



COLDWELL BANKER BROKERS OF THE VALLEY

**453 Fulton Lane  
St. Helena, CA  
[www.PrimeStHelena.com](http://www.PrimeStHelena.com)**

#### Background

- Property was built in 1910
- Property was originally part of the historic Tiedemann Diary
- Current owners are 3<sup>rd</sup> generation owners

#### General

- 0.97 +/- acre parcel
- 1,179 +/- sq. ft. residence
- 2 bedrooms, 1 bath
- 3 car garage
- 3 greenhouses
- Panoramic vineyard views
- Prime estate home site
- Certified Grower's Retail Permit for ornamental nursery
- Private setting
- Extensive gardens

#### Exterior

- Shingle exterior
- Metal and composite roof
- Covered porch

#### Living Room

- Buck wood-burning stove with stone surround
- Tongue-and-groove knotty cedar walls

#### Dining Room

- Open to kitchen
- Garden window
- French doors open to deck and spa

#### Kitchen

- Hand-built oak cabinetry
- Tile countertops and backsplash

- Linoleum flooring
- *KitchenAid* dishwasher
- 4-burner electric range with griddle and oven
- Butcher block island

#### Master Bedroom

- Closet with drawer storage below
- Carpeting
- Garden views

#### Bath

- Tile floor
- Single vanity
- Shower over tub with tile enclosure

#### Bedroom

- Closet with bi-fold doors
- Carpeting
- Ceiling fan

#### Garage

- 3 car garage with workshop and storage above
- 6 additional off-street parking spaces
- 200 amp electric service
- Half bath
- Laundry room
  - Roper heavy duty washer
  - Kenmore electric dryer
  - Freezer

#### Outdoor Spaces

- Dog enclosure
- Hot tub
- Raised vegetable beds
- Auto-irrigation with timers (timers currently not set)
- Trees and plants:
  - Heirloom fruit trees
    - Multi-graft apple (1)
    - Apple (3)
    - Plum (2)
  - Oak
  - Fruitless Mulberry
  - Washingtonian Palm
  - Hydrangea
  - Russian Sage
  - Roses

- Bearded Iris
- Lavender
- Boxwood hedges
- Wisteria
- Lilac
- Rosemary

#### Infrastructure

- Water: private well for irrigation, city water for domestic use
- Septic: 2 tanks (for house and garage/shop)
- HVAC: Wood stove and wall-mounted air conditioner
- Electric: PG&E
- Propane line in place (currently no tank)
- High speed internet available
- Phone: AT&T

This information is deemed reliable but it has not been verified, is not guaranteed, and is subject to change. Any personal property contained in this list must be written into the purchase agreement in order to be included in the sale. © copyright 2012 Cyd Greer. All rights reserved.



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