



PROPERTY NOTES

CLASSIC ST HELENA

1148 Hudson Avenue, St. Helena

www.ClassicStHelena.com

OVERVIEW

- + Beautifully remodeled single story ranch style residence
- + Classic design and finishes
- + Originally built in 1956; remodeled and expanded in 2015
- + Tight knit west side neighborhood
- + 6480 +/- sq ft parcel
- + 1792 +/- sq ft 2BR/2BA
- + Great room, office/library, laundry room, and wine cellar
- + 2-car garage and driveway with architectural pavers
- + Storage shed
- + Inviting outdoor entertaining areas and hot tub

RESIDENCE

Exterior

- + Composition roof
- + Stucco and wood with handsome black trim

Interior Features Throughout

- + Mullioned windows and French doors
- + Recessed and track lighting
- + Rich dark stained oak floors
- + Abundant natural light

Great Room

- + Living Area
- + Open beam vaulted ceiling

- + Stone feature wall with floating mantle and gas assist fireplace
- + LG QNED large format TV
- + Bay window
- + Spacious dining area and seating nook
- + Kitchen
 - o Classic white cabinetry with soft close drawers and custom storage
 - o Black granite countertops
 - o Porcelain tile backsplash
 - o Blue Star 4-burner gas range with griddle, convertible to 2 additional burners
 - o Blue Star cabinet front hood
 - o Miele dishwasher with cabinet front
 - o Liebherr stainless steel refrigerator/freezer
 - o Under-mount stainless steel sink with inset rack and polished chrome Grohe faucet
 - o Large central island with bronze sconces
 - o Central skylight

Laundry Room

- + Whirlpool Duet front loading washer and dryer
- + Counter for laundry folding
- + Built-in white storage cabinetry
- + Built-in desk with open shelving
- + Linoleum flooring
- + Access to side yard and to garage

Wine Room

- + Metal racking for 300 bottles
- + Temperature controlled environment
- + Glass access door for viewing

Office/Library and Potential 3rd Bedroom

- + French door access to back yard
- + Full wall built-in shelving and cabinetry

Primary Suite

- + Bay window and French door access to back yard
- + Walk-in closet with California Closets built-ins
- + En-suite bathroom
 - o Stone tile floor
 - o Shower with porcelain tile surround, Grohe polished chrome wand, and skylight above
 - o Double vanity with recessed sinks, Grohe chrome fixtures, quartz counter, and sconce lighting

Guest Bedroom

- + French door access to back yard
- + Wall closet
- + Hallway access with a wall of built-in storage cabinets

Guest Bath

- + Hall access
- + Marble tile flooring
- + Single vanity with open shelving below
- + Shower over tub with stone tile surround, glass door, shampoo nook, and polished chrome shower head
- + Skylight

OUTDOOR LIVING

- + Inviting brick pathway and seating patio in front yard
- + Expansive outdoor brick deck and concrete patio in back yard for al fresco dining and entertaining
- + Beautiful fieldstone walls
- + Gracious garden with established trees and boxwood hedges
- + Galvanized trough planters
- + Storage shed
- + Hot tub

INFRASTRUCTURE

- + Water: St. Helena City water
- + Waste water: St. Helena City sewer
- + Electric: PG&E
- + Natural Gas: PG&E
- + HVAC: forced air heating and AC
- + Water heater: Standard tank, gas
- + Internet: Xfinity
- + TV: Streaming
- + Security system and monitoring: American Security & Alarm
- + Phone: AT&T landline for security system only
- + Audio: Built-in speakers in office and on patio; not currently hooked up to an amplifier

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