



GLOBAL LUXURYSM

1770 Scott Street
www.PrimeVineyardViews.com
Property Notes

Overview

- House built in 1992
- 0.24 +/- acre lot
- 2,268 +/- sq. single story residence
- 3BR/2BA
- 2-Car detached garage
- Dramatic vineyard and mountain views
- Quiet location on St Helena's historic west side

Exterior

- Composition shingle roof
- Wood siding
- Dual pane windows
- Expansive covered wrap-around veranda

Features Throughout

- 12-ft ceilings throughout
- Recessed lighting
- Lots of windows providing abundant natural light
- Plantation shutters
- Recently refinished oak hardwood floor
- Crown molding
- 5-inch baseboards
- All new Emtek hardware

Entry

- Walk-up porch
- Coat closet

Living Room and Dining Room

- Large windows providing abundant natural light and vineyard views
- Two sets of French doors accessing the veranda and views
- Wood burning fireplace with gas assist
- Large mirror over fireplace
- Ceiling fan

Kitchen and Family Room

- Lots of windows for abundant natural light and vineyard views
- White cabinetry with granite countertops
- Kitchen-Aid electric cooktop with prepped gas line underneath
- New stainless steel Franke dual sided under-mount sink with In-Sink-Erator and brushed chrome Franke faucet
- Stainless steel Maytag dishwasher
- Stainless steel New Air wine refrigerator
- Stainless steel Panasonic microwave
- Pantry cabinet
- Kitchen-Aid double ovens
- Bay window seating for in-kitchen dining
- Skylights
- Two Sets of French doors accessing the veranda and views
- Wood-burning fireplace with gas assist, tile surround and white painted wood mantle
- Plumbed for wet bar
- Ceiling fan

Laundry Closet

- Skylight
- Both gas and electric supply
- Soaking sink
- Room for extra refrigerator

Master suite

- Wall-to-wall carpet (new)
- French door entry
- French doors accessing veranda
- Ceiling fan
- Bedside scone lighting
- Built-in linen cabinet
- Large walk-in closet
- Bathroom
 - Extra wide single vanity with white cabinetry, ceramic tile countertop, Kohler porcelain sink, polished chrome fixtures, wall-to-wall mirror with vanity lighting
 - Second linen cabinet
 - Porcelain tile flooring
 - Oversized jetted tub with polished chrome fixtures
 - Towel heating rack
 - Stall shower with porcelain tile surround, seated bench, dual showerheads with detachable water wand and polished chrome fixtures
 - Toto toilet

Front Guest Bedroom

- Ceiling fan
- Large window providing abundant natural light

- Oversized closet

Shared Bath

- Single vanity with white cabinetry, ceramic tile countertop, Kohler porcelain sink and polished chrome fixtures
- Wall-to-wall mirror with vanity lighting
- Shower over tub with Kohler tub, polished chrome fixtures, porcelain tile surround, glass enclosure

Middle Bedroom/Office

- Large window providing natural light
- Wall-to-wall built-in storage and desk
- Ceiling fan
- Oversized closet

Outdoor living

- Expansive wraparound veranda for year-round al fresco dining and seating: tongue and groove ceiling, ceiling fans and recessed lighting
- Dramatic vineyard and mountain views
- Spacious pergola with pendant light fixture
- Mature drought resistant plantings, including
 - Fruit trees: grapefruit, oranges, meyer lemon, fuyu persimmon
 - Dogwood
 - English Laurel
 - Roses
- Automatic irrigation

Infrastructure

- HVAC: forced air gas heating and cooling
- Gas: PG&E
- Electric: PG&E
- Water heater: Natural gas
- Water: St. Helena City
- Sewer: St. Helena City
- TV: Xfinity
- Internet: Xfinity
- Phone: Xfinity

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