



1276 Hudson Avenue Property Notes

Background

- Property built in 1955
- Current owner purchased property in 1985
- Extensively remodeled by current owner

General

- .23 +/- acre lot
- 2,478 sq. ft. 3BR/3BA main residence
- 3BR/3BA
- Living room/dining room combination
- Kitchen/great room
- Office
- Laundry room
- 1,152 sq. ft. 1BR/1BA guest house/studio
- Ample outdoor parking for 5+ cars
- Views of vineyards and wooded hills
- Located close to downtown St. Helena

Exterior

- Cedar shingle exterior
- Composition roof
- Fully landscaped yards

Features Throughout

- Original Douglas fir 2x6 tongue & groove hardwood on first floor
- Marvin® double-hung wooden windows in most rooms; some are casement windows
- Double-pane high efficiency windows
- Detailed window moldings
- Recessed lighting with Lutron dimmer switches
- Abundant natural light
- Some of the door hardware was salvaged from the former "Stars" restaurant building in San Francisco

Living Room and Dining Room

- Aluminum and glass Oceanside Aluminum XXX sliding doors
- Aluminum and glass Oceanside Aluminum swinging front door
- Wood burning fireplace: Majestic® zero-clearance fireplace insert
- Sandblasted and oiled steel fireplace surround with built in wood shelving
- WAC® low-voltage counter-balanced adjustable chandelier
- Exposed wood beam at ceiling
- Ceiling insulated with closed cell spray-in foam with R value of about 40-50.

Kitchen

- Classic white cabinetry
- Maple butcher block countertops
- Island with zinc countertop
- Subzero refrigerator with freezer drawer
- Frigidaire Professional Series stainless steel dishwasher
- Frigidaire Professional Series stainless steel electric convection oven
- Jenair 4-burner gas cooktop with simmer and high-BTU burners and downdraft
- Insinkerator disposal
- Extra large and deep stainless steel sink
- Extra-deep storage cabinets
- Slide-out shelves in some cabinets
- Cleaning closet
- French doors open to backyard

Sitting Room/Breakfast Area

- Window banquette with underneath storage

Laundry Room

- Frigidaire front-loading washer and dryer
- Pocket door
- Plumbed for utility sink
- Kitty/doggy door

First Floor Master Bedroom

- Wall-to-wall closets with built-in storage system
- Shaded views of backyard trees

First Floor Master Bath

- Clawfoot bathtub
- Travertine countertop
- Grohe polished chrome hardware
- Kohler square porcelain sink
- Adjoined to outdoor shower
- Glass and aluminum shower door provides direct access to additional outdoor shower and backyard

- White hexagonal tile shower pan with glass enclosure
- Frosted glass pocket door separates bedroom and bathroom
- Separate water closet

Office

- Use the “sliding wall” to conceal office space or open them to enjoy views of hills and vineyards from your chair
- Built-in storage shelves

First Floor Guest Bedroom

- Abundant closet space with bi-folding doors and shelving
- Private access to front and backyard
- Additional closet space for possible wine storage

First Floor Guest Bath

- Travertine countertop
- Linen storage
- Tile shower enclosure with glass door
- Additional linen storage in hallway

Upstairs

- Use as a master suite, guest suite, home office, or den
- Views of vineyards, sky, and hills
- Built-in desk and shelving
- Attic storage cubby
- Berber carpeting
- Walk-in closet with shelving

Upstairs Bath

- Hardwood floor
- Walk-in shower stall with tile enclosure and glass door
- Separate water closet
- Polished chrome hardware
- Vanity cabinet with cubbies for storage

Guest House/Studio

- 1,152 sq. ft. detached building
- 1 bedroom, 1 bath with additional studio space
- 3 sets of 10' pocketing glass doors
- Natural concrete floor with 2-zone radiant heat system
- Operable skylights
- Washer/dryer hookups in studio area
- Sliding pocketing partition wall separates studio area from main living area
- Wired and plumbed for kitchen (permitted)
- Attic storage
- Carpeted bedroom with ceiling fan and closet

- Bath with concrete floor and tiled stall shower

Yards & Landscaping

- Front landscaping is drought-tolerant
- Flagstone patios and walkways
- Covered porch with lighting. Porch covered with corten rusting steel
- Oceanside Aluminum door system opens patio to living and dining areas
- Star jasmine/honeysuckle hedge encloses front yard for privacy
- Large Japanese maple trees in rear yard provide shade
- Fountain water feature in front yard
- Front and backyards are automatically irrigated

Infrastructure

- New high-efficiency 2-zone HVAC system (upstairs and downstairs zones)
- City sewer and water
- Full-house water filtration system
- DSL internet
- Comcast available

Personal Property Included In Sale

- Washer and Dryer
- Refrigerator