



PROPERTY NOTES

QUAIL MEADOWS TOWNHOUSE

1839 Granger Way, St. Helena

OVERVIEW

- + Beautifully remodeled townhouse
- + Prime location within a few blocks of Main Street
- + Quail Meadows HOA
- + 1714 +/- sq ft parcel
- + 1756 +/- sq ft 3BR/3BA
- + Spacious patio with connection to green belt common area
- + Shared carport
- + HOA pool and outdoor entertaining area

RESIDENCE

Features Throughout

- + Recessed lighting
- + Plantation shutters
- + Light and bright interior spaces

Entry and Hall

- + Porcelain tile

Living Room

- + Cathedral ceiling
- + Large format porcelain tile floors
- + Wood burning fireplace with marble surround
- + Floor-to-ceiling mirrored wall
- + Access to spacious outdoor patio

Dining Room

- + Large format porcelain tile floors
- + Floor-to-ceiling mirrored wall
- + Abundant space for seating 6 to 8 people
- + Access to spacious outdoor patio

Kitchen

- + Classic white cabinetry providing abundant storage and brushed chrome handles
- + Quartz countertops
- + Porcelain tile backsplash
- + Porcelain tile floor
- + Frigidaire 5-burner electric range
- + Whirlpool dishwasher with stainless steel front
- + Whirlpool side-by-side stainless steel refrigerator
- + Serving passthrough to the hallway
- + Stainless steel sink with brushed chrome pull-out gooseneck faucet
- + Breakfast nook

First Floor Guest Bedroom

- + Large format porcelain tile floor
- + Central ceiling fan
- + Sliding door closet

First Floor Full Bath

- + Large format porcelain tile floors
- + Single vanity with quartz countertop and chrome fixture
- + Sconce lighting
- + Porcelain tile wainscotting
- + Shower with porcelain tile surround and chrome fixtures with wand shower head
- + Laundry closet with stacked washer/dryer and sliding glass/metal doors

Upper Level Primary Suite

- + Wall-to-wall carpet
- + Private balcony
- + Central ceiling fan
- + Walk-in closet plus second closet for hanging items
- + En-suite bathroom
 - o Large format porcelain tile floor
 - o Floor-to-ceiling mirror
 - o Floor-to-ceiling porcelain tile
 - o Shower with porcelain tile surround, pebble shower pan, corner bench, shampoo nook, Grohe polished chrome rain shower head and wand
 - o Double vanity with recessed sinks, Grohe chrome fixtures, stone counter, and central sconce lighting

Upper Level Hallway

- + Large format porcelain tile floor
- + Abundant storage for linens

Upper Level Guest Bedroom

- + Wall-to-wall carpet
- + Central ceiling fan
- + Closet

Upper Level Guest Bath

- + Large format porcelain tile floor
- + Porcelain tile wainscoting
- + Shower over tub with porcelain tile surround, polished chrome shower head and wand
- + Single vanity with integral glass sink, polished chrome faucet, and overhead sconce lighting

OUTDOOR LIVING

- + Expansive outdoor patio with slate tiles
- + Automatic exterior awning for shade protection
- + Access to HOA common area greenbelt
- + Use of HOA pool and outdoor entertaining area

INFRASTRUCTURE

- + Water:
 - o City water for domestic use, paid by homeowner
 - o Irrigation water via an HOA well
- + Waste water: city sewer
- + Electric: PG&E
- + Gas: None
- + HVAC: forced air heating and AC
- + Water heater: Rheem 50 gallon electric
- + Internet: Xfinity
- + TV: Xfinity

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