



**1245 Hudson Street**  
**Property Notes**  
**[www.HistoricStHelena.com](http://www.HistoricStHelena.com)**

**Background**

- Historical roots date back to 1890, first used as the Esmeralda Winery
- Significant residential development took place in 1983
- Seller purchased property in 2006
- Seller conducted an extensive remodel of main home after purchase
  - Designer: Fisher Weisman of San Francisco
  - Builder: Steve Dimercurio, SBD Construction
- Pool house and guest cottage remodeled in 2014

**General**

- Lot size: 0.52 acres
- Main house: 2 bedroom, 1.5 bath, 3,961 +/- sq ft
- Guest cottage: 1 bedroom, 1 bath, 745 +/- sq ft
- Pool house with bath: 710 +/- sq ft
- Three car garage

**Exterior**

- Main Home: stone, stucco and cedar shingles
- Pool house: stucco
- Garage: stucco
- Copper gutters and downspouts
- Wood shake roof

**Main House Features Throughout**

- Hand finished oak floors
- Beautiful thick stone and Venetian plaster walls
- Extra deep window and door wells
- Black walnut cabinetry, doors and woodwork
- Bronze hardware
- Recessed LED lighting with Lutron Grafik Eye control system

## Entry

- French door entry
- Curved stairway with custom designed and fabricated wrought iron and wood railing
- Antique alabaster pendant light
- Hand carved wood chandelier

## Formal Living Room

- Impressive vaulted wood paneled ceilings and grand fireplace
- Grand Rumford style wood burning fireplace with gas starter, stone hearth, wood, glass and mirrored detail
- French door access to front, back, and side terraces and bocce court
- Andrew Fisher custom designed wrought iron chandeliers

## Formal Dining Room

- Handsome coffered ceiling
- Elegant hand carved chandelier

## Kitchen

- Custom finished walnut cabinetry with distressed mirrored glass front and bronze hardware
- Under cabinet lighting
- Honed Calacatta marble countertop with raised edge
- Walnut crown molding and coffered ceiling
- Oversized island with bar sink
- Pendant lighting above island
- Custom pot rack
- Wolf six burner gas range with glass backsplash, brushed nickel pot filler, double oven, warming drawer and hood
- Subzero 650 built-in refrigerator with cabinet front and freezer drawer
- Subzero refrigerator drawers
- Miele dishwashers
- Under-mount stainless steel FRANKE sink with brushed nickel fixtures and hot/cold filtered water
- Subzero wine fridge
- Laundry closet with Maytag Neptune front washer and dryer
- Access to pool and barbecue area

## Library

- Walnut coffered ceiling
- Custom walnut cabinetry, bookshelves and media storage
- Wet bar with walnut cabinetry, nickel fixtures, marble countertop, under-mount stainless steel bar sink, and glass shelving for glassware
- Wood burning fireplace with gas starter, stone surround and reclaimed wood mantle
- Arched French door access to front terrace

## Powder Room

- Vanity with scalloped marble countertop and nickel/gold fixtures
- Toto toilet
- Elegant sconce lighting

## Master Suite

- Bedroom and Hall
  - Hall rotunda with walnut coffered ceiling and chandelier
  - Wood paneled ceiling
  - Padded fabric walls
  - Sconce lighting above bed
  - Views to front terrace
- Bath
  - Two single vanities with marble countertops, under-mount porcelain sinks, and polished nickel fixtures
  - Wood framed mirrors and beaded vertical sconces
  - Magnifying mirrors
  - Dark walnut cabinetry with glass hardware
  - Double walk-in shower with polished nickel fixtures, built-in soap storage, marble slab floor/surround, stone wall, and recessed lighting
  - Oversized porcelain spa tub with polished nickel fixtures, marble surround and storage alcoves
  - Water closet with Toto automatic Neorest toilet
- Woman's Walk-in Closet
  - Custom oak cabinetry and shelving with glass and mirror fronts and bronze hardware
  - Island storage
  - Built-in full length mirror
  - Sconces and recessed lighting
  - Built-in dresser with bronze hardware
- Men's Walk in Closet
  - Custom oak cabinetry

- Built-in dresser with bronze hardware
- Sconces and recessed lighting

#### Guest Bedroom

- Wood paneled double door entry
- French door access to balcony overlooking back yard
- Custom credenza included in sale

#### Second Floor Hallway

- Landing overlooking living room
- Linen closet
- Bronze hanging lantern

#### Guest Cottage

- Custom finished oak floors
- Dual pane mullioned windows
- Kitchenette
  - Custom color cabinetry with chrome hardware
  - Polished Caesarstone countertop with under-mount stainless steel sink and chrome fixtures
  - Garbage disposal
  - 2 burner GE electric stovetop
  - U-LINE stainless steel mini fridge
  - Sharp carousel microwave/convection oven
  - Built-in shelving
- Living room
  - Fan/light fixture
  - Media storage
- Office area
  - Skylight
  - Closet with built-in shelving
  - Under-eave storage
- Bath
  - Waterworks porcelain pedestal Vitra sink with polished nickel fixtures
  - Grey mosaic tile floor
  - Waterworks medicine cabinet and mirror
  - Sconce lighting
  - Shower with glass door, mosaic tile floor, white subway tile surround, bench, soap cubby and polished nickel fixtures,
  - Skylight

- Bedroom
  - Barrel shade pendant light
  - Dormer
  - Extra under-eave storage

#### Garage

- Three car garage and work area with triple electric doors
- Washer/dryer
- Built-in shelving
- Storage closet with exterior entrance

#### Pool House

- Large scale space with extra high ceilings and windows
- Stone tile floors
- Plastered walls throughout
- Wall-to-wall glass door entry with brass hardware
- Reclaimed wood beam detailing above doors and windows
- Rumford style fireplace with gas starter, limestone surround, hearth, and mantle
- Andrew Fisher custom designed chandeliers and sconces
- Recessed lighting
- Wet bar with Caesarstone countertop, under-mount stainless steel sink, nickel fixtures, black ASKO dishwasher, Viking stainless steel mini fridge, painted wood cabinet with bronze hardware
- Linen closet storage
- Bath with stone tile floors, recessed lighting, Caesar stone countertop, under-mount Kohler porcelain sink and nickel fixtures, Kohler toilet, tiled walk-in-shower with nickel fixtures, glass soap shelf and skylight
- Wine cellar with built-in racks
- Antique pine door entry to bathroom, wine cellar, and wet bar
- Extensive exterior accessed storage with shelving

#### Landscape and Hardscape

- Formal gated entry
- Custom stone fountain and lily pond
- Flagstone pathways throughout
- Native stone walls
- Built-in stone planters
- Formal gardens with two tiered fountain, lawn, box wood, roses, and olive trees
- European style heated saline pool with stone and lawn surround
- Outdoor wood burning fireplace with stone surround
- Six raised wood vegetables beds with decomposed granite pathways

- Cottage style storage sheds with sliding doors
- Bocce court
- Outdoor kitchen
  - Teak cabinetry with bronze hardware
  - Under-mount stainless steel sink with brushed nickel faucet and pot filler
  - Granite countertop and surround
  - Wall lighting
  - Viking grill with two burners and rotisserie
  - Custom cover for winterizing

#### Infrastructure

- HVAC
  - Main home: Forced air, central heat and air, two zone, two unit, gas
  - Guest house: Forced air, central heat and air, gas
  - Pool house: Forced air, central heat and air, gas
- Water heater
  - Main house: on-demand, gas
  - Guest house: electric
  - Pool house: electric
- Water: City water and private water well (landscaping)
- Electric: PG&E
- Gas: PG&E
- Internet: AT&T
- Phone: AT&T
- TV: Dish Network
- Audio: Central audio system in most rooms of main house and outdoor areas, controlled by AMX system
- Security system
- French drains
- Electric back-up generators (2), natural gas: supports refrigerator, sump pumps, miscellaneous lighting

#### Personal property included in the sale (must be specified in the purchase agreement)

- Three outdoor stone dining tables
- Outdoor antique wine containers
- Outdoor potted plants
- Urns on pedestals at front entrance
- Fountain
- Custom credenza in library



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