



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

## PROPERTY NOTES

# NAPA VALLEY VISTA

1234 Davis Lane, St. Helena, CA

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

## OVERVIEW

- + Prime vineyard view property with development potential
- + 0.8022 +/- acres
- + APN# 027-170-007-000
- + 1,671 approx. sq. ft. 2BD/1.5 classic California ranch style home completed in 1950
- + 342 approx. sq. ft. detached garage plus laundry room
- + 1,280 approx. sq. ft. 2-story barn
- + Dramatic vineyard and mountain views
- + Plenty of room for expansion
- + Convenient location minutes from downtown St. Helena and Rutherford

## RESIDENCE

### Exterior

- + Classic white exterior
- + Composition roof
- + Double hung windows in most rooms

### Living Room

- + Oak hardwood floors
- + Board and batten accent wall
- + Wood burning fireplace with brick like concrete surround
- + Sconce lighting
- + Door to access back yard
- + Large picture window
- + Daikin mini split heat and AC

## **Kitchen**

- + Classic white cabinetry with open shelving
- + Butcher block and Carrera marble counters
- + Stainless steel Samsung refrigerator
- + Stainless steel 5-burner gas range with Allure hood
- + Stainless steel LG dishwasher
- + Large stainless steel under-mount sink with Insinkerator garbage disposal
- + Overhead lighting
- + Vinyl floors
- + Dining nook with large window

## **Dining Room/Study**

- + Wall-to-wall carpet
- + Tongue-and-groove wall detail
- + Built-in buffet area with shelves and cabinet space
- + Overhead track lighting
- + Three walls of windows with lovely outdoor views
- + Door to access side yard/driveway
- + Open window pass-through to kitchen
- + Daikin mini split heat and AC

## **Bedroom #1 (located to the left of bathroom)**

- + Oak hardwood floors
- + Overhead lighting
- + Walk-in closet

## **Bedroom #2 (located to the right of bathroom)**

- + Oak hardwood floors
- + Overhead lighting
- + Spacious closet
- + Door to access the back patio

## **Full Bath**

- + Vintage tile vanity with porcelain sink and make-up nook
- + Tub and shower combo with sliding glass enclosure
- + Vinyl floor
- + Sconce lighting

## **Half Bath and Mudroom**

- + American Standard porcelain sink
- + Sconce lighting
- + Laminate wood floor
- + Built-in storage cabinets
- + Access door to back yard

## Detached Garage and Laundry Room

- + Concrete floor
- + Laundry room with vinyl floor, overhead lighting, standing soaking sink and side-by-side Kenmore washer and dryer (can be gas or electric hook-up)
- + Automatic LiftMaster garage door
- + Wood siding with composition roof

## OUTDOOR LIVING

- + Concrete back patio
- + Fenced-in space
- + Mature walnut, oak and citrus trees
- + Expansive space; great for gatherings

## BARN/INDOOR PARTY SPACE

- + Concrete floor on first level
- + Second level with large windows providing ample views
- + Doug fir interior
- + Wood siding and composition roof
- + Single car bay

## INFRASTRUCTURE

- + Water: private well and city water
- + Electric: PG&E
- + Gas: Natural gas, PG&E
- + Sewer: standard septic system, County approved site evaluation for expanded septic
- + HVAC: 4 Williams heating wall mounts (gas) and 2 Daikin heat and A/C mini splits
- + Water heater: conventional tank; 40-gallon, gas
- + Internet, phone and cable: Xfinity

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