



1770 Dean York Lane  
Property Notes  
StHelenaRetreat.com

#### BACKGROUND

- Main house: built in 2008,
- Studio: Remodeled in 1994, year built unknown
- Guest house: built in 1999
- Current owner purchased the property in September 2003
- Significant improvements made to studio, guest house and outdoor living areas

#### GENERAL

- 1.95 +/- acres on two parcels; 009-690-019-000 AND 009-690-020-000
- 3,105 +/- sq ft 3BR/2.5BA residence (includes wine cellar)
- 885 +/- sq ft detached studio with full bath
- 594 +/- sq ft 1BR/1BA second dwelling with kitchen by Ray Rector
- Garage parking for 3 cars plus one car carport and expansive motorcourt
- Established landscape and gardens providing privacy
- In-ground pool
- Neutra inspired tree house
- Wine cellar in main house
- Raised vegetable beds
- 320 +/- sq ft garden shed

#### MAIN HOUSE

##### Overview

- Designed by Joanne Koch of Koch Architects Berkeley, CA
- Exterior cedar siding
- Great room
- Office
- Media room
- Wine cellar
- White oak interior floor with light staining
- Western red cedar ceiling
- Halogen lighting
- Nivco Corp custom cabinetry
- 1 Car garage, 1 car carport

## Great Room (Living and Dining)

- Living Room
  - Halogen directional lighting
  - Built-in speakers
  - Large windows providing natural light and French doors with access to outdoor deck and backyard
  - Wood burning fireplace with gas assist, stainless steel surround, and poured concrete hearth designed by Tony Orantes
- Dining Room
  - Halogen spot and recessed lighting
  - Built-in speakers
  - Kina pendant light by designer David Trubridge
  - Large windows providing natural light and French door access to patio and pool
  - Custom shelving unit by Nivo Co. with quartzite stone counter

## Kitchen

- Recessed halogen and fluorescent lighting
- Custom Nivco Corp display shelving and storage with baked enamel finish
- Sky light
- Built-in speakers
- Wall-mounted Samsung TV
- Custom Nivco Corp cabinetry with quartzite stone countertop and tile backsplash
- GE Monogram microwave
- GE Monogram side-by-side refrigerator and freezer
- Miele dishwasher
- Large island with quartzite stone countertop, Nivco Corp cabinetry, brushed stainless steel GE Monogram 6 burner range, dual ovens, griddle and Broan Elite brushed stainless steel hood
- Oversized stainless steel under-mount Blanco Steel Art sink with InsinkeratorPro garbage disposal, polished stainless steel fixtures and Everhot (hot and cold) filtered water faucet
- Walk-in Pantry with Nivco Corp custom cabinetry and central ceiling light

## Mud Room

- Seated bench
- Central ceiling light
- Access to covered car port and garage

## Study/Office

- Large windows providing natural light with pull up shades
- Recessed halogen lighting and light fixtures from Niche Modern
- Nivco Corp custom painted wood cabinetry

## Media Room

- Large windows providing natural light
- Halogen directional lighting
- Wall mounted Samsung TV
- Media and storage closets with Western red cedar wood doors
- Media system (all components excluding floor standing speakers in dining room)

#### Powder Room

- Large format stone tile flooring
- Toto toilet
- Over mirror sconce lighting
- Single vanity with Duravit trough sink, brushed stainless steel faucet, brushed stainless steel backsplash, and Nivco Corp custom cabinetry below

#### Laundry Room

- Linoleum flooring
- Nivco Corp custom cabinetry
- American Standard farmhouse sink with polished chrome faucet
- Whirlpool duet front load washer and dryer
- Built-in drying racks
- Folding counter with hanging rod above

#### Master Suite

- Halogen directional lighting
- Large windows providing natural light
- Door access to deck
- Built-in speakers
- Oversized walk-in closets with Nivco Corp built-ins and recessed fluorescent lighting
- Bathroom
  - Stone tile flooring with Nuheat radiant heating and programmable timer
  - Recessed fluorescent lighting
  - Dual vanity with under-mount Kallista sinks, brushed stainless steel fixtures, Nivco Corp custom cabinetry below, built-in medicine cabinets, and sconce lighting above
  - Oversized shower with tile surround, brushed stainless steel fixtures, water wand and shampoo nooks
  - Built-in speakers
  - Toto toilet
  - Laundry chute
  - Skylight

#### Guest Bedroom #1 - right

- Recessed halogen lighting
- Large windows providing natural light
- Door access to backyard
- Oversized double closet with Nivco Corp built-ins

#### Guest Bedroom #2 - left

- Recessed halogen lighting
- Large windows providing natural light
- Door access to backyard
- Oversized closet with Nivco Corp built-ins

## Shared Bath

- Stone tile flooring
- Shower over tub with brushed stainless steel Kohler fixtures and tile surround
- Toto toilet
- Dual vanity with bamboo Nivco Corp cabinetry, laminate countertop, two brushed stainless steel sinks with brushed stainless steel fixtures
- Sconce lighting
- Sky light
- Towel racks

## Wine Cellar

- Located on lower level
- Commercial grade flooring on stairs
- Remcraft light fixtures
- Poured concrete walls and floor
- Florescent and halogen lighting
- Roughly 1,300 slots for bottle storage plus air conditioned room with additional storage racks

## STUDIO

### Exterior

- Cedar shingle siding
- Composition roof

### Great Room

- Fluorescent and industrial lighting
- Sky lights
- Large windows providing natural light
- Built-in oak cabinetry, oversized countertop and desk with laminate countertop

### Kitchenette

- Laminate countertop
- Oak cabinetry with cherry finish
- U-Line brushed stainless steel mini refrigerator
- Stainless steel farmhouse sink with Insinkerator and polished stainless steel fixtures
- Track lighting

### Bathroom

- Slate tile floor single vanity with Kohler sink, concrete countertop, oak cabinetry with cherry finish
- Toto toilet
- Sconce lighting and recessed lighting
- Stall shower with slate tile surround shampoo nook, and Delia fixtures

### Storage/Garage with work bench

## SECOND DWELLING

- Built in 1999 by Ray Rector.
- Poured concrete floors, wood exterior and composition roof
- 1BR/1BA

- Galley kitchen with electronic appliances including DW, refrigerator, stove, and disposal in sink
- Living room with access to outdoor trellised patio
- Stackable washer /dryer in bedroom closet.
- Shower over tub with tile finish in bathroom

#### LANDSCAPE AND HARDSCAPE

- Expansive entertaining patio with built-in speakers
- Established landscaping and drought resistant plants
- Lavender, roses and sunflowers
- Raised vegetable/flower beds
- In-ground fire pit
- Automatic irrigation system
- Low voltage outdoor lighting
- In-ground pool plumbed for a gas heater
- 320 +/- sq ft garden shed – could also be used as a workshop

#### INFRASTRUCTURE

- Domestic water: St. Helena city
- Landscape water: Irrigation well
- Sewer: St. Helena City
- Gas: PG&E
- Electric: PG&E
- Dayton 5,000 watt backup generator for main house
- Water Heater:
  - Main House: Rinnai tankless gas on-demand water
  - Barn/Office: Tankless electric on-demand
  - Guest House: Gas water heater with storage tank
- HVAC:
  - Main House: Central heat and air – split system with separate controls for front of house and bedrooms/bathrooms in rear of house
  - Barn/Office: Central air and heat
  - Guest House: Central air and heat
- Internet: AT&T in all three buildings
- TV: DirecTv in all three buildings
- Phone: AT&T in all three building

Cyd Greer  
 CalBRE# 01390876  
 707-322-6825 Cell  
 cgreer@cnapavalley.com  
 www.cydgreer.com

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