



1601 Mitchell Drive

Property Notes

www.WestsideStHelena.com

Background

- Current owners purchased property in 2004
- 8,276 +/- sq. ft lot
- House: 2,175 +/- sq. ft., built in 1998
- Kitchen remodel and rock patio install completed in 2010.
- Exterior repainted in 2013.
- New wood floors and carpet installed in 2014.

General Overview

- 2 stories
- 3BR/2BA
- Great room: open kitchen/breakfast nook/living room
- Formal dining room
- First floor den
- Laundry room
- Hand scraped oak floors in living room, kitchen, den, and all upstairs bedrooms
- 9 foot ceilings throughout
- Two car attached garage
- Wrap around porch

Entry

- Double height entry
- Chandelier
- Tile floor
- Oversized solid core front door

Half Bath

- Oak vanity with white tile countertop
- Kohler over mount sink with chrome and brass fixtures
- Kohler toilet

Living Room

- Wood burning fireplace with gas starter
- Recessed lighting
- Sliding door access to patio with plantation shutters
- Hand scraped oak floors

Den

- French doors with plantation shutters and access to porch and side yard
- Double paned windows
- Hand scraped oak floors

Kitchen

- Granite countertops with solid bull nose edging
- Oak cabinetry
- GE built-in microwave
- GE oven
- GE built-in refrigerator with oak paneling
- GE 5-burner gas stove top on island
- Under mount extra deep single bowl sink
- Kohler brushed bronze fixtures
- Recessed lighting
- Built-in Bosch dishwasher with oak paneling
- Built-in wine rack in island
- Breakfast bar
- Tile floor
- Breakfast nook with chandelier lighting
- 8-foot sliding door to kitchen garden

Dining Room

- Hand scraped oak floors
- Chandelier lighting
- Plantation shutters
- Deep hall closet

Master Suite

- Hand scraped oak floors
- Closet with custom built-in cabinetry
 - Slate floor
 - Safe
 - Access to attic
 - Ceiling light
- Master Bath
 - Over-mount double vanity Kohler sink with tile countertop
 - Chrome and brass Kohler fixtures
 - Kohler toilet
 - Oversized soaking tub
 - Kohler walk-in shower with white tile
 - Sconce and recessed lighting

Hall Bath

- Single vanity with tile countertops, porcelain sink, and chrome/brass fixtures
- Kohler toilet
- Shower bath with white tile surround and Kohler fixtures
- Sconce and recessed lighting

Guest Bedrooms 1 and 2

- Hand scraped oak floors
- Sliding door closet

Outdoor

- Wrap-around front porch
- Grass front yard with numerous plantings
- Slate patio with rock wall
- Outdoor fireplace
- Retaining wall
- Slate pathway
- Built in flower bed
- Gate access to front yard and back street
- Timed sprinkler system
- Garden Plants
 - Trumpet vine
 - English laurels
 - Rhododendrons
 - Azaleas
 - Tulips
 - Roses
 - Apple tree
 - Herb garden
 - Magnolia
 - Crape myrtle
 - Jasmine
 - Clematis
 - Lemon verbena
 - Pineapple sage
 - Mint

Garage

- Oversized two car side-by-side
- Pet door to side yard
- Attic access
- 12-foot ceiling
- Automatic garage door
- Access to alley

Laundry Room

- Maytag front load washer and LG front load dryer
- Sears chest freezer
- Oak cabinetry with storage
- Linoleum floor
- Tile countertop
- Access to attic and garage

Infrastructure

- Bryant forced air central heat and air conditioning
- 80-gallon water heater
- PG&E: Natural gas and electric
- City water and sewer
- Direct TV or Comcast available

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

- GE refrigerator
- Maytag front load washer
- LG front load dryer
- GE microwave
- Sears chest freezer
- Outdoor fireplace
- Safe



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