



GLOBAL LUXURY™

2610 Pinot Way
www.StHelenaOasis.com
Property Notes

Overview

- House built in 1980
- 0.25 +/- acre lot
- 3BD/2BA plus office
- 1,924 +/- sq. ft. single story residence
- Remodeled by Trainor Builders
- Beautiful landscaping
- In-ground pool
- One-car garage, expandable to two-car
- Temperature controlled wine cellar in garage
- Convenient location near downtown
- Prime West side

Features Throughout

- Wide plank white oak floors
- Hans Grohe plumbing fixtures
- Fleetwood windows and large scale doors opening to outdoor living areas
- Recessed lighting
- White-on-white color palette

Great Room (Open Living and Dining Rooms)

- Vaulted ceiling
- Floor-to-ceiling built-in bookshelves and cabinetry
- Skylights providing natural light
- Wood burning fireplace with custom metal magnetic fire screen and concrete hearth

Office Space

- Built-in custom cabinetry
- Floating display shelving
- Window providing natural light
- Pocket doors

Kitchen

- Open to great room
- Carrera marble counters
- Custom cabinetry with Abet Laminati finish

- Open shelving
- Magnetic white board for messaging
- Two under-mount stainless steel sinks with Hans Grohe fixtures
- Sub-Zero stainless steel refrigerator and freezer drawer
- 48" Viking 4 burner range with griddle, double ovens and stainless steel hood
- Bosch stainless steel dishwasher
- Island with bar seating for three

Master Bedroom

- Sconce lighting
- Walk-in closet with custom built-ins
- Direct access to back yard and pool
- Bathroom
 - Single vanity with Carrera marble countertop, custom cabinetry, wall-to-wall mirror, mirror mounted vanity lighting, and vessel sink with KWC fixtures
 - Carrera marble tile floor
 - Oversized soaking tub with Hans Grohe fixtures and Carrera marble surround
 - Window providing natural light
 - Oversized steam shower with Carrera marble tile surround, glass enclosure, shampoo nook, and Hans Grohe fixtures

Bedroom #1

- Window providing natural light
- Central ceiling light fixture
- Closet
- Connected to bedroom #2 via pocketing door

Bedroom #2

- Window providing natural light
- Central ceiling light fixture
- Open display shelving
- Closet

Shared Hall Bathroom

- Dual vanity with undermount sinks, Hans Grohe fixtures and custom cabinetry
- Wall-to-wall mirror
- Mirror mounted vanity lighting
- Shower over tub with tile surround, Hans Grohe fixtures and pivoting glass enclosure
- Large format tile floor

Garage

- One-car (can be re-converted to two-car by removal of wine cellar)
- Automatic door opener
- Fluorescent ceiling light fixtures
- Floor carpeting
- Temperature controlled wine storage for 600+ bottles
- Washer and Dryer

Exterior, Landscape and Hardscape

- Wood siding
- Composition roof
- Established and drought resistant professional landscaping by Flora Grubb Nursery, San Francisco
- Automatic irrigation
- Beautiful stone walls and terraced gravel beds
- Fire pit
- Built-in Viking BBQ
- Dining patio
- Solar heated in-ground pool, remodeled by Diamond Pools in 2015
- Garden lighting

Infrastructure

- HVAC: forced air gas heating and air conditioning
- Gas: PG&E
- Electric: PG&E
- Water: St. Helena City water
- Sewer: St. Helena City sewer
- Water heater: Gas
- TV: Comcast
- Internet: Comcast
- Phone: Comcast

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