



GLOBAL LUXURYSM

1859 Madrona Avenue

Property Notes

www.StHelenaFarmhouse.com

OVERVIEW

- Owners purchased property in 2011
- Residence built in 2012
- 0.23 +/- acre lot
- 2,287 +/- sq ft single level residence
- 3 bedrooms/2.5 baths
- Great room: living room, dining room, and kitchen
- Building Team:
 - General contractor – Trainor Builders
 - Architect – Ivan Lukrich
 - Designer: Patrick Printy
- 1-car garage with drive-thru to second space
- Beautiful established landscaping
- Close to Downtown St. Helena

Exterior

- Composition roof
- Siding: board & batten, shiplap, corrugated metal
- Circa, Kichler, and Pottery Barn exterior lights

Features Throughout

- Open floor plan with extra tall ceilings
- Recessed halogen lighting
- “Old World” texture plaster walls
- Wide plank dark stained American oak flooring
- Planked pine ceiling detail
- Custom drapery throughout property by Paulette Zamora
- Discrete fire sprinkler system
- Solid wood doors with Emtek hardware
- Custom European-style cabinetry by Van Mourik Woodworking (VMW) and bronze Restoration Hardware hardware and pulls

Great Room: Living Room, Dining Room, and Kitchen

- 24 ft cathedral ceiling
- Built-in speakers
- Circa library light
- Central ceiling fan

- Large windows providing abundant natural light including clearstory high eyebrow window
- Two sets of French doors leading to front deck (entrance) and two sets of sliding doors leading to back deck and yard
- Valor gas fireplace with smooth plaster surround
- Industrial pendant light fixture over dining area
- Kitchen
 - Custom VMW grey painted soft close cabinetry with RH pulls, absolute black honed granite countertop, and white porcelain subway backsplash tiles
 - Center island with electrical plugs underneath, stainless steel Sharp microwave drawer, and bar seating for 5
 - Two Hundi hand blown glass lanterns with bronze finish by Pottery Barn above island
 - Thermador stainless steel double ovens
 - Stainless steel 5-burner Thermador gas cooktop with stainless steel Vent-A-Hood above with custom wood encasement
 - Sub-Zero refrigerator with two freezer drawers below, all with matching VMW cabinet fronts
 - Thermador dishwasher with custom cabinet front by VMW
 - Dual-sided under-mount stainless sink with brushed chrome fixtures, In-Sink-Erator, and reverse osmosis faucet
 - Trash pullout drawer

Powder Room

- Pocketing door
- Kohler pedestal sink with polished chrome fixtures
- Vendome single sconce by Circa
- Kohler toilet
- Antique mirror

Mudroom

- Pantry
- Man door leading to side yard/garage area

Long Hallway Leading to Bedrooms

- Office area with custom VMW cabinetry/built-in shelving, storage cabinets, and filing drawers with RH bronze pulls and dark stained American oak desk top
- Large windows providing abundant natural light
- Office portion wired for built-in speakers
- Skylights
- Six large double door floor to ceiling storage cabinets
- Door leading to side yard

Laundry Room

- Custom VMW cabinetry
- Hanging rack
- Folding table with Bianca honed carrera marble countertop, under-mount farmhouse sink with polished chrome fixtures

- Whirlpool Duet front loading washer and dryer

Master Suite

- Cathedral ceiling
- Built-in speakers
- Antique 6-light chandelier, excluded from sale
- Large windows providing abundant natural light
- Sliding door leading to private deck and backyard
- Walk-in closet with custom built-ins, recessed lighting, window, sliding barn door entry
- Bathroom
 - Shiplap siding surround
 - Large windows providing abundant natural light
 - Single vanity with custom VMW cabinetry, fossil green honed limestone countertop, Kallista porcelain under-mount sink with brushed chrome fixtures
 - Horne sconce lighting
 - Custom built-in armoire by VMW
 - Victoria & Albert oversized Toulouse freestanding soaking tub with brushed chrome fixtures and attached water wand
 - Stall shower with Ann Sacks capriccio dove gloss surround, Walker Zanger par calacatta floor, shampoo nook, bench, polished chrome Kohler fixtures including rain showerhead and detachable water wand
 - Kohler toilet
 - Antique mirror, excluded from sale

Guest Room, Left

- Large window providing abundant natural light
- Large closet
- Semi flush bell shaped pendant with two candle lights

Shared Bath

- Single vanity with custom VMW cabinetry, Bianca Carrera honed marble countertop, Kohler under-mount sink with polished chrome fixtures
- Sconce lighting
- Window providing abundant natural light
- Shower over tub with Kohler soaking tub, polished chrome Kohler fixtures, Walker Zanger porcelain tile surround
- Kohler toilet
- Antique mirror

Guest Room, Right

- Large window providing abundant natural light
- Large closet
- Visual comfort studio small siena flush mounted in bronze

Outdoor Living

- Solar shades on back deck sliding doors by Heritage Window

- Al fresco dining deck
- Garden lighting with timer
- Drip system
- Gravel pathways and mulch beds
- Drought resistant plantings
- Variety of flowers
- Succulents
- Olive trees
- Tall shrubs
- Raised vegetable bed
- Hi-Lite manufacturing galvanized antique wall light

Garage

- Concrete floor
- Overhead lighting
- Gothic sconce by Pottery Barn
- Front and back garage doors
- Tandem drive-thru with 1 off-street parking space behind garage

Infrastructure

- HVAC: 2-zone forced air heat and air conditioning
- Water: City water
- Sewer: City sewer
- Gas: PG&E
- Electric: PG&E
- Water heaters: Two, on-demand
- Alarm System: ADT
- TV: Xfinity
- Phone: Xfinity
- Internet: Xfinity

Cyd Greer, Luxury Specialist
 CalDRE# 01390876
 707-322-6825 Cell
cgreer@cbnapavalley.com
www.cydgreer.com

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