



2700 Spring Street  
Property Notes  
[www.2700SpringStreet.com](http://www.2700SpringStreet.com)

#### General

- Home built in 1990
- Current owner purchased property in 2007
- Extensively remodeled
- 0.33 +/- acre lot
- 2,702 +/- sq. ft. residence
- Single story
- 3 Bedrooms/2 full baths/2 half baths
- Formal living room
- Formal dining room
- Great room with kitchen, family and casual dining
- Office
- Laundry room/pantry
- Temperature controlled wine cellar
- Spacious roofed outdoor room
- Picturesque vineyard views

#### Exterior

- Stucco
- Composition roof
- Dual pane windows and sliding doors

#### Features Throughout

- Mandarin teak floors
- Recessed lighting
- Custom colors
- Solid core doors
- Crown molding

#### Formal Living Room

- Tray ceiling for extra height
- Entry from front door
- Spacious area allows room for grand piano
- Flows into formal dining room and great room
- Abundant natural light

### Formal Dining Room

- Tray ceiling for extra height
- Brass chandelier
- Warm intimate space
- Large picturesque windows with abundant light

### Great Room

- Family Room
  - Cathedral ceiling
  - Wood burning fireplace with travertine surround, hearth and mantle
  - Four panel sliding door leading to outdoor room
  - Brass and glass chandelier
  - Vineyard views
  - Open to kitchen
- Kitchen
  - Open to family room and breakfast room
  - Natural wood cabinets with abundant storage space
  - Granite slab countertops
  - Center island with granite countertop
  - Breakfast bar with seating for 2
  - Double stainless steel undermount sink
  - Insinkerator disposal
  - Jenn-Air stainless steel side-by-side refrigerator
  - KitchenAid stainless steel double oven
  - Thermador stainless steel 6 burner gas rangetop with Vent-a-Hood
  - KitchenAid stainless steel dishwasher
  - Thermador stainless steel warming drawer
  - Microwave nook with GE microwave
  - Windows with vineyard views
  - Tray ceiling for extra height
  - Open to family room and breakfast room
- Breakfast Room
  - Casual dining area
  - Tray ceiling for extra height
  - Abundant natural light
  - Open to kitchen

### Master Suite

- Sliding door to access outdoor room and backyard
- Tray ceiling for extra height
- Two spacious walk-in closets with built-ins
- Bath
  - Heated floor
  - Painted cabinetry with granite counters and mosaic tile detail
  - His and her vanities with undermount sinks
  - Kohler drop-in whirlpool bath with granite decking and dedicated on-demand water heater
  - Spacious shower with travertine tile surround

- Brushed nickel fixtures
- Travertine tile floor

#### Guest Bedroom One

- Nooks for media and book storage
- Linen closet

#### Guest Bathroom

- Single vanity with natural wood cabinetry and porcelain sink
- Framed mirror
- Tile floor
- Shower over tub with tile surround

#### Office One

- Located in bedroom wing
- Expansive built-in workspace
- Built-in cabinets and bookshelves
- Pull-down stairs to finished attic space

#### Guest Bedroom Two/Office Two

- Built-in bookshelves and cabinetry
- Built-in desk and workspace cabinetry
- Media center

#### Powder Room

- Located in wing near bedrooms and office(s)
- Framed mirror
- Pedestal sink

#### Laundry Room and Pantry

- Coat closet
- Walk-in pantry with built-in cabinetry and counters
- Whirlpool Duet steam washer and dryer
- Stainless steel laundry sink

#### Wine Cellar

- 1000 +/- bottle capacity
- Temperature controlled
- Wood racking
- Slate flooring
- Accessed through the garage

#### Half Bath

- Serving the outdoor areas and garden
- Pedestal sink
- Exterior access, located at back of garage

## Garage

- Two car side-by-side attached with automatic door opener
- Built-in cabinetry
- Pull-down stair access to large attic storage space
- Access to outdoor room and wine cellar

## Outdoor Living

- Spacious roofed outdoor room with flagstone patio and wood burning fireplace
- Automatic irrigation
- Concrete slab for home wine making or other activity
- Expansive backyard with lawn and vineyard views
- Side dining patio
- Beautiful established landscaping with roses, boxwood, ivy, abundant trees, and more

## Infrastructure Main House

- HVAC: 2 zone forced air gas central heat and air conditioning
- Gas: Natural gas PG&E
- Electric: PG&E
- Water: city
- Sewer: city
- TV: DirectTV
- Internet: AT&T
- Phone: AT&T
- Security: Silverado Alarm – installed but not active, also wired for video surveillance

## Personal Property Included In Sale

- Whirlpool Duet washer and electric dryer
- Jenn-Air refrigerator
- Refrigerator in garage
- Some outdoor pots
- Draperies in living room
- Roman shades and window blinds
- Wine racking
- Framed mirrors in master bath

## Not Included In Sale

- Sconces in interior by front door
- Sconces in powder room
- Draperies except for living room draperies
- Framed mirrors in guest bath and powder room



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