



GLOBAL LUXURY™

190 Meadowood Lane
www.MagnificentMeadowoodEstate.com
Property Notes

OVERVIEW

- APN: 025-110-063-000
- 8.4 +/- acre lot
- Owners purchased property in 1991
- Main House
 - French Normandy style
 - Built in 1987
 - Stone and stucco exterior
 - Slate roof
 - 5,335 +/- sq ft multi-level residence
 - 4 bedrooms/4.5 baths
 - 2,000 +/- bottle wine cellar
 - 3-car garage and separate carport
- Second Dwelling
 - Stucco exterior
 - 1,250 +/- sq. ft.
 - Year-built unknown, extensively renovated in 1990-91
 - 2BR/1BA
 - 2-car carport
- Workshop and office in separate buildings
- Beautiful established landscape
- In-ground black bottom swimming pool with perimeter fencing
- Hiking Trail
- Hillside children's treehouse, built to original by owner's daughter
- Expansive outdoor entertaining areas
- Tennis court with lights
- Private location in prestigious Meadowood neighborhood
- Idyllic country setting
- Close to downtown St. Helena and Meadowood Resort

MAIN RESIDENCE

Features Throughout

- Flooring: Saltillo tile, oak hardwood, and carpet
- Textured plaster walls
- Recessed and spotlighting

Entryway

- Lantern pendant light fixture
- Main staircase leading to upper level
- Coat closet

Den

- Oak hardwood floor
- Recessed lighting
- Oak wood built-in cabinetry and bookshelves
- Two sets of French doors leading to front deck
- Crown molding
- Wood burning fireplace with natural stone surround and hearth

Living Room/Dining Room

- Oak hardwood floor
- Recessed lighting
- Three sets of French doors leading to front terrace
- Eight light wrought iron chandelier
- Wood burning fireplace with natural stone surround and wood mantle
- Oak wood built-in cabinetry and bookshelves

Kitchen/Family Room

- Lots of windows providing abundant natural light
- Saltillo tile floor
- Kitchen
 - Oak wood cabinetry, some with glass fronts
 - Tile countertop and backsplash
 - Thermador double oven
 - GE built-in microwave
 - Kitchen-Aid side-by-side refrigerator and freezer
 - Miele dishwasher
 - Whirlpool trash compactor
 - Center island with Jenn-Air 4-burner electric cooktop and bar seating
 - Dual-sided porcelain sink with In-Sink-Erator, polished chrome KWC fixtures, and insta-hot faucet
 - Greenhouse style windows
 - Walk-in pantry with built-ins
 - Dining area with two sets of French doors leading to back deck
- Family Room
 - Exposed beam detail
 - Oak wood built-in bookshelves and cabinetry
 - Wood burning fireplace with natural stone surround and hearth

Powder Room

- Oak wood single vanity
- Sconce lighting

Laundry Room

- Overhead lighting
- Saltillo tile floor
- Door leading to backyard
- Oak wood built-in cabinetry and tile countertop
- Porcelain sink with polished chrome KWC fixtures
- Whirlpool front loading dryer and Maytag washer
- Storage room with wall mounted ironing board

Hall Bathroom

- Direct access to den
- Saltillo tile floor
- Single vanity with oak wood cabinetry. Ceramic tile countertop, porcelain sink with brass fixtures
- Overhead lighting
- Stall shower with porcelain tile surround, shampoo nook, brass fixtures, and glass enclosure
- Hot rock sauna

Lower Guest Bedroom One

- Large window providing abundant natural light
- Wall-to-wall carpet
- Beadboard wainscoting
- Oversized closet

Lower Guest Bedroom Two

- Wall-to-wall carpet
- Large window providing abundant natural light
- Oversized closet

Shared Bathroom

- Overhead lighting
- Saltillo tile floor
- Dual vanities with oak cabinetry, ceramic tile countertops, porcelain sinks with brass fixtures, and wall-to-wall mirror
- Seated window bench with large picture window above
- Shower over tub with ceramic tile surround, shampoo nook, and brass fixtures
- Water closet with single vanity and oak cabinetry porcelain sink, and brass fixtures

Master Suite

- Oak hardwood flooring
- Recessed and spotlighting
- Vaulted ceiling
- Open beam ceiling detail
- Oak built-in cabinetry and bookshelves
- Wet bar with oak cabinetry, butcher block countertop, open shelving and stainless steel sink with polished chrome fixtures

- Sliding doors leading to private balcony
- Sitting room/office with several large windows providing abundant natural light
- Bathroom
 - Dual vanities with oak cabinetry blue ceramic tile countertops, brass fixtures, porcelain sinks, and overhead lighting
 - Stall shower with ceramic tile surround, shampoo nook, and brass fixtures
 - Water closet
 - Oversized jetted Kohler soaking tub with ceramic tile surround and large picture window above
 - Two walk-in closets with built-ins

Upper Guest Suite

- Oak hardwood floor
- Picture window providing abundant natural light
- Walk-in closet
- Bathroom
 - Saltillo tile color
 - Dual vanity with oak cabinetry, ceramic tile countertop, porcelain sink and polished chrome fixtures
 - Kohler toilet
 - Shower over tub with ceramic tile surround, shampoo nook, and brass fixtures

Game Room

- Saltillo tile floor
- Overhead lighting
- Exposed beam ceiling detail
- Storage cabinets

OUTDOOR LIVING

- Beautiful established landscape
 - Expansive lawn
 - Spectacular rose garden
 - Various seasonal flowering plants and trees including dogwood and wisteria
 - Fenced vegetable garden in raised beds
 - Numerous large oak trees 100+ years old
 - Numerous fruit trees
- Arbor with wisteria
 - 24 mature redwood trees providing privacy screening
 - Garden shed
- In-ground swimming pool with perimeter fencing
- Outdoor shower
- Tennis court with lights
- Pebble and flag stone terrace with water feature and plenty of space for al fresco dining
- Barbecue with a natural stone surround and counter top, stainless steel sink, Fire Magic grills
- Flagstone walkway and pavers

- Hiking Trail
- Man-made pond

INFRASTRUCTURE

- HVAC: Forced air heating and air conditioning
- Water:
 - Approx 110 +/- gpm well for main house and drinking water
 - Approx. 20 +/- gpm separate well for raised vegetable garden
 - Pond, filled via seasonal rains and well water
 - Culligan water softener, UV Sterilizer, pH adjuster, active carbon filter
- Septic: Separate standard septic systems for main house and second dwelling
- Gas: Propane
- 3 back-up propane generators: main house, second dwelling, and well
- Electric: PG&E – 3 separate metered services combined for solar credit
- PV Solar
- TV: DirecTV
- Phone: AT&T
- Internet: Comcast
- Pump house for well, pond, and pool
- Security gate and long driveway approach from Meadowood Lane
- Security and panic lighting around main house
- Extensive exterior lighting for patios, trails, trees and driveway

Cyd Greer, Luxury Specialist
 DRE# 01390876
 707-322-6825 Cell
 707-286-5500 eFax
 cgreer@cnapavalley.com
 www.cydgreer.com