



1256 Stockton Street  
[www.StHelenaCottage.com](http://www.StHelenaCottage.com)  
Property Notes

#### Overview

- Property built in 1898
- Seller purchased property in 2010
- Extensive remodel and addition completed in 2013
- 3,154 +/- sq ft lot
- 983 +/- sq. ft. single story residence
- 2 Bedrooms/1 Full Baths
- Charming front porch and backyard entertaining area
- Trellised carport

#### Features Throughout

- Oak hardwood floor
- High ceilings
- 6" baseboards
- Recessed halogen lighting
- Classic double hung windows (Most windows are original; new windows are Sierra Pacific)
- Most doors have original hardware; new doors have bronze Emtek door hardware
- Wood exterior shiplap siding
- Newer composition shingle roof

#### Living Room

- Recessed halogen lighting
- Picture rail molding detail
- Large windows providing natural light
- Ceiling fan

#### Kitchen and Dining

- Open beam tongue and groove ceiling
- Halogen track lighting
- Multiple skylights
- White shaker style custom cabinetry with bronze pulls and under-cabinet lighting
- Dark grey Caesarstone countertop with subway tile backsplash
- Shaws Original undermount farmhouse sink with garbage disposal, polished chrome fixtures
- Storage closet
- Kitchen-Aid stainless steel dishwasher

- Viking Professional stainless steel 30 inch 4 burner gas range
- Viking Professional stainless steel 36 inch refrigerator with freezer pull-out drawer
- Laundry closet with top loading Whirlpool washer and dryer
- Access to backyard

#### Master Bedroom

- Open beam tongue and groove ceiling
- Ceiling fan
- Sconce lighting above bed
- Two closets
- Large bay windows providing natural light
- Built-in TV nook with flat screen Insignia LCD TV
- Built-in dresser with shelving

#### Bathroom

- Dark grey porcelain tile floor
- Recessed halogen lighting
- Skylights
- Board and batten wall detail
- Soaking tub with Carrera marble surround, polished chrome Grohe fixtures and detachable water wand
- Kohler toilet
- Stall shower with subway tile surround, hexagonal tile floor, Hansgrohe polished chrome fixtures with detachable water wand and shampoo nook
- Built-in shelving
- Single vanity with undermount Kohler sink, polished chrome fixtures, Carrera marble counter, custom built-in cabinet, and sconce lighting
- Medicine cabinets on either side of sink
- Built-in linen cabinets just outside bathroom

#### Guest Bedroom (currently used as an office)

- French door entry
- Sky light
- Recessed halogen lighting
- Picture rail molding detail
- Built-in bookcase
- Large windows providing natural light
- Closet

#### Outdoor Living and Landscape

- Beautifully landscaped with drought resistant plantings
- Automatic sprinkler system
- Limestone patio with privacy fence
- Custom concrete fountain
- Garden storage area
- Outdoor storage closet
- Classic front porch with room for seating

#### Infrastructure

- HVAC: forced air gas central heat and air conditioning
- Natural Gas: PG&E
- Electric: PG&E
- Water: St. Helena City
- Sewer: St. Helena City
- Hot water heater: On-demand gas
- Internet: AT&T
- Phone: AT&T

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