



1410 Adams Street
www.StHelenaFarmhouse.com
Property Notes

General

- Home built circa 1890
- Gothic Revival style
- Seller purchased the property in 1995 off-market
- Lot size: 0.23 +/- acres
- Main house: 1,824 +/- sq ft, 2BR/2BA
- Guest house: 650 +/- sq ft, 2BR/1BA
- Professionally designed landscape
- In-ground pool
- Prime westside location

Main House Overview

- Old growth redwood construction
- Shiplap siding exterior
- Composition roof
- Oak floors in most rooms
- High ceilings in most rooms
- 2BR/2BA, living room, dining room, family room, kitchen, laundry room, office/sitting room
- Mostly original double hung windows with vintage glass
- Classic front porch and wrap around deck and porch swing

Living Room

- Oak wood floor
- Original double hung casement windows for natural light
- Two Hunter ceiling fans

Dining Room

- Oak wood floor
- Wood burning fireplace
- Rustic chandelier
- Open to kitchen to allow for easy serving and entertainment

Kitchen/Family Room

- Oak wood floor
- Vaulted ceiling w/ pendant lights
- Large divided light windows providing abundant natural light
- Miele dishwasher
- Double porcelain sink
- Tile countertop at sink and butcher block work/serving counter
- Kitchen-Aid side-by-side refrigerator and freezer
- Farmhouse white wooden cabinets, with glass fronts

Laundry Room

- Oak wood floor
- Gas, electric and water hook-ups
- Open shelving
- Hanging rod
- Gas water heater
- Pull-out ironing board
- Ceiling light
- Small window

Downstairs Bedroom

- Oak wood floor
- Original double hung casement windows with wood blinds
- Closet
- Vintage style light fixtures

Bathroom

- Saltillo tile floors
- Toto toilet
- Wall cabinet
- Single painted wood vanity
- Pottery Barn light fixture above vanity
- School house pendant light
- Shower-over-tub with tile surround and chrome Watermark fixtures

Master Bedroom

- Located on second floor
- Bamboo floors
- Windows with plantation shutters for natural light
- Board and batten wainscoting
- Recessed lighting
- Sliding door closet with California Closets built-ins

- Bathroom
 - Blue and white tile flooring
 - Toto toilet
 - Pedestal sink with chrome fixtures
 - Window frame mirror
 - Sky light
 - Ceiling light
 - Stall shower

Sitting Room/Office

- Located on second floor
- Bamboo floor
- Plantation shuttered windows
- Board and batten wainscoting
- Recessed lighting

Pool House/Guest House

- Living Room
 - Saltillo tile floor
 - Two sets of French doors
 - Windows for natural light
 - Gas stove with remote control and thermostat
 - Two Hunter ceiling fans
 - Storage closet
 - White painted wood board ceiling
- Bedroom #1
 - New wall-to-wall carpet
 - Vintage style pendant light fixtures
 - French door entry, opens to flagstone patio and pool
 - Closet
- Bedroom #2
 - New wall-to-wall carpet
 - Central light fixture
 - Walk-in closet
 - Windows for natural light
- Bathroom
 - Saltillo tile floor
 - Shower-over-tub with brass fixtures and tile surround
 - Toto toilet
 - Single vanity sink with brass fixtures and sconce lighting
 - Window for natural light
- Wine cellar
 - Temperature controlled
 - Capacity: 912 - 750 ml bottles plus several cases of magnums
- Exterior storage closet

Outdoor Living

- Abundant outdoor entertaining and lounging areas
- Wrap around painted deck with bench and wisteria pergola
- Professionally designed gardens by award winning landscape designer
- Some drought tolerant plants and edible landscape
- Trees: pomegranate, pineapple guava, valley oak, magnolias, snowball viburnum
- Vegetable garden with galvanized planting troughs
- In-ground pool
 - Chlorine
 - 23' x 23'
 - 6' deepest, 3' shallowest
- Arizona flagstone patio and pathways
- Wisteria covered pergola outside guest house

Infrastructure

- Domestic and irrigation water: St. Helena city
- Private well: 35' deep, located under house, used for hand watering plants
- Gas: natural gas
- Sewer: St. Helena city
- HVAC:
 - Main house: first floor forced air heat and AC, second floor heat pump for heating and AC, whole house fan with input on 2nd floor
 - Guest house: gas stove for heating, Hunter ceiling fans, no AC
- Security: Bay Alarm system present but not used for 10 years
- Water heater:
- Main house: gas tank with recirculation pump
- Guest house: gas tank
- TV: Comcast or ATT available
- Internet: Comcast or ATT available
- Phone: Comcast or ATT available



Cyd Greer
Broker Associate
CalBRE# 01390876
1289 Main Street, St. Helena, CA 94574
707-322-6825 Cell
707-286-5500 eFax
cgreer@cnapavalley.com
www.cydgreer.com