



GLOBAL
LUXURY.

BROKERS OF THE VALLEY

PROPERTY NOTES

PRIME ST. HELENA

1296 Hudson Avenue

www.PrimeStHelena.com

OVERVIEW

- + Residence built in 1880
- + Owners purchased property in 2018
- + Significant remodel, both inside and out
- + 0.25 +/- acre lot
- + 2,091 +/- sq. ft. two story residence
- + 4 bedrooms/3 baths
- + Party barn with wine cellar
- + Beautiful established landscaping
- + Extra wide and deep driveway, can fit 10 cars comfortably
- + Close to Downtown St. Helena

Exterior

- + Composition roof
- + Shiplap siding
- + Classic front porch
- + Large magnolia tree in front providing abundant shade
- + Privacy hedges

Features Throughout

- + Refinished oak hardwood flooring
- + Cherry hardwood stairs
- + 9 ft ceilings
- + 8 inch baseboards
- + Large windows providing abundant natural light

Entry & Living Room

- + Crown molding
- + Central ceiling light fixture by Pottery Barn
- + Built-in bookshelves
- + Wood-burning fireplace with marble surround, mantle and hearth

Dining Room

- + Custom wallpaper
- + Pendant light fixture by Crate and Barrel

Kitchen

- + White painted cabinets with chrome pulls, Calacatta marble countertop, and white subway tile backsplash
- + Under-cabinet electrical plugs
- + Porcelain under-mount Kohler dual sided sink with In-Sink-Erator garbage disposal and Moen polished chrome fixtures
- + Recessed lighting
- + Two skylights
- + Crown molding
- + Built-in bookshelves
- + Bosch dishwasher
- + Thermador double ovens
- + Stainless steel side-by-side Kitchen-Aid refrigerator and freezer
- + Microwave nook
- + Stainless steel 5-burner Thermador gas cooktop with stainless steel Thermador hood above
- + Large glass slider leading to back deck
- + Built-in speakers

Mud Room and Laundry Closet

- + Built-in white cabinetry
- + Access to guest bath
- + Laundry closet with Kenmore washer and dryer
- + Access to back deck

Hallway to Lower Level Bedrooms

- + Recessed halogen lighting
- + Built-in linen cabinets and under stair storage

Front Guest Bedroom

- + Central ceiling light fixture
- + Walk-in closet

Back Guest Bedroom

- + Oversized wall closet
- + Central ceiling light fixture
- + En Suite Bathroom
 - o Single vanity with white painted cabinetry, Calacatta marble countertop, porcelain under-mount sink with polished chrome fixtures
 - o Sconce lighting
 - o Toto toilet
 - o Stall shower with tile surround and polished chrome fixtures with detachable water wand
 - o Mirrored medicine cabinet
 - o Secondary access to mud room

Hall Bathroom

- + Beadboard wainscoting
- + Single vanity with white painted cabinetry, Calacatta marble countertop, porcelain under-mount sink with polished chrome fixtures
- + Kohler toilet
- + Sconce lighting
- + Stall shower with white porcelain tile surround and floorings, glass enclosure, brushed chrome Moen fixtures

Penthouse Master Suite

- + Vaulted ceiling
- + Central fan with light fixture
- + Skylight
- + Built-in dresser with white painted cabinetry and clear knobs, marble countertop
- + Walk-in closet with overhead lighting and built-in racking system
- + Bathroom
 - o Dual vanity with white cabinetry, Calacatta marble countertop, two under-mount porcelain sinks with brushed chrome fixtures
 - o Three mirrored medicine cabinets
 - o Linen/toiletry shelving
 - o Lantern pendant light fixture
 - o Shower-over-tub with glass enclosure, porcelain white subway tile surround, brushed chrome Moen fixtures

Second Floor Office/Bedroom

- + Central ceiling light fixture
- + Closet
- + Built-in cabinetry and shelving

OUTDOOR LIVING

- + New deck off of kitchen
- + New landscaping including: English Laurel, 2 strawberry trees, roses, 2 lime trees, 2 lemon trees, 1 orange, peach, plum, apple, apricot, fruitless olive trees
- + Artificial grass with steel edging and irrigation below
- + Party lighting
- + In-ground pool with automatic pool cover, automatic filtration, and chlorine system
- + New concrete deck
- + Outdoor shower
- + Potting shed
- + Built-in speakers
- + Automatic garden lighting

PARTY BARN

- + Double insulated roof
- + Engineered hardwood wide plank flooring with extra thick cork padding below
- + Wood burning stove
- + Exposed rafters
- + Ceiling fan
- + Track lighting
- + Shiplap walls
- + Custom steel sliding barn doors with wood paneling
- + Storage room with workshop
- + Wine cellar – approx. 800 racked bottle capacity for 750ml and room for cases on floor

INFRASTRUCTURE

- + Water: St. Helena City
- + Sewage: St. Helena City
- + A/C & heat: single zone forced air heat and A/C
- + Water heater: 1 conventional
- + Phone, internet, TV: Xfinity

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