



2294 Boysen Lane
Property Notes
www.romanticsthelena.com

Background

- Home was built in 1967
- Current owner purchased property in 2000
- Extensively remodeled in 2003

General

- 0.58 +/- acres
- Main House: 2776 +/- sq ft
- Attached 1 BR guest unit with kitchen, approximately 384 sq ft
- Japanese tea house, approximately 340 sq ft
- Detached fitness room, approximately 200 sq ft
- 2 car attached garage
- In ground pool
- 3 Bedrooms total
- 4 ½ Baths total
- Custom design and construction

Exterior

- Vertical grain fir doors and exterior window frames
- Marvin doors and windows; new in 2003
- Composition roof; new in 2003
- Doors have disappearing screens

Main House Overview

- Single Story
- 2BR/3BA, great room, library, office
- Open floor plan
- Maple and cherry floors and wall-to-wall carpeting
- Wood floors by Don Williams
- Custom lighting

Entry

- Slate floors
- Coat closet with attic access

- Hand blown Murano lighting

Living Room

- Great room configuration with open living room, dining room and kitchen
- Gas fireplace with corrugated copper surround and concrete mantle
- Grafik Eye lighting
- Plasma TV hidden behind picture above fireplace
- Maple floors
- Recessed lighting
- French doors leading to patio, pool and gardens
- Mirrored wall creates expansive ambiance

Dining Room

- Open to the kitchen and living room
- Murano glass lighting

Kitchen

- Custom maple cabinets with corner trolley, pantry trolley and recycle bins
- Oversized island with seating for 4
- Custom concrete counters
- Custom maple china storage with glass fronts
- Subzero side by side refrigerator with maple front and ice/water dispenser
- Thermador stainless steel double oven with convection and self cleaning feature
- Miele espresso maker
- Subzero wine refrigerator
- Miele gas stovetop with lighted, 4-speed hood
- Microwave alcove (microwave not included in sale)
- Dacor warming drawer
- Fisher & Paykel double drawer dishwasher with custom maple front
- Kohler double sink
- Disposal
- Copper bar sink
- Stainless steel Kitchen Aid trash compactor
- Broom closet

Library

- Cathedral ceiling
- Grafik Eye 6-zone mood lighting
- Italian hand-crafted glass and bronze sconces
- Built-in mahogany custom book cases and drawers
- Window seat with beautiful view to the garden
- Whitney LeBlanc custom stained glass windows
- Natural roman shades
- Wood burning fireplace with gas starter and stone face
- Wall-to-wall carpeting

Master Bedroom and Bath

- Window seat with storage underneath and view of rose garden
- Whitney LeBlanc custom stained glass window
- Built-in cabinets and closet
- Separate tub and shower with marble tile
- Water closet with bidet and toilet
- Vanity and dressing table
- Warming lamp

Office

- Cherry floor
- Custom cherry cabinets with file drawers and tall bookshelf
- French doors leading to pool and gardens
- Charming paned windows along two walls providing abundant natural light
- Cathedral ceiling
- Ceiling fan
- Hunter Douglas remote control blinds

Second Bedroom Suite

- Was expanded and remodeled
- Bedroom has built-ins for TV, storage and sewing
- Roman shades
- Wall-to-wall carpet
- Soaking tub
- Separate shower with tile
- Skylight with remote control opening
- Built-in maple shelving in bathroom for towel storage

Third Bath

- Maple floors
- Shower
- Copper sink and faucet
- Custom countertop

Laundry Room

- Washer and dryer convey
- White sink
- Storage cabinets
- Maple floors

Guest Apartment

- Attached to main house
- Exterior access from back yard and from driveway
- French doors
- Carrier heating/AC wall unit
- Carpet

- Built-in surround sound speakers with Panasonic home theatre sound system
- Remoted controlled Hunter Douglas blinds
- Kitchen: 4 Burner electric stove and oven, tile counter, mini frig, porcelain sink
- Bath: built-in cupboards, shower, single sink vanity

Japanese Tea House

- Traditional Japanese design built on site by a Japanese craftsman
- All materials imported from Japan and customized
- Custom tatami mats
- Half bath with tile floor, in-floor heating, slate counter and raised bowl sink
- In-floor hibachi stove
- Separate rooms for ceremony and sleeping
- Wet bar and storage for tea service

Wine Cellar

- Attached to Japanese Tea House
- Climate controlled

Fitness/Media Room

- Detached structure
- Carpeted
- No heating or AC
- Includes TV, speakers and DVD

Pool

- In ground pool with waterfall
- Large scale regional river rocks
- Natural gas pool heater
- Pool equipment located behind fitness room

Garage and Parking

- 2 Car garage attached with covered access to main house
- Built-in cabinets

Other Buildings

- Tool shed/potting shed
- Wood storage shed

Outdoor Entertaining Areas and Gardens

- Spectacular garden landscaped from scratch with river stone rocks, natural stone walkways and exotic specimens; designed by Yoshi Kuraishi
- Trees and shrubs were chosen to give life and color to the garden throughout the year
- Extensive outdoor lighting
- Concrete and stone patios as well as entrance ways to all doors were installed new in 2003
- Electronic retractable awning above patio
- Front courtyard and patio with slate and decomposed granite

- Custom made gates to garden and front entrance
- Front courtyard designed by Becky Oberschulte
- A combination of redwood fencing and grape stake fencing surround the property
- 100+ year old olive trees

Infrastructure

- Standard Septic
- Water: City water
- Gas: Natural gas
- Electric: PG&E
- Heating and AC: Forced air gas, installed by Bell Products
- Water Heater: Natural gas; serves main house and guest unit
- TV: Comcast
- Internet: Comcast
- Central audio: patio, great room, library with controls in library

Neighbors

- Spring Mountain Winery
- Bonnie Schoch (Boysen Lane)
- Thomas (Dean York Lane)
- Specter (Palmer Drive)

Personal Property Included In Sale

- Washer and dryer
- TV in master bedroom
- Plasma TV above living room fireplace
- All draperies and window treatments
- Side-by-side refrigerator in garage
- TV, speakers and DVD in fitness room
- Guest house built-in surround sound speakers with Panasonic home theatre sound system

Personal Property For Sale

- Murphy bed and attached bookcases in guest apartment
- Speaker selector, receiver and CD player in library closet
- NAD DVD receiver in living room
- Antique Bali Buddha
- Statuary, except one stone basin and one pagoda
- Garden furniture, including tables and blue chairs in front garden
- Garden tools
- All furniture except beds, occasional tables, lamps, red leather chair, 2 wicker high back chairs in living room, and non-fitted rugs.
- Work-out equipment (includes Tunturi treadmill, Hoist complete weight system and bench)