



1543 Kearney Street
Property Notes
www.StHelenaHeirloom.com

Background

- Home was built in 1901
- Current owner purchased property in 1997
- Great room addition completed in 2005

General

- 0.39 +/- acre parcel
- 2728 +/- sq. ft. residence
- 3 BR/2.5 BA
- Full basement
- Full attic

Exterior

- Composition shingle roof, installed September 2011
- Wood siding
- Covered veranda with columns and railing, approx. 10' x 22', remodeled in July, 2011

Features Throughout

- Original doors and hardware, excluding great room addition
- 9 ½' ceilings
- Extra-wide baseboards and moldings with corner pieces
- Oak hardwood flooring in most rooms
- Abundant natural light
- Full attic
- Full basement

Foyer

- Extra wide hallway entrance
- Original solid wood door with stained glass
- 3 original brass light fixtures
- Glass French doors with transoms

Living Room

- Wood burning fireplace with wood mantle and tile hearth and surround
- Crown molding
- Picture windows face east and north
- Original brass chandelier
- Carpet

Library

- Adjoins living room
- Large picture window
- Oak hardwood flooring
- Built-in bookshelves
- Large window seat with storage below

Kitchen

- Open to Great Room
- Oak hardwood floors
- 10' + ceiling height; vaulted
- Dual-pane windows
- Alder cabinetry with full extension drawers and soft closure
- Views of backyard and gardens
- Granite countertops
- Abundant storage
- Triple bay stainless steel sink with Grohe faucet and Insinkerator disposal
- Stainless steel Thermador refrigerator with freezer drawer
- Thermador Professional double oven
- Thermador 4-burner gas range with griddle and grill
- Thermador range hood
- GE Profile convection microwave
- Thermador dishwasher
- Tubular skylight
- Extra-large island with butcher block and granite countertop
 - Seating for 4
 - Stainless steel prep sink with Grohe faucet
- Pantry
 - Approximately 60 +/- sq. ft.
 - Open pull-out shelving
 - Under shelf lighting
 - Butcher block countertops with inset marble board
 - Oak hardwood floors

Great Room

- Open to kitchen
- Includes sitting area, formal dining area, and breakfast banquette
- Vaulted 10' ceilings
- Large banquette with bench seating and storage

- Views of backyard and gardens
- French doors provide access to backyard
- Built-in work desk
- Oak hardwood floors
- Gas-burning fireplace with wood mantle
- Built-in cabinets and bookshelves
- Halogen cable lighting in dining area

Master Suite

- Oak hardwood floors
- 9 ½' ceiling with fan
- Walk-in closet
- Gas burning fireplace with built in bookcases
- Master Bath
 - Honed travertine floors
 - Vaulted ceilings
 - Chrome fixtures
 - Extra-large, deep soaking tub with honed travertine tile surround
 - Toto toilet
 - Dual vanity with Kohler rectangular undermount sinks
 - Stall shower with frameless glass door, honed travertine tile surround, natural rock floor, rainhead and bench seat

Front Bedroom

- Oak hardwood floors
- 9 ½' ceiling with fan
- Large closet

Middle Bedroom/Office

- Oak hardwood floors
- 9 ½' ceiling
- Two closets with built-in storage
- Chandelier lighting

Bath

- Jack and Jill bath
- Stall shower
- Single vanity with Corian countertop
- Kohler toilet
- Painted linoleum floor

Powder Room

- Located in center hallway
- Honed travertine tile floor
- 9 ½' ceiling
- Sconce lighting
- Chrome fixtures

- Toto toilet
- Kohler pedestal sink
- Beveled tilt mirror

Laundry

- Located off Great Room
- Oak hardwood floors
- Alder cabinetry with granite countertops
- Cleaning and linen storage
- Stainless steel utility sink

Outdoor Living

- Trees and plants
 - Oak
 - Hydrangea
 - Roses
 - Camellia
 - Star jasmine
 - Lavender
 - Japanese maple
 - Privet hedge
 - Crepe Myrtle
 - Geranium
 - Nopales
 - Artichokes
 - Herbs
 - Assorted berries
 - Assorted vegetables
 - Olives
 - Citrus trees
 - Fruit trees
 - Fig trees
- Hog wire arbors for trellising
- Chicken enclosure
- Greenhouse with potting benches
- Bocce court
- Large pergola for outdoor dining
- Flagstone patio with potted umbrellas
- Hot tub
- Decorative fountain
- Extensive food garden with 5 galvanized troughs and 4 redwood raised beds for plantings
- Oval window gate framed by trellis fence
- Compost Area
- Decomposed granite pathways
- Full driveway and double gate provides access to Madrona St.
- Garden arbor with double antique redwood Tuscan pillars

- 16 Valve controller irrigation system

Infrastructure

- City water
- City sewer
- Internet: AT&T
- TV: AT&T
- Central heat and air



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