



Vintage

Sotheby's
INTERNATIONAL REALTY

PROPERTY NOTES

ST. HELENA IN-TOWN ESTATE

www.StHelenaInTownEstate.com

2056 Madrona Avenue, St. Helena

OVERVIEW

- + APN: 009-470-027-000
- + 0.72 +/- acre parcel
- + Custom classic modern design
- + High quality construction
- + Privacy in a coveted westside in-town location
- + Beautiful views across Duckhorn and Spottswode vineyards
- + Main residence & guest house built in 1998
- + Extensive remodel in 2010 by R & B Custom Builders, Sonoma
- + Pool House addition in 2012 by Borges Construction
- + Total living space
 - o Two story, 3BR/3.5BR single family residence: 3,470 +/- sq. ft.
 - o 1BR/1BA guest house: 455 +/- sq. ft.
 - o Pool House 1BA: 1035 +/- sq. ft.
 - o Pool House storage loft: 546 +/- sq. ft.
- + 5.5 Garage spaces with carriage style cedar garage doors
- + Heated in-ground pool w/ spa & automated pool cover
- + Bocce court
- + Covered outdoor dining and entertaining veranda
- + Outdoor kitchen and bar with built-in BBQ and pizza oven
- + Expansive lawns for sports activities
- + Meticulously landscaped grounds with inviting outdoor entertaining venues
- + Gentleman's vineyard
- + Extensive outdoor lighting
- + Private well and city water
- + Security and surveillance systems
- + Solar system

MAIN RESIDENCE

Primary Features

- + Stucco exterior
- + Slate roof with French mansard detail with copper gutters and downspouts
- + Wood French doors and wood casement windows w/mullions
- + Flat wall finish
- + Oak Floors
- + Recessed lighting
- + Central vacuum

Entry

- + French style entry door
- + Eyebrow detail with Parisian style copper awning over bay window above front door
- + Herringbone oak floor
- + Walk-in coat closet w/ classic French portal window
- + Dry Bar: Limestone countertop, cabinetry above and below with pull outs, sub-zero under counter refrigerator w/ ice maker
- + Opens into great room
- + RH Weston Bronze Pendant light

Living Room

- + Oak flooring
- + Crown moldings
- + Valor gas fireplace with limestone mantle/surround
- + French doors to back garden
- + RH Sconce lighting
- + Recessed lighting

Library – Off of Living Room

- + Cherrywood paneling with built-in bookshelves
- + Coffered ceiling with chandelier
- + French doors to back garden

Powder Room

- + Kohler pedestal sink with RH fixtures
- + Antique mirror
- + Chandelier
- + Crown moldings
- + Classic French portal window

Dining Room

- + Swing door access to kitchen
- + French doors to garden
- + Crown moldings

Kitchen

- + Conferred Ceiling
- + Limestone counters
- + Large center island with Viking 36" gas cooktop, 5 sealed burners

- + Viking downdraft exhaust with Viking exterior blower
- + Abundant custom cabinetry storage with pull-outs
- + Subzero 27" wine unit custom cabinetry doors
- + Café 48" stainless steel refrigerator
- + KitchenAid stainless steel dishwasher
- + KitchenAid 27" stainless steel double wall oven, convection upper
- + Whirlpool stainless steel microwave
- + Undertone dual basin stainless steel sink, InSinkErator pro disposal
- + Satin nickel Rohl faucets and soap dispenser
- + Satin nickel Rohl country kitchen column spout filter faucet for cold water
- + Bar seating for two
- + French doors to serene morning patio & gardens

Laundry

- + Samsung front loading washer and dryer
- + Ironing board cupboard
- + Laundry sink and folding area
- + Custom cabinetry
- + Service entrance
- + Window with shutters

Primary Suite

- + Oak flooring
- + French doors
- + Custom black out draperies.
- + Crown moldings
- + Ceiling fan

Primary Bath

- + Crown moldings
- + Walk in closet
- + Private WC
- + Dual sinks, limestone counter RH polished chrome fixtures
- + RH sconce lighting
- + Recessed lighting
- + Kohler freestanding bathtub w/ RH polished chrome fixture w/ wand
- + Walk-in shower w/ limestone tile
- + Shuttered casement window w/ back garden & vineyard views

Main Residence Upstairs

- + Two guest suites each with sitting areas, full baths and walk-in closets
- + In the middle what used to be a formal office is now a bunk room for kids. Two sets of built-in bunk beds and closets. Barn doors close off this room with locking ability.
- + French doors lead to a balcony with dramatic vineyard views.

POOL HOUSE

Primary Features

- + Accessed via raised "boardwalk" from main residence

- + Veranda w/ RH chandelier, two ceiling fans, heaters and automated sun shades
- + Stucco exterior
- + Slate roof with copper gutters and downspouts
- + Wood French doors and wood casement windows (horizontal mullions)
- + Clerestory windows with remote controlled electrical sun shades
- + Oak wide plank flooring
- + Dual Sided Lennox Gas Fireplace with interior wood beam mantle and stone surround
- + Large screen TV
- + In wall sound system

Kitchen

- + Limestone countertops
- + GE Monogram side by side refrigerator
- + Dacor 5-burner cook top with stainless steel cover
- + Kohler faucet
- + Instant hot/cold water

Bathroom

- + Walk-in shower
- + RH vanity and fixtures
- + Door leading to outside barbecue area, pool, and outdoor shower

Loft Storage Area

- + Casement windows
- + Roman shades
- + Tray ceiling

Outdoor Barbecue Area

- + Covered area with attached pool/storage building
- + Built-in gas stainless steel barbecue, storage door, sink
- + Lynx pizza oven
- + Concrete counters with bar seating
- + Plenty of countertop space for preparing and staging a barbecue

OUTDOOR LIVING

- + Lovely gated courtyard entrance with fountain
- + Heated in-ground pool w/ spa & automated pool cover
- + Bocce court
- + Covered outdoor dining and entertaining veranda
- + Outdoor kitchen and bar with built-in BBQ and pizza oven
- + Expansive lawns for sports activities
- + Meticulously landscaped grounds and gardens with inviting outdoor entertaining venues
- + Gentleman's vineyard
- + Extensive outdoor lighting
- + For ultimate privacy the entire property (excluding the vineyard) is walled or fenced with multiple locking gates.

VINEYARD

- + Cabernet Sauvignon vineyard on the west side of the property (5 rows run the length of this property)
- + Maintained and managed by Duckhorn Vineyards
- + Napa Valley Cabernet Sauvignon Patzimaró Vineyard (this vineyard runs behind the entire property)
- + Arrangement is a gentlemen's handshake. Each year, depending on production, Duckhorn gives a dollar credit or wine each year to owner.
- + 2022: owners received 4 cases or \$860 toward wine purchases of any Duckhorn Vineyard wine that is not single vineyard production.

INFRASTRUCTURE

- + HVAC: Central heating and air conditioning
- + Water:
 - o Private well for irrigation and pool
 - o City water for domestic use
- + Alarm system - Bay Alarm
- + Solar system
- + Surveillance system with remote monitoring
- + Septic
- + Mechanical equipment room with systems for pool, solar, water filtration and electrical panels

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