



COLDWELL BANKER BROKERS OF THE VALLEY

## Property Notes

1171 Meadowcreek Circle, St. Helena

[www.1171Meadowcreek.com](http://www.1171Meadowcreek.com)

## Background

- Tax records indicate a year built of 1998
- Seller purchased the property in 2005

## General

- 7,840 +/- sq ft lot
- 2,713 +/- sq ft house
- 3 Bedrooms/2.5 Bath, including master suite
- Open living room/dining room
- Family room/great room
- 2 Car detached garage

## Features Throughout

- Plantation shutters
- Recessed lighting on first floor and second floor hallway
- Open floor plan
- Great natural light

## Entry

- Elegant formal entry and staircase
- Oak floor
- Skylight above stairway

## Living Room/Dining Room

- Wall-to-wall carpet
- Gas fireplace

## Kitchen

- Oak floors
- Granite countertops
- GE Profile 5 burner cooktop
- GE Profile 9900 series dishwasher (purchased in fall '09)
- GE Profile built in oven
- GE Profile built in microwave

- GE Profile refrigerator
- Disposal

#### Family Room

- Wood burning fireplace with gas starter
- Wall-to-wall carpet
- Open to kitchen

#### Master Suite

- Second floor master suite
- Wall-to-wall carpet in bedroom and tile flooring in bath
- Alcove adds space for desk, exercise equipment, et
- Walk-in closet
- Double vanity with tile counter
- Oversized tub
- Tile shower

#### Second Full Bath

- Second floor
- Double sink vanity with tile counter
- Shower over tub

#### Garage

- Detached 2-car side-by-side
- Attic storage

#### Exterior and Gardens

- Corner lot with views of Sulphur Creek
- Classic exterior elevations
- Composite roof
- Outdoor kitchen
  - Pizza oven
  - 5 Burner gas barbecue grill
  - Beverage refrigerator
  - Sink
  - Single burner cooktop
- Flagstone patio
- Outdoor lighting and sound
- Hook up for outdoor fountain
- Established plantings
- Automatic irrigation control

#### Infrastructure

- City water
- City sewer
- Natural gas, PG&E
- Natural gas water heater

- Forced air gas central heat and air conditioning, 3 zone
- Automatic attic fan
- Bay alarm security system
- Cable TV and DSL available

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