

Kitchen

- Tile flooring
- Bay window above sink with view of backyard
- White cabinetry with brushed chrome finishes
- Tiled countertops
- Kohler sink
- In-sink-erator disposal
- Two-door, stainless steel GE refrigerator with exterior water and ice dispenser
- Stainless steel Maytag Gemini four-burner gas range, oven and warming oven
- Stainless steel Maytag microwave
- GE dishwasher
- Access to laundry room

Half Bath

- Located on first floor, off of hallway
- Kohler sink and faucet
- Tiled vanity
- Cabinetry above toilet

Master Bedroom

- Second floor location
- Wall-to-wall carpet
- Bay window with views of backyard
- Walk-in closet with western-facing window
- Ceiling fan
- Track lighting
- Bath
 - Tiled floor and counters
 - Jetted tub with shelving and window for natural light
 - Tiled shower
 - Dual vanity with Kohler sinks and faucets

Guest Bedroom 1

- Located on second level
- Wall-to-wall carpet
- Double closet with two mirrored doors and shelving
- Four windows provide abundant natural light
- Recessed lighting
- Ceiling fan

Guest Bedroom 2

- Located on second level
- Wall-to-wall carpet
- Two windows with blinds
- Large closet with two mirrored doors and built-in shelving
- Ceiling fan
- Recessed lighting

Guest Bathroom

- Located on second floor at top of stairway
- Single vanity with tile counter, white cabinets and Kohler faucet and sink
- Kohler bath tub and faucet with tile surround
- Recessed lighting

Garage

- 2-car side-by-side garage
- Space for storage

Outdoor Features

- Ironwood, wrap-around deck
- Landscaped back and front yards with automatic sprinklers
- Plants
 - Japanese Maple
 - Olive
 - Rosemary
 - Native grasses

Infrastructure

- Water: St. Helena City
- Public sewer
- Television: Cable TV and Satellite both available
- HVAC: Forced-air gas heat and air conditioning
- Electric and Gas: PG&E

Information contained herein is deemed reliable but is not guaranteed, has not been verified, and is subject to change.
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