



**1837 Fir Hill Drive**

**Property Notes**

**[www.StHelenaLuxuryRetreat.com](http://www.StHelenaLuxuryRetreat.com)**

**Background**

- Seller purchased property in 1997
- Residence completed in early 2000
- Architect: Mary Sikes
- Builder: Bob Eberlin
- Interior Design: Margaret Allen
- Landscape Design: John Euser

**General**

- Lot size: 1.77 +/- acres
- 5BR/5.5BA Residence, 6,411 +/- sq ft
- European influenced style
- Formal living and dining rooms
- Den/Study
- Chef's kitchen
- Breakfast room
- Family room
- Square footage includes 1,040 sq ft game room
- Laundry room
- Mud room
- Three car attached garage
- Wine cellar
- Garden shed
- Abundant storage
- Picturesque courtyards, terraces, and balconies
- Exquisite landscaping
- Vineyard and mountain views
- Located within walking distance to Main Street

## Exterior

- Integral color stucco with hard trowel finish by Precision Plaster
- Exterior railings custom made by Jensen's Ornamental
- Lifetime concrete tile roof with 40 year composition roof underneath
- Rough sawn cedar shutters

## Interior Overview

- 2' x 6' construction
- Integral color plaster walls on main level
- Ceilings are 9.5' high on first floor; approximately 9' upstairs
- Custom cedar dual pane windows and solid wood doors, manufactured by Dynamic from Canada; low e window glass along back of house
- Oil rubbed bronze hinges
- Pewter fixtures and knobs
- French doors: 2" thick, 8' high
- Windows are a casement design without cranks and with wood screens
- Custom cabinetry manufactured by Limpics in Napa
- Wood flooring: 3/4" thick white oak character grade wide plank installed by Blackney and Marsh
- Main level floor tiles: hand stained and imported
- Upstairs floor tiles: limestone and tumbled marble

## Entry porch

- Antique French gates
- Antique porch light from France

## Entry hall

- 8' Double entry door with antique door knocker
- Antique central light
- Heated hand-stained tile floor
- Custom iron stair railing; Jensen Ornamental
- Broad central wood tread stairway with wool carpet runner
- Coat closet with automatic light
- Sound board in wall for sound buffering

## Living room

- Tall windows overlook front area with poplars
- White oak wood floors
- Built-in book shelf and nook, central stereo system speakers
- Space for piano
- Wood burning fireplace with gas ignite and custom designed cast concrete surround
- Sconce lighting beside fireplace
- 2 decorative wood panels at entrance to dining room excluded from sale
- Brass floor electric receptacles (2)

#### Dining room

- White oak wood floor
- French door with side window panels leads to outdoor patio/courtyard and wine cellar
- European iron chandelier
- Iron sconces (2)
- White oak floor
- Arched entry to living room
- Plaster sconces
- Mirror excluded from sale
- Central stereo system speakers

#### Kitchen

- White oak wood floor
- Custom faux painted walls
- Beamed ceiling with light gray wash
- Terra cotta porcelain tile counter
- Central island with pendant lighting and breakfast bar seating for three
- Custom cabinetry with pre-catalized lacquer finish and full extension drawers
- Westlek halogen under-cabinet lights
- Pull-out shelves in many of the cabinets
- Pull-out recycling and pull-out garbage bins
- Lower ventilated cabinet for produce such as potatoes
- Pull-out shelf for baking and mixer
- Open soffit above cabinetry for storage of decorative items
- Bookshelves
- Double porcelain Kohler flush mount sink with instant hot water and soap dispenser
- GE Monogram side-by-side stainless steel refrigerator
- Kitchen Aid stainless steel dishwasher
- GE Monogram stainless steel double oven
- Viking 6 burner stainless steel gas cooktop
- Thermador hood with heat lamps
- Grohe EuroPlus extendable faucet
- Insinkerator disposal
- Microwave nook with Kitchen Aid stainless steel microwave
- Large walk-in pantry with shelving, mini frig and automatic light turn-off
- Central stereo system speakers

#### Breakfast Room

- White oak wood floors
- French doors to patio
- Mullioned windows with transom windows look out onto back gardens
- Louvered storage closet
- Built-in desk nook with cabinetry and under cabinet lighting with two light levels
- Iron chandelier; 6 light

- Concrete and iron shelf
- Arched entry to kitchen

#### Family room

- Leaded glass window
- White oak wood floors
- Recessed and track lighting
- Two sets of French doors lead to back yard and patio
- Built-in book shelves and cabinets
- Brass floor electric receptacles (2)
- Central stereo system , media cabinet and speakers

#### Den/Study

- Double door entry
- Wood burning fireplace with plaster surround, cast stone mantle and antique pressed tin pendants
- Built-in book cases and custom cabinets
- French door leading to courtyard
- Closet
- Dry bar with cabinetry and glass shelves
- Antique iron 5 light chandelier with shades

#### Powder room

- Custom cabinetry with cut glass knobs and marble counter
- Porcelain undermount sink
- Antique French sconces
- Aged brass fixtures
- Heated hand stained tile floor

#### Laundry

- Tile counter
- Washer and gas dryer; Kenmore; also has 220 electric hook up
- Laundry chute
- Storage cubbies and cabinets
- Unit for hydronic floor heating
- Built-in ironing board
- Pull-out drawer for folding
- Porcelain utility sink
- Vanity with pull-out for laundry detergents
- Nook for drying rack
- Heated stained tile floor

#### First floor full bath

- Heated hand stained tiles floor
- Pedestal sink
- Stall shower with tile surround
- Sconce lighting

#### Mudroom

- Access from front courtyard through to back yard
- Shoe rack
- Generous storage closets for hanging and shelving
- Iron ceiling light

#### Upstairs main hall

- Access to all bedrooms
- Chandelier
- Front balcony with antique railing
- Linen closet
- Built-in reading bench
- Wall to wall wool carpet
- Sconce lighting

#### Master Suite

- Double door entry
- Recessed lighting
- Decorative candle chandelier is excluded from sale
- French doors lead to private balcony with vineyard views
- Sconce lighting
- Curtains are excluded from sale
- Wall-to-wall wool carpet
- Two walk-in closets
- Closet #1: includes dressing area with built-in shelves and dresser drawers
- Closet #2: double door entry with mirrors on each and built-in shelves and dresser drawers
- Linen closet with laundry bins
- Bath
  - Limestone tile floor with tumbled marble accent pieces
  - Tall built-in medicine cabinet with mirror
  - Small built-in medicine cabinet
  - Wall mounted heated towel rack
  - Two separate vanities with limestone countertop, brushed nickel fixtures, and flush mount white porcelain sinks
  - Sconce lighting
  - Custom cabinets with pre-catalized lacquer paint
  - Phone hook-up
  - Dressing table
  - Extra deep soaking tub with brushed nickel fixtures with hand held wand
  - Water closet
  - Oversized shower with two heads, limestone surround, frameless shower door and bench

#### Northeast Bedroom Suite

- Vineyard views
- Wall-to-wall wool carpet
- Bed nook sized for queen+ bed
- Built-in bookshelves and dresser drawers
- Two closets
- En suite bath
  - Heated limestone tile floors
  - Vanity with cream tile countertop, flush mount porcelain sink, brushed nickel fixtures and built-in make up table
  - Tub over shower
  - Fan with heat and exhaust
  - Linen closet

#### Northwest Bedroom

- Wall to wall wool carpeting
- Walk-in closet with built-in shelving
- Central glass and metal chandelier

#### Southwest Bedroom

- Located on second floor
- Wall to wall wool carpet
- Built-in bookshelves and cabinet
- Central light fixture
- Closet with built-in custom shelving

#### Guest bath

- Shared by northwest and southwest bedrooms
- Porcelain heated floor tiles
- Vanity with porcelain flush mount sink, brushed nickel fixtures and tile countertop
- Shower over tub with tile surround
- Solotube skylight
- Built-in towel shelf
- Built in medicine cabinet
- Laundry chute

#### Project/Computer Room

- Located on second floor
- Built-in desk, book shelves and cabinet with under cabinet lighting
- Three closets for project storage
- Access to upstairs balcony
- Wall to wall wool carpet

#### Upstairs balcony

- Room for two lounge chairs +
- Custom iron railing
- Tile floor

### Landscape and Hardscape

- Extensive courtyards, flagstone patios and stone walls
- Antique gates leading to expansive lawn area
- Imported limestone fountain
- Spacious motorcourt for off-street parking
- Plantings: Poplar trees, olive, citrus, white roses, boxwood, lavender and seasonal flowering fruit trees.

### Infrastructure

- HVAC: Forced air gas central heat and air conditioning, 3 zones/3 units
- Hydronic floors: Two 5 gallon tanks
- Water heater: Gas
- Water: Well, approximately 450 ft deep producing 38 to 40 gpm at last measurement. Well drilled by Weeks Well Drilling under current ownership. Culligan water softener
- Septic: Wisconsin mound engineered septic system; reserve area designated
- Electric: PG&E
- Gas: PG&E
- Internet: Comcast
- Phone: Comcast
- TV: Comcast
- Audio: Central audio system with control center in family room closet. Can be controlled via computer as well. Speakers located in outdoor back courtyard, living room, dining room, family room, kitchen.
- Drainage: Extensive French drain system routes water to Fir Hill
- Road Access: Private road easement from Madrona Avenue; no road maintenance agreement

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

- All draperies included in sale except master bedroom draperies
- Washer and dryer



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