



COLDWELL BANKER BROKERS OF THE VALLEY

2260 Spring Mountain Rd
Property Notes
www.StHelenaViews.com

Background

- Home was built in 1965
- Current owner purchased property in 1992
- Guest house built by current owners in 1995
- Main house remodeled in 1991, 2005, and 2007

General

- 3.44 +/- acre parcel
- 1,767 +/- sq. ft. main residence: 2 BD/ 2 BA
- 600 +/- sq. ft. guest house: 1 BR/ 1 BA
- 2 Car garage
- Panoramic views

Main House Exterior

- Stucco exterior with wood shutters
- Standing seam metal roof

Features Throughout

- Oak floors
- Dual-pane windows with screens

Entry

- Coat closet
- Art nook

Living Room

- Wood burning fireplace with stone hearth and surround
 - Wainscoting
 - *Heatilator* circulation system
- Recessed halogen lighting with dimmers
- Oak floors
- Sliding glass door with access to deck and views
- Cedar tongue-and-groove cathedral ceiling
- Wrap-around picture windows

Kitchen

- Oak floors
- Recessed halogen lighting
- Cherry cabinetry with butcher block counters
 - Under-cabinet lighting
 - Ample storage
 - Lazy Susan corner cabinet
- Double-bay porcelain sink with *Insinkerator* disposal
- *Frigidaire Gallery* stainless steel refrigerator
- *Bosch* 4-burner gas range and oven
- *Panasonic* range hood with convection microwave
- *Bosch* dishwasher
- Louvered double pocket door to dining room

Dining Room

- Oak floors
- Crushed shell pendant light fixture
- Sliding glass door with access to deck

Reading Gallery

- Built-in custom bookcases
- Recessed lighting
- Access to living room

Guest Bedroom

- Oak floor
- Ceiling fan
- 2 large closets, one with built-in organizers
- Panoramic views

Guest Bath

- Single vanity with cherry cabinetry and tile countertop
- Shower over tub with tile enclosure and glass sliders
- Oak floor

Master Suite

- Oak floor
- 2 sliders provide access to main patio and private patio
- Ceiling fan
- Walk-in closet with built in organizer
- Master Bath
 - Slate tile floor
 - Double vanity with *Carrera* marble countertop, cherry cabinetry, and *Kohler* faucet
 - *Kohler* toilet
 - *Kohler* “*T for Two*” two-person tub with slate tile shower enclosure and rain head with wand attachment

- Full-length mirror
- Stall shower with slate tile enclosure, glass door, and rain head

Laundry Room

- *Maytag Neptune* stackable washer and gas dryer
- Storage cabinet

Guest House

- Wood siding exterior
- Composition roof
- *Trex* decking at entry with built-in bench and railing
- Sliding glass door
- Window-mounted air conditioner
- Propane water heater
- Kitchen and dining area
 - Open to living room
 - Linoleum floor
 - Maple cabinetry
 - Island with steel shelving and butcher block top
 - Stainless steel double-bay sink with *Insinkerator* disposal
 - *Whirlpool Super Capacity* 4-burner gas range and oven
 - *Kitchenaid Superba* side-by-side refrigerator with water and ice in door
 - *Roper* dishwasher
 - Abundant storage space
- Living Room
 - Open to kitchen and dining
 - Cathedral ceiling
 - Carpet
 - Wall furnace
 - Track lighting
- Bedroom
 - Carpet
 - Track lighting and ceiling fan
 - Walk-in closet
 - Views
- Bath
 - Linoleum floor
 - Porcelain pedestal sink
 - Stall shower with tile enclosure and glass door
 - *Kohler* toilet
 - Linen storage

Garage

- 2-car garage with auto opener
- Knotty pine storage cabinets
- *Whirlpool* washer and electric dryer

Outdoor Spaces

- *Viking* grill with natural gas hookup

- *Trex* wrap-around decking with hog wire railing
- Decks and patios run along length of house
- Enclosure for concealing trash bins
- 6' x 10' *Tuff Shed* with 6' ceiling height
- 8' x 16' *Tuff Shed* with 8' ceiling height
- 4 large galvanized troughs with drip irrigation
- Auto-irrigation
- Trees and plants
 - Native oaks, Madrones, and conifers
 - > 12 Olive trees
 - Walnut
 - Camellia
 - Gardenia
 - Rosemary
 - Ferns
 - Hardenbergia
 - Oleander
 - Rhododendron
 - Assorted perennials and succulents

Infrastructure

- TV: *DirecTV*
- Entire main house is wired for *AT&T* phone and internet
- Main house: natural gas
- Guest house: propane
- Main house: tankless water heater, located in laundry room
- Main house: central heat and air; furnace located in laundry room
- Guest house: propane water heater
- Guest house: wall furnace and wall mounted air conditioner; located in living room
- Storage shed in backyard houses ballast tank for city water

Personal Property Included In Sale

- All potted plants and containers
- All indoor appliances
- Viking outdoor grill

Items Not Included in Sale

- Portable outdoor pizza oven



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