



## PROPERTY NOTES

# ST. HELENA VIEWS

2484 Spring Mountain Road, St. Helena

[www.StHelenaViews.com](http://www.StHelenaViews.com)

## OVERVIEW

- + 2.23 +/- acre parcel
- + Quiet and private neighborhood
- + Spectacular views of Saint Helena and the valley floor
- + Main residence: 2,324 +/- sq. ft., 3BR, 2.5BA
- + Guest Cottage: 305 +/- sq. ft. 1 BR, 1 BA
- + Attached 2 car garage: 484 +/- sq. ft.
- + Built in 1951
- + Soaking pool
- + Expansive outdoor living areas
- + Space for gardens, bocce and other outdoor activities
- + Private driveway
- + Conveniently located minutes from downtown Saint Helena

## MAIN RESIDENCE

### Exterior

- + Wood board and batten exterior
- + Composition shingle, concrete shingle, and modified bitumen roof

### Living Room

- + Wood burning fire place with painted brick surround
- + Crown molding
- + Built-in shelves
- + Large picture window for optimal views and natural light

### **Eat-In Kitchen**

- + Abundant storage in white painted cabinetry
- + Tile floor
- + Tile counters
- + Large center island with 5-burner KitchenAid electric stove top
- + Greenhouse window above porcelain sink to capture the great view
- + Frigidaire double oven
- + KitchenAid dishwasher
- + Panasonic microwave

### **Family Room**

- + Open to the kitchen
- + Vaulted ceiling
- + Tile floor
- + Skylights
- + French doors to access the back patio
- + Doors accessing front driveway and garage for easy loading/unloading
- + Access to half bath/powder room

### **Laundry Room/Pantry**

- + Open to the kitchen
- + Extra-long folding counter
- + Large window above Porcelain sink
- + Whirlpool washer and Kenmore dryer
- + Built in wooden shelf can be used as pantry
- + Abundant storage in white painted cabinetry

### **Hallway**

- + Coat closet
- + Linen closet with built-in shelves

### **Primary Bedroom**

- + Wood flooring
- + Glass sliding doors providing access to back patio
- + Spectacular view of the valley floor
- + Double wide closet
- + En-suite bathroom
  - o Tile floor
  - o Single sink vanity
  - o Shower
  - o Built in dresser and shelving

### **North Bedroom**

- + Tile flooring
- + French entry doors
- + Coat/storage closet

### **West Bedroom**

- + Wood flooring

- + Multiple windows
- + Closet space
- + Crown molding

#### **Guest Bathroom**

- + Tile floor
- + Tub and shower combo with built-in shampoo shelf
- + Single sink vanity

#### **Attached Garage:**

- + 2-car side-by-side
- + Automatic garage door
- + Interior access to family room

## **GUEST COTTAGE**

- + Separate entrance
- + Open living room and kitchenette area with sink and refrigerator
- + Vaulted ceiling
- + Bedroom with stone wall, closet, built-in dresser
- + En-suite bathroom with tile floor, single vanity, and shower
- + Large coat closet with built-in shelving
- + Multiple windows for abundant light and views
- + Walkway to access pool patio
- + Outdoor space for a private patio

## **OUTDOOR LIVING**

- + Beautiful mountain setting with natural woodland
- + Soaking pool
- + Expansive backyard with lawn, brick patio, and views
- + Covered front patio

## **INFRASTRUCTURE**

- + Water: St. Helena city water
- + Sewer: Separate standard septic systems for main house and cottage
- + HVAC
  - o Main house: single zone forced air heating and air conditioning, heat pump, gas
  - o Cottage: single zone forced air heating and air conditioning, heat pump, electric

- + Gas: Natural gas
- + Electric : PG&E
- + Water heaters
  - o Main house: 50 gallon conventional electric
  - o Cottage: 40 gallon conventional electric

## Cyd Greer

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