



COLDWELL BANKER
BROKERS
OF THE VALLEY

Property details / Summary sheet

1605 Spring Mountain Road, St. Helena, Ca 94574

Listing Agents: Erin Lail and KC Garrett

Price - \$4,250,000

OVERVIEW

- APN #009-173-014-000
- Lot Size – +/- 15,477 sq ft. or 0.355 acres *
- Year Built – 1885 for Main House, extensive remodel in 2007
- Annex Addition Phase I - 2000, Phase II – 2007, Phase III - 2019
- Square Foot – +/-2053 Main House, +/-1,140 Annex – Total living space +/- 3193 sq. ft **
- 3 Bedrooms / 4.5 Baths
- Bonus Room with separate entrance (functions as bedroom for current owner with en-suite bath)
- Exterior Features – beautifully landscaped, pool 12' x 40', outdoor dining, very private

VICTORIAN HOUSE Interior Features

- Flooring – Oak wood on a 45-degree angle - ground floor
- Lighting – combination of sophisticated recessed and track lighting with most advanced LED technology
- French doors out to back porch
- Windows – single pane double hung in main house – some original windows.
- Dual pane windows in dining room and kitchen.
- Audio/Visual- wired for television, speaker system and Sonos throughout
- Central HVAC – 2 different systems – one for each floor
- Remodeled downstairs half-bath
- Authentically restored Victorian molding and wainscotting
- Water filtration throughout
- Insta Hot water
- Victorian portion of house recently structurally upgraded

Entry

- Decorative metal fireplace
- Guest ½ Bath
- Seagrass carpeted Stairs
- Parlor – room for seating

Kitchen

- Appliances:
 - Range - Wolf, 4 burner with French Burner, double oven, and high volume hood
 - 2 Miele dishwashers
 - Refrigerator/Freezer – 2 Sub-Zero refrigerators, 2 Sub-Zero freezer drawers
 - Sub-Zero wine refrigerator
- Countertops – black honed granite
- Custom cabinetry

Dining Room

- Sophisticated art lighting
- Adequate seating for 12
- Abundant natural light overlooking garden

Living Room/Great Room

- 4 sets of French doors opening on to covered porch and garden
- Opens to dining room for easy entertaining

Back Porch

- New covered Ipe wood deck
- Gracious steps down to patio
- White Sunbrella curtain panels hung along back porch

Main Bedroom

- Charming Victorian details
- Painted wooden floors
- 2 Chandeliers
- Ceiling fan
- Custom shelving, cabinetry and closets
- Alcove for small office or sitting area

Main Bathroom

- Tiled stall shower with frameless glass shower door
- Pedestal sink
- Tile flooring

Guest Bedroom

- Painted wood floors
- Ceiling fan
- En-suite bath

Guest Bathroom – En-suite

- Tiled stall shower
- Marble countertop
- Tile flooring

ANNEX:

Master Bedroom

- Stone flooring, recessed lighting, French doors to patio
- Custom cabinetry and bookcases, wired for AV
- Walk in closet with built-in cabinetry and separate alcove with built in cabinetry
- Ceiling fan

Master Bathroom

- Walk-in shower, glass tiled throughout
- Custom cabinetry and storage
- Exterior glass door to pool area
- Water filtration

Bonus Room – currently used as a bedroom

- Separate entrance
- French doors to patio
- Concrete floors with radiant heat available
- Ceiling fan
- Oversized walk-in closet with built-in cabinetry throughout
- Toilet and sink with pocket door
- Walk-in plastered shower with natural edge douglas fir bench and frosted glass door
- Water filtration

FORMER CARRIAGE HOUSE - (not included in square footage)

Laundry/Utility Room

- Large laundry / utility room with ample storage
- Built-in cabinetry
- Black/white checkered floors
- New Whirlpool front loading oversized washer/ dryer – raised up
- Oversized Sink
- Dog washing station
- Water filtration
- Split HVAC unit with heating and A/C
- Tracking Lighting throughout
- Wired for AV

Upstairs Loft

- Built-in cedar lined custom closets
- Track lighting throughout

Outdoor Living Area / Exterior

- Iron entry gates
- New privacy fence and gate
- New pergola
- Heated 12' x 40' pool surrounded by flagstone patio
- Beautifully landscaped gardens from corner to corner
- Recently installed advanced drip irrigation system
- 1500 gallon storage tank for irrigation water
- LED landscape lighting and uplighting on trees throughout
- 3-tiered water fountain
- Raised vegetable bed
- Cobblestone pathways throughout garden
- Peaceful and private setting

Infrastructure

- Exterior wooden siding
- Composition shingled roof
- Updated reinforced foundation
- Natural gas from PG&E
- Sewer- city
- A/C and Heat - throughout
- St. Helena water

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Information is deemed accurate, but not guaranteed. Information has not been verified.

**** Sourced from Tax Records***

***** Square footage provided by appraiser. Refer to 2018 MAI appraisal for details.***