



PROPERTY NOTES

STYLISH ST. HELENA

934 Signorelli Circle

www.StylishStHelena.com

OVERVIEW

- + 0.10 +/- acre lot
- + 1,542 +/- sq. ft. two story residence
- + 3 Bedrooms/2.5 baths
- + 2-car garage
- + House originally built in 1998 and extensively remodeled in 2015
- + Owner purchased property in 2016. Additional remodeling in 2017.

RESIDENCE

Exterior

- + Composition roof
- + Classic shiplap siding

Features Throughout

- + Abundant natural light
- + New Lutron HomeWorks QS lighting system
- + Recessed halogen lighting
- + Central vacuum system
- + Wired for media system, most rooms with speakers
- + Main floor is porcelain tile with radiant floor heating, upper is manufactured light stain wood flooring

Great Room and Entry

Living Room

- + White washed tongue and groove ceiling detail
- + Fortuny chandelier (not attached, excluded from sale)

- + Custom wood wall detail
- + Crown molding
- + New gas fireplace (2017) with custom wood surround and mantle
- + Built-in TV

Kitchen

- + Bar seating for 3
- + Tray ceiling detail
- + Custom cabinetry with open display shelving, Jade marble, butcher block, and Carrara marble countertops and backsplash
- + Shaw's Original apron front sink with polished chrome fixtures
- + Bosch dishwasher with cabinet front
- + Appliance garage
- + AGA gas 5-burner range with oven and warming drawers and AGA hood above
- + Walk-in pantry
- + Sub-Zero 36inch stainless steel refrigerator with freezer drawer below
- + Built-in spice rack/pantry pullout
- + Built-in U-line 30 bottle refrigerator

Dining Room

- + Vaulted ceiling
- + 12-light chandelier
- + Built-in speakers
- + Vintage industrial fan
- + Mitsubishi split system wall unit
- + Recessed halogen lighting
- + Pocketing full wall sliding door

Powder Room

- + Recessed halogen lighting and sconce lighting
- + Vintage vanity with Carrara marble countertop, vessel under-mount sink, and Newport Brass polished chrome fixtures
- + Crown molding
- + Bead board accent wall
- + Toto toilet

Stairway

- + Wrought railing
- + Window bench with window above
- + Vintage chandelier
- + Wood staircase with carpet track new as of 2017

Master Suite

- + Pocketing door entry
- + Custom wood feature wall
- + Recessed LED lighting
- + Light wash tongue and groove ceiling detail
- + Ceiling fan
- + Built-in speaker

- + Bedside wall sconces
- + Walk-in closet with small vintage chandelier and cedar wall
- + Mitsubishi split system wall unit
- + Duxiana California King bed included in the sale
- + Bathroom
 - o Crown molding
 - o Dual vanity with custom cabinetry Caesarstone countertop, under-mount porcelain sinks, and polished chrome fixtures
 - o Recessed halogen lighting and sconce lighting
 - o Open toiletry shelving
 - o Water closet with sliding barn door and Toto toilet
 - o Stall shower with stone surround, glass enclosure, polished chrome Rohl fixtures, and detachable water wand

Right Guest Room

- + Built-in speaker
- + Recessed halogen lighting
- + Board and batten accent wall
- + Crown molding
- + Mitsubishi split system wall unit
- + Walk-in closet with central ceiling light fixture and cedar wall

Upstairs Hall Bathroom

- + Stone flooring
- + Vintage vanity with Carrara marble countertop
- + Porcelain vessel sink with polished chrome fixtures
- + Toto toilet
- + Mirrored medicine cabinet
- + Sconce lighting and recessed lighting
- + Crown molding
- + Open shelving for toiletry and linen storage
- + Toto bathtub with marble surround, shampoo shelves, and polished chrome fixtures

Left Guest Room/Office

- + Crown molding
- + Bead board accent wall
- + Built-in desks with Caesarstone countertops
- + Central ceiling light fixture
- + Mitsubishi split system wall unit
- + Built-in wardrobes with drawers below

Laundry Closet

- + Sliding door
- + Stackable Electrolux Perfect Steam washer and dryer

OUTDOOR LIVING

- + Flagstone al fresco dining patio
- + Fountain

- + Various drought resistant plantings and winter flowers
- + Concrete wood burning outdoor fireplace
- + Front courtyard
- + Fruit trees: fig, apple, peach, pomegranate, lemon, lime, olive

Garage

- + 2-car side-by-side
- + Two wine refrigerators (excluded from sale)
- + Abundant built-in storage
- + Overhead lighting
- + Workshop bench

INFRASTRUCTURE

- + HVAC
 - o Forced air heating and cooling
 - o Mitsubishi split system (new 2017) wall units in various rooms
 - o Radiant heat flooring on first level
- + Lutron lighting system
- + Gas: PG&E
- + Electric: PG&E
- + Water heater: Natural gas
- + Water: St. Helena City
- + Sewer: St. Helena City
- + TV: DirecTV
- + Internet: Xfinity
- + Phone: Xfinity
- + Built-in speakers for 2-zone audio

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