



Property Notes

603 Pratt Avenue

www.sainthelenviews.com

Background

- Seller purchased the property in 2007
- Newly built home completed December 2008

General

- 7,840 +/- sq ft lot
- 2,152 +/- sq ft home
- 3 Bedrooms/2.5 Bath, including master suite
- Living room
- Kitchen/dining room
- Office/den
- Mudroom/laundry room
- Garage: one car attached, approximately 200 sq. ft.
- Workshop: detached, approximately 200 sq ft.

Features Throughout

- Jeldwen top of the line dual pane high efficiency windows and doors; aluminum clad exterior with vertical grain fir interior
- Wood flooring: Quarter sawn #2 common 3/4" solid white oak; FSC (Forestry Stewardship Council) certified (came from a sustainably managed lumber operation); finished with one oil base and 3 water base clear coats
- Interior doors: primarily 5 panel design, doors upstairs are painted; downstairs doors are mostly stained vertical grain fir
- Recessed lighting; Lutron memory dimmers and manual dimmers
- Hand troweled finish walls
- Crown molding throughout
- Benjamin Moore custom colors
- Mostly 9' ceilings on first floor and 8' ceilings on second floor
- Most plywood and poplar is also FSC certified, OSB oriented strand board used for sheer and subfloor
- Meets current earthquake code: use of Simpson strong wall, and anchors/bolts

Living Room

- French doors leading to the front porch and courtyard
- Lennox high efficiency direct vent gas fireplace with blower, remote controlled and glass face; acts as a secondary source of heat for the room
- Wired for audio/video above the fireplace
- Two speakers in the ceiling and four other locations with speaker wires run in the wall for surround sound
- Electric receptacle in the floor
- Coat closet across from half bath

Kitchen

- Vineyard and mountain views
- Ceiling beams: salvaged oak from old barn in Ohio built in 1800's
- Custom cabinets made of poplar MDF wood with 30" deep counter (27" deep drawers on range top side) and adjustable shelves; FSC maple dovetail drawers with 1/2" plywood bottom and Blum hardware. Doors/drawers are inset flush front design with beaded face frame.
- Cabinet paint finish: semi gloss with primer + 3 coats
- Under cabinet lighting
- Maple butcher block counter tops and back splash with food safe finish
- Floor to ceiling cabinet with stainless steel Viking wall convection oven, microwave and warming drawer; top cabinet with pocket doors is wired for TV
- 36" Dacor 6 burner cooktop with pot filler
- 36" Venta hood with two blowers and halogen lights
- Miele stainless steel dishwasher
- Refrigerator: Viking stainless steel, top/bottom; top is a side-by-side refrigerator, bottom is freezer drawer
- Cabinet above refrigerator is set up for wine storage
- Farm style Shaw fire clay with disposal and Italian G and J chrome faucet
- Island with bar seating for 3, prep sink with disposal, curly maple end grain counter top, and pendant lighting
- Kitchen Aid beverage refrigerator built in on island; three zones with three thermostatic controls
- Efficient workspace layout
- Walk-in pantry: approximately 8' x 8'
- 2 Ceiling speakers between kitchen and dining room; control center is in office

Dining Room

- Vineyard and mountain views
- Open floor plan with kitchen
- Salvaged ceiling beams
- Double French doors leading to outside deck
- Accommodates a 10' farm table
- Office nook with built-in desk, recessed lighting, phone and electric hook-up
- Barn style door to office nook is made from floor joists salvaged from original home located on this site

Office

- Floor to ceiling custom cabinet with 8 doors; painted and integrated with crown molding
- Butcher block built-in desk, wired for computer with HDMI (high definition multi-media interface), cable, phone, and audio jack
- Central control for audio located in cabinet
- Upper cabinet designed with adjustable shelves and lights that shine down on desk
- Double pocket vertical grain fir doors made from old growth fir salvaged from original home located on this site

Half bath

- Painted beadboard wainscot
- Vanity cabinet custom made with FSC poplar and bamboo dovetailed drawers with ½” plywood bottom and Blum hardware. Doors/drawers are inset flush front design with beaded face frame.
- 1 ½” white oak vanity counter top with water resistant finish
- Under mount porcelain sink
- Oil rubbed bronze fixtures
- Custom mirror with grapevine wreath frame
- 2 Light sconces
- Kohler toilet
- Exhaust fan with light

Mud Room

- Accessible from sideyard (for trash and recycling) and front courtyard
- Connects to attached one car garage
- Concrete floor
- Salvaged old growth redwood 7’ wainscot
- Redwood and fir trim
- Built-in bench for putting on shoes
- Cabinet with 4 cubbies and 2 doors

Laundry Room

- Custom cabinets one for water heater with pan that’s drained to outside of the house
- 2 upper cabinets with under cabinet lighting
- Sky light
- Butcher block 30” deep counter top with washer/dryer below; panel in counter top to access water shut-off
- LG washer and dryer (steam feature) with Energy Star and stainless steel drums; included with the purchase
- Recessed ceiling lights
- Salvaged old growth redwood wainscot

Master Bedroom

- Spectacular view over vineyards and mountains to the sunrise
- One large double hung picture window facing east with two flanking double hung windows
- Wall-to-wall wool carpet
- Two sconces in bedroom for king size bed
- Walk in closet with dressing mirror, aromatic cedar on one wall and custom built-ins designed for two people; each side has four drawers, 9 cubbies and various hanging arrangements including two floor to ceiling hanging areas; can hold 24 pairs of shoes on each side.
- Window in closet

Master Bath

- Dramatic vineyard and mountain views
- Oak floor
- Two single vanities separated by double hung window
- Under mount Kohler porcelain sinks with chrome fixtures by Grohe
- Custom cabinets, same design and fabrication as kitchen without beaded face frame
- Carrera marble counter tops
- Walk-in shower: Carrera marble tile walls, river rock pan, carrera slab curb, and frameless 3/8" glass door; shower ceiling is tiled in an artistic pattern with Carrera marble
- Light and fan in shower
- Built-in his/hers cubbies and bench tiled into the shower wall
- Grohe shower head: special two-in-one design works as body spray and can accommodate taller people
- Water closet has separate fan and window
- Restoration Hardware vanity mirrors, wall sconces, and towel bars

Second Full Bath

- White hexagonal honeycomb mosaic tile floor
- Tub and shower combination
- Carrera slab window sill, water proofed underneath and behind it
- Subway tile 3 x 5" running bond pattern in shower/tub surround and ceiling (herringbone layout on ceiling); lath and mortar backing behind tile with water proofing behind and on top of lath/mortar bed
- Grohe shower head
- Grohe fixtures and two Kohler pedestal sinks
- Custom made medicine cabinets above each sink
- Sconce lighting
- Recessed lighting
- Ceiling fan/light combo on separate switches
- Restoration hardware sconces, towel bars, and shower curtain rod
- Kohler toilet

Additional Upstairs Space

- Playroom/sitting area/common area big enough for desk, workspace, play space
- Built-in linen cabinets
- Recessed lighting

Guest Bedrooms

- Wall-to-wall wool carpet
- Plantation shutters on windows
- Closet with flat panel bifold doors, custom closet storage, and light
- Phone and TV hook-up
- Four 5" can lights with dimmers; incandescent or halogen

Garage

- Attached one car
- Approximately 10' x 20'
- Insulated

Shop

- Approximately 10' x 20'
- Not insulated
- Shop lights and extra receptacles
- 220 volts available

Exterior

- Factory framed for high precision and lumber selection
- Stem wall comes up to the height of the porch so as not to have wood to concrete contact
- Western red cedar shake exterior
- Knees braces (corbels) are clear heart wood cedar and custom made
- Trim is painted finger jointed pine painted to match cladding
- Roof is heavy duty extra thick extended warranty composite shingles
- Gutters are seamless metal
- Exterior copper lights are switched either manually or with motion detector

Landscape

- Automatic irrigation on zones; controller located in the shop
- Set up for landscape lighting but not installed
- Large back patio; approximately 20' x 30' integral color concrete
- Front porch is integral color concrete
- Conduit built in for in-step lighting future installation at front porch and rear patio steps
- Welded wire fence on sides and back
- Dog proof area in back with gates to front
- West side has custom carved artesian gate
- Rock borders for pathways/driveways
- Crushed decorative rock pathways and driveways
- Hose bibs in front near shop (2)
- Boxwood hedge around deck/patio
- Jasmine around fence line

- Roses, lavender, perennial garden
- Seasonal Morels in front yard
- Three front trees around adirondak chair are being trained to grow like a tent

Infrastructure and Energy Saving

- City water
- Engineered septic with two tanks and modum alarm system; easily accessible and located between the garage and shop; requires annual inspection by Napa County; regularly maintained by McCollum Engineering
- Natural gas, PG&E
- 50 gallon high efficiency (equivalent to traditional 75 gallon) gas hot water heater with recirculating pump for instant hot water. Timer in hot water closet for recirc pump
- Forced air gas central heat and air conditioning, 2 zone system (one high efficiency furnace under stair landing, condenser on west side of house)
- Vented attic, R38 insulation in ceiling
- Cable TV and DSL available
- Audio/video control in office: outdoor speakers mounted on house above French doors in back, speakers in LR, kitchen and outside
- Power pole at front: electric, phone and cable are undergrounded from the street to the house
- Compact fluorescent lights used in places
- High efficiency and Energy Star elements selected for the appliance and mechanical systems

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