



127 Camino Vista
St. Helena
Property Notes
www.StHelenaViews.com

Overview

- Year Built 1971
- Seller purchased property in 2001
- Complete upper floor remodel in 2003
- Lot size: 0.63 +/- acres
- 3,365 +/- sq. ft., 4 BR/2.5 BA main residence
- Main level
 - Living room/dining room/entry
 - Kitchen/family room
 - Office/bedroom
 - Half bath
 - Laundry room
- Lower Level
 - Master bedroom suite
 - 3 Guest bedrooms
 - Guest bath
- Connected guest cottage
 - 600 +/- sq. ft.
 - 2 Bedrooms
 - 1 Bath
- 2 Car garage
- Wood siding exterior
- Composition roof, approximately 5 years old
- Beautiful landscaping
- Gentleman's vineyard
- Dramatic valley and mountain views
- Ag Watershed zoning

Entry

- Tumbled travertine tile floor
- Art glass pendant light
- Hall coat closet
- Four panel bay window overlooking front garden and fountain
- Stairway leading to lower level

Living Room

- Wood burning fireplace with chiseled limestone surround and tumbled travertine mantle; gas starter
- Light oak tongue and groove cathedral ceiling
- Tumbled travertine floors
- French doors lead to upper view deck

Dining Room

- Open to living room
- Bronze chandelier
- Light oak tongue and groove cathedral ceiling
- Tumbled travertine floors
- French doors lead to upper view deck
- Arched entry and arched pass-through to kitchen

Kitchen

- Custom natural wood cabinets
- Limestone counter tops
- Tumbled travertine floors
- Tongue and groove light oak ceiling
- Skylight
- Marble rectangular sink with bronze fixtures
- KitchenAid stainless steel dishwasher
- Dacor warming drawer
- Cobalt blue Viking 6 burner gas range and dual ovens with convection feature
- Dacor hood with variable speed fan
- Miele coffee maker
- Viking top/bottom refrigerator/freezer
- Office nook
- Dramatic views

Family Room

- Tumbled travertine floors
- Tongue and groove light oak ceiling
- Skylight
- French doors lead to upper view deck

Office/Bedroom

- Wall-to-wall carpet
- Forest and garden views
- Closet

Half Bath

- Custom color vanity with honed limestone counter
- Round marble sink
- Tumbled travertine floors and tile backsplash
- Sconce lighting
- Decorative gold leaf mirror

Laundry room

- Tumbled travertine floors
- Gas hook-up
- Folding counter with tumbled travertine countertop
- Cabinet storage
- Pantry closet

Master Bedroom

- Recessed lighting
- Wood burning fireplace with marble surround, hearth, and mantle; gas starter
- Built-in audio
- Built-in bookshelf
- French doors to lower deck
- Bath
 - Double vanity with marble countertop
 - Freestanding tub with marble decking
 - Sauna
 - Stall shower with tile surround and dual showerheads
 - Walk-in cedar closet
 - Water closet

Guest bedrooms (3)

- Double closets
- Wall-to-wall carpet
- French doors to lower deck

Guest bath

- Double vanity with tile countertop
- Tile floor
- Shower over tub

Wine cellar

- Temperature controlled
- Built in racking system
- 60 case capacity

Guest Cottage

- Separate entrance and connected by roof to main house
- Exercise room/bedroom with French doors and screens
 - Wall-to-wall carpet
 - Closet
- Second bedroom
 - Wall-to-wall carpet
 - Closet with built-in wood shelving
 - Wall air conditioning
- Jack and Jill Bath
 - Double vanity with blue tile countertop
 - Shower over tub
 - Tumbled travertine floors
 - Painted cabinets
 - Bronze sconce lighting

Garage

- 2 car side-by-side connected to house via a breezeway
- Wood storage shelves

Outdoor Living

- Expansive upper and lower view decks
- Hot tub/spa
- Decomposed granite pathways
- 200 vine gentleman's vineyard; 50% Cabernet Sauvignon; remainder is Zinfandel, Sangiovese, and Petite Sirah; sellers make their own wine

- Raised vegetable beds
- Pergola
- Roses
- Olive orchard
- Fruit trees

Infrastructure

- HVAC:
 - Ductless gas central heat and central air conditioning in main house
 - Dual fuel wall unit in attached guest cottage
- Water heater: Gas
- Water: St. Helena city water
- Septic: standard septic
- Electric: PG&E
- Gas: natural gas
- Internet: Comcast
- Phone: AT&T
- TV: Comcast
- Security system: Silverado Alarm; doors, windows, motion detectors

Personal property included in the sale (must be specified in the purchase agreement)

- Viking refrigerator
- Viking range



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