



COLDWELL BANKER BROKERS OF THE VALLEY

4453 St. Helena Hwy
Property Notes
www.CalistogaDreamin.com

Background

- Current owner purchased property in 2003
- Home was completed in 2006
- Builder: Rick Neal

General

- 40.0 +/- acre parcel
- 1351+/- sq. ft. residence
- 2 BR/ 2 BA
- 2 car garage with wine cellar and workshop
- Pond
- Additional Building Site

Exterior

- Stucco and stone
- Standing seam metal roof
- Galvanized gutters and downspouts with oxidized patina

Features Throughout

- Hand-plastered interior walls
- Vaulted open beam ceilings – minimum height 10’
- Recessed lighting
- Indoor/outdoor audio system with invisible surround sound in Great Room
- *Hunter Douglas* window coverings
- 8’ custom solid knotty Alder doors
- *Windsor* dual pane windows
- Private, natural setting

Entry

- 7 ½’ arched solid Mesquite front door with beveled glass sidelights
- 18” Travertine tile floors
- Picture window with views to backyard and forest

Great Room

- 18" Travertine tile floor
- Vaulted open beam ceiling
- Recessed lighting
- Ceiling fan
- *Heat & Glo* gas burning fireplace with granite hearth, surround and mantle
- Pioneer 42' flat screen TV with recessed mount
- 4 French doors provide access to backyard and side patios
- Forest views
- Dining Area
 - Exterior access to front yard
 - Open to kitchen and living area
 - French doors to front patio

Kitchen

- Travertine tile floor
- Vaulted open beam ceiling with recessed lighting
- Custom knotty Alder cabinetry
- Granite countertops
- Forest and mountain views
- Island with granite countertop and seating for 3 (approx. 3 ½' x 6')
- Wine chiller with 2 temperature zones (approx. 36 bottle capacity)
- Double bay stainless steel sink with disposal
- GE Profile stainless steel side-by-side refrigerator with bottom freezer drawer
- GE Profile stainless steel 4-burner gas range and convection oven
- GE Profile microwave/range fan combo
- GE Profile stainless steel dishwasher
- GE Profile stainless steel trash compactor

Master Suite

- Vaulted open beam ceiling
- Recessed lighting
- Ceiling fan
- Carpet
- Forest views
- 2 Closets
 - Large walk-in closet with built-in shelves
 - Additional storage closet
- French door access to screened-in deck
 - Composite decking
 - Vaulted open beam ceiling
 - Forest and mountain views
 - Sliding screen door provides access to backyard
 - Integrated audio speakers
 - Additional outdoor deck with access to back patio
- Master Bath
 - Travertine tile floor

- Vaulted open beam ceiling
- Large stall shower with seamless glass doors and travertine tile surround
- Kohler toilet
- Dual vanity with Kohler rectangular undermount sinks
- Custom cabinetry with brushed nickel hardware and granite countertop
- Forest views

Guest Bedroom

- Vaulted open beam ceiling
- Recessed lighting and ceiling fan
- Carpet
- Exterior access to backyard
- Cable and phone hookups
- Forest views

Main Bath

- Travertine tile floor
- Vaulted open beam ceiling
- Built in knotty Alder vanity with brushed nickel hardware and granite countertop
- Recessed lighting
- Kohler toilet
- Shower over Kohler bathtub with tile surround and glass door

Laundry

- Located in hall closet
- Frigidaire Gallery front-loading stackable washer and dryer, included in sale
- Propane dryer hook-up

Garage

- 2 car garage located below main level
- Additional space for motorcycles/bicycles, etc.
- Additional storage room
- Wine cellar with *VinTemp 4200* temperature control (approx. 1400 bottle capacity)

Outdoor Living

- 2 large covered patios/dining areas with rock walls and iron/steel railing
- Wood-burning fireplace
- Additional patios off bedrooms
- Trees and plants
 - Japanese maple
 - Olive trees, including one ancient olive (approx 110-120 years old)
 - Native flora
 - Ornamental grasses
 - Grapevines
 - Lawn area
- Pond
- Old quicksilver mine with shed

- Additional home site with views

Infrastructure

- Water: private well with water softener and water treatment for iron removal
- Water storage: 2500 gallon holding tank for fire control; dry standpipe with fire hose connection located near house
- Septic: standard septic system with single tank and pump-up to leach field
- Propane: 1000 gallon propane tank leased from Northwest Energy at \$100/year rental fee
- *Renai* tankless water heater with temperature control pad; located underneath sunroom deck
- HVAC: central heat and air conditioning; high efficiency propane furnace; high efficiency air conditioner
- Audio: Russ sound system with 8 zones and input for CD, DVD and radio (AM,FM, XM); 5.1 surround sound in great room
- TV: Satellite TV hook up available
- Phone: Land line phone service at pole
- Internet: Seller uses mobile phone hotspot

Personal Property

- Media equipment located in main bath cabinet (negotiable)
- Pioneer plasma TV located above the fireplace (included)
- Washer and dryer (included)



CYD GREER
BROKER ASSOCIATE
1289 MAIN STREET, ST. HELENA, CA 94574
707-967-4641 DIRECT
707-963-8836 FAX
CGREER@CBNAPAVALLEY.COM
WWW.CYDGREER.COM