



COLDWELL BANKER BROKERS OF THE VALLEY

4470 Mountain Home Ranch Road

Property Notes

www.4470MountainHome.com

Background

- Home was built in 1998
- Current owners purchased property in 2007
- Major remodel in 2004
- Current owners purchased an additional acre from the neighboring property via a lot line adjustment

General

- 2.55 +/- acres
- 1708 +/- square foot residence
- 2 Bedrooms
- 2 Full baths
- Open dining room/living room
- Open kitchen/family room
- Office/bonus room with storage closet
- Laundry room
- 1 Car detached garage with separate workshop/studio
- 2 Detached storage sheds
- Detached pump house near garage
- Custom design
- Privacy
- 360° views of hills, vineyards, meadow, and mountains

Exterior

- Board and batten exterior
- Corrugated steel roof
- Pella solid-core doors and windows
- Large ironwood decks with covered patio and lighting

Features Throughout

- Open floor plan
- Vaulted ceilings
- Abundant natural light
- Laminate flooring
- Recessed lighting
- Pella doors with oiled bronze hardware

- Pella windows, many with retractable screens

Living and Dining Area

- Open floor plan
- Vaulted ceiling
- Abundant windows provide views and light
- Retractable pull-down screens at dining area bay windows
- Built-in bookcases
- Covered, enclosed front deck patio
- Enclosed back deck patio
- Closet for storage
- Ceiling fan

Kitchen

- Open to family room
- Vaulted ceiling
- Retractable pull-down screens on windows
- Bright white cabinetry with open shelving and pantry
- Center island with butcher block counter top and attached eating bar
- Maytag Plus refrigerator with bottom freezer drawer
- Kenmore 4-burner gas cooktop
- Kenmore built-in oven
- Kenmore dishwasher
- Kenmore disposal
- Microwave nook
- Ceiling fan

Family Room

- Vaulted ceiling
- Buck® free-standing gas stove
- Built-in bookcases
- French doors open to deck and views of hills

Master Bedroom and Bath

- Vaulted ceiling
- Spacious closet
- Ceiling fan
- Bath
 - Vaulted ceiling with skylight
 - Laminate floor
 - Chrome fixtures
 - Extra-large soaking tub
 - Large tile stall shower
 - Double pedestal porcelain sinks
 - Toto toilet
 - Built-in storage cabinets

Office / Bonus Room

- Adjoins living/dining area with bi-folding glass-paned doors
- Laminate floor
- Built-in closet for storage
- Crown molding
- Views to hills and meadow

Guest Bath

- Laminate floor
- Chrome fixtures
- Porcelain pedestal sink
- Toto toilet
- Stall shower with sliding doors and hexagonal tile floor

Laundry Room

- Washer and dryer convey
- Access to back deck
- Utility sink
- Cabinets for storage
- Closet with storage shelves

Garage

- One car, detached
- 450 +/- square feet
- Designer garage door with automatic opener

Workshop

- 50 +/- square feet
- Attached to rear of garage with separate exterior access
- Workbench/countertop with storage shelves below

Outdoor Spaces

- Views in every direction
- Gated entry
- Circular gravel driveway
- Chip Seal surface treatment on asphalt to prolong life of driveway
- Crushed granite stairway to the residence
- Irrigated landscaping
- Covered and uncovered decks with adjoining balcony
- Rock walls
- Deer fencing around most of property
- Trees and plants
 - Oak
 - Magnolia
 - Olive

- Pine
- Fir
- Rosemary
- Lavender
- Boxwood
- Nandina (Heavenly Bamboo)
- Oleander
- Daffodils
- Honeysuckle
- Wisteria
- Aloe vera
- African Daisy

Infrastructure

- Engineered Septic (1,200 gallon capacity)
- Well with UV purification system and reverse osmosis system in kitchen
- Propane
- Electric: PG&E
- Central Heating and A/C
- On-Demand tankless water heater, propane
- TV: Dish Network
- Phone: AT&T
- Internet: Satellite

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