



## PROPERTY NOTES

# ST. HELENA VIEWS

2325 Spring Mountain Road

[www.StHelenaViews.com](http://www.StHelenaViews.com)

## OVERVIEW

- + House built in 1973
- + Owner purchased property in 2015
- + 0.31 +/- acre lot
- + Idyllic views of Spring Mountain Vineyard
- + 1,831 +/- sq. ft. single story residence
- + 2 bedrooms/2 baths, den/study, and family room
- + Casita/outdoor sun room
- + 2-car garage with heated floors, insulation and plumbing
- + 2-car carport
- + Beautifully landscaped
- + Close to downtown St. Helena

## RESIDENCE

### Exterior

- + Composition roof
- + Stucco exterior with rock accent walls
- + Copper gutters
- + Stone columns and slate tile at front entry

### Entryway & Hallway

- + Wide plank oak floor
- + Shiplap wall siding
- + Crown molding
- + Open shelving and hooks for hats and coats
- + Utility closet housing HVAC system
- + Linen closet with built-in shelving

### **Living/Dining Room**

- + Vaulted ceiling
- + Oak hardwood floor
- + Recessed lighting
- + Crown molding
- + White wood wall paneling
- + Wood burning fireplace with gas starter, brick surround and hearth, and paneled wood mantle
- + Large windows providing abundant natural light with plantation shutters and French doors leading to backyard
- + Wrought iron 8-light chandelier not included in the sale

### **Kitchen**

- + Oak hardwood floor
- + Natural wood cabinets
- + Porcelain double-sided sink with In-Sink-Erator and Delta brushed chrome fixture
- + Recessed lighting
- + Barrel shade chandelier
- + GE oven
- + GE profile gas five burner cooktop
- + GE built-in microwave over stove with vent
- + GE refrigerator with the freezer below
- + Miele dishwasher

### **Family Room**

- + Saltillo tile flooring
- + Built-in bookcases and storage cabinets
- + White wood wall paneling
- + Wood-burning fireplace with gas starter, stone surround and hearth, and reclaimed wood mantle
- + Several large windows with plantation shutters providing abundant natural light
- + French doors leading to backyard

### **Den/Study**

- + Shiplap wall detail
- + Crown molding
- + Built-in book shelves and cabinetry
- + Window with plantation shutters
- + Recessed lighting
- + Wide plank oak floor

### **Master Suite**

- + Wall-to-wall carpet
- + White wood wall paneling
- + Several large windows with plantation shutters providing abundant natural light
- + Two oversized closets
- + Bathroom
  - o Large format tile flooring

- White painted cabinetry with large format tile countertop
- Large mirror medicine cabinet
- Porcelain Kohler sink with polished chrome fixture
- Kohler toilet
- Oversize stall shower with three detachable showerheads, seated bench, and shampoo nook

#### **Guest Bedroom**

- + Wall-to-wall carpet
- + Window with plantation shutters
- + Oversized closet

#### **Hall Bathroom**

- + Large format tile floor and partial tile accent walls
- + White painted wood cabinetry with large format tile countertop and mosaic backsplash
- + Wall-to-wall mirror
- + Kohler toilet
- + Shower over tub with tile surround, seated bench, shampoo nook, and polished chrome Grohe fixtures

#### **Laundry Room**

- + Saltillo tile floor
- + Central ceiling light fixture
- + White painted cabinetry
- + Utility sink
- + Electrolux Perfect Steam front loading stackable washer and dryer

#### **Casita/Outdoor Sun Room**

- + Composition roof
- + Stucco and accent stone siding
- + Completely screened in
- + Large format tile flooring
- + Tongue and groove ceiling detail
- + Oversized wrought iron 6-light lantern chandelier not included in sale
- + Wrought iron sconce lighting

## **OUTDOOR LIVING**

- + Front entry with concrete pavers, mulched beds with sculpted boxwood, garden lighting, man gates on either end, and raised vegetable beds
- + Fencing and jasmine along front yard providing privacy
- + Dry stacked rock wall circa 1800's
- + Idyllic vineyard views from patios and casita
- + Established trees
- + Artificial lawn in backyard
- + Expansive patio for outdoor living and entertaining
- + Fountain

- + Automatic irrigation system

## INFRASTRUCTURE

- + HVAC:
  - o Forced air gas heating and air conditioning
  - o Hydronic floor heating in family room and both baths
- + Water: St. Helena City
- + Sewer: St. Helena City
- + Gas: PG&E
- + Electric: PG&E
- + Phone: AT&T
  
- + Internet: Xfinity
- + TV: DirecTV

## EXCLUDED FROM THE SALE

- + Chandelier in dining area
- + Chandelier in casita/outdoor sun room

Cyd Greer

Luxury Specialist

DRE# 01390876

707-322-6825 Cell

cgreer@cbnapavalley.com

www.cydgreer.com