



**2081 Spring Street**  
**Property Notes**  
**[www.StHelenaModern.com](http://www.StHelenaModern.com)**

Background

- Seller purchased property in 2011
- Made significant improvements to interior, exterior, landscape and hardscape
- Added detached shed/cottage

General

- Lot size: 0.13 +/- acres
- Home size: 1287 +/- sq ft
- Mid century modern style
- 2BR/1.5 BA
- Room to expand to 2BR/2BA
- Open floor plan
- Remodeled kitchen and baths
- 2 Car attached garage
- Newer landscape, hardscape, gates and fences
- Charming cottage: 12' x 10' with electric
- Beautiful views of neighboring vineyard

Exterior

- Stucco exterior
- Composite roof: 3 years old
- Newer Simonton and Cascade dual pane vinyl windows
- Exterior lighting: vintage globe pendants and Barn Light Electric

Living Room

- Oak floor
- Wood burning fireplace with white brick surround
- Built-in book cases
- Track lighting

### Kitchen

- Slate floor
- Granite countertops
- Stainless steel GE Profile refrigerator
- Stainless steel GE Profile dishwasher
- Stainless steel sink with Insinkerator disposal
- GE Stainless steel 4 burner electric cooktop
- GE stainless steel electric wall oven
- Custom built-in table

### Dining Room

- Open to kitchen and living room
- Oak floor
- Picture window and sliding door to back patio
- Wall-mounted track lighting
- Hall closet with birch and chrome Elfa closet system

### Half Bath

- Slate floor
- Vanity with integral sink
- Decorative hanging hutch

### Utility Nook

- Slate floor
- Room for small desk
- Custom built-in table
- Utility sink
- Barn style pendent light

### Two Bedrooms

- Oak floors
- Barn style pendent light
- Vineyard views
- Closets with birch and chrome Elfa closet system

#### Full Bath

- Tile floor
- Single vanity with granite counter and white cabinet
- Shower over tub with white subway tile
- White decorative hanging hutch
- Linen cabinet

#### Infrastructure

- HVAC: Forced air gas heating and air conditioning
- Water heater: Newer 278 gallon gas heater
- Water: City water
- Electric: PG&E and newer electric panel
- Gas: PG&E
- Internet: AT&T
- Phone: AT&T
- TV: Cable available

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

- Kitchen refrigerator



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