



1551 Spring Street
Property Notes
www.PrimeStHelena.com

Background

- Current owner purchased property in 2007
- Main residence was built in 2011
- Ca. 1880 Italianate guest house (original residence) restored in approx. 2009
- Architect: Robert Gregory
- Builder: Roy Beaman Construction

General

- 0.45 +/- acre parcel
- 3 BR/3.5 BA, 3600+/- sq. ft. Main Residence
- 1 BR/1BA, 660 +/- sq. ft. detached guest house
- 2 car detached garage
- Professional landscaping
- Additional outdoor parking
- Historical stone wall

Main Residence Exterior

- Board and batten siding
- 40-year *Certaineed* composition shingle roof
- *Jeld-Wen* metal-clad doors and windows
- Covered wrap-around veranda

Living Room

- Wood-burning fireplace with gas starter and Napa Stone hearth and surround
- Character grade Hickory floors
- Board and batten style wainscoting
- Built-in media cabinet
 - Ready for TV mount
 - Wired for A/V
 - Pull-out shelves
- 2 sets of French doors with transoms open to front wrap-around veranda
- Clerestory transoms with electronic controls
- 16' ceiling height
- Select grade Douglas Fir beams at ceiling
- Views of gardens

Kitchen

- Vaulted ceiling with V-groove Ponderosa Pine
- Character grade Hickory floors
- Casement windows with transoms
- Directional halogen lighting
- *Shaws* double-bay farm sink with *Insinkerator* disposal
 - *PUR* filtered water
 - Soap dispenser
- Custom-built Alder cabinetry
 - 3-4 coats of glaze
 - Brushed chrome hardware
 - Full-extension drawers with soft close
 - Plate rack
 - Stemware Rack
 - Wine Rack
 - Granite countertops
 - Pantry with pull-out shelves
- Oversized island
 - Granite countertop
 - *Shaws* sink with *Insinkerator* disposal
 - Pendant lighting above
 - Pull-out trash/recycling drawer
- *Kitchenaid* 48" stainless steel side-by-side refrigerator (29.8 cubic ft.)
- *Kitchenaid* 6-burner stainless steel gas cooktop
- Honed stone subway tile backsplash
- *Kitchenaid* electric oven with touch panel, convection, and steam feature
- *Kitchenaid* warming drawer/slow cooker
- *Miele* dishwasher
- *Kitchenaid* wine chiller with 24+ bottle capacity
- *Dacor* microwave is concealed behind cabinet doors

Dining Room

- Open to Great Room/Kitchen
- Character grade Hickory floors
- Board and batten style wainscoting
- Vaulted ceiling with Ponderosa Pine v-groove
- Pendant chandelier
- Full-height picture windows with transoms and views to patio and gardens
- French doors provide access to outdoor entertaining

Library

- Recessed lighting
- Ceiling fan with remote
- French doors open to front veranda
- Extra-wide pocket door entry
- Character grade hickory floors

Mud Room/Laundry

- Porcelain tile floors
- *Asco* front-loading washer and dryer
- Custom built-in alder cabinetry with granite countertops
- *Kohler* porcelain deep utility sink
- Exterior access to side yard & garage

Powder Room

- Character grade hickory floors
- Board and batten style wainscoting
- Custom Ledge Stone tile backsplash
- Custom Alder vanity with vessel sink
- Polished chrome hardware
- Exterior access to covered deck

Master Suite

- Double door entry
- "*Invista*" *Stainmaster Xtralife* carpeting
- Ceiling fan with remote
- Crown molding
- Walk-in closet with built-in organization
- Master Bath
 - *Victoria + Albert* free-standing tub with hand sprayer
 - Recessed lighting
 - Dual vanity
 - Custom hand-stained Alder cabinetry
 - Slab marble countertop
 - *Mirabelle* rectangular undermount sinks
 - Glass tile backsplash with mosaic detail
 - Beveled tilt mirrors
 - Honed travertine floors
 - Radiant heat floor (electric)
 - Stall shower
 - Frameless glass door
 - Honed & polished marble tile surround with mosaic detail
 - Shampoo nook
 - Rain head
 - Electric towel warmer
 - Polished chrome hardware
 - Separate water closet
 - *Kohler* toilet
 - Pendant light fixture
 - Mounted chrome magazine rack
- Covered Deck
 - Accessed from Master Bedroom through French doors
 - Built-in bench seating

- V-groove Ponderosa Pine ceiling with open beams

Upstairs Hallway

- Custom free-standing armoire, crafted from hand-distressed Alder

Bedroom Suite 1

- Walk-in closet with built-in organization
- “*Invista*” *Stainmaster Xtralife* carpeting
- Crown molding
- Recessed lighting
- Covered porch/deck with French door access and northeast views
- Bath
 - Crown molding
 - Radiant heat floor (electric)
 - Electric towel rack
 - Water closet
 - *Kohler* toilet
 - Single vanity
 - Alder cabinetry with natural glaze
 - Marble countertop
 - *Mirabelle* sink
 - Glass tile backsplash
 - Beveled tilt mirror
 - Sconce lighting
 - Stall shower with frameless glass door and marble subway tile surround

Bedroom Suite 2

- Crown molding
- “*Invista*” *Stainmaster Xtralife* carpeting
- Recessed lighting
- Bath
 - Crown molding
 - Radiant heat floor (electric)
 - Electric towel warmer
 - Shower over tub with oversized subway tile surround & shampoo nook
 - Travertine floor
 - *Kohler* toilet
 - Single vanity
 - Custom cabinetry
 - Marble countertop
 - *Mirabelle* rectangular undermount sink
 - Beveled tilt mirror
 - Sconce lighting

Guest House

- Ca. 1880 Italianate residence
- Renovation completed approximately 2009

- *Hunter Douglas* “up-down” window treatments allow light in while maintaining privacy
- Crown molding throughout
- Hardwood floors
- 11’ approx. ceiling height throughout
- Recessed lighting
- Abundant natural light
- Living Room
 - Ceiling fan
- Kitchen
 - White cabinetry with black granite countertops
 - *GE* stainless steel 4-burner gas stove
 - *GE* stainless steel refrigerator
 - *GE* stainless steel dishwasher
 - *GE* stainless steel microwave
 - *Bosch* stacked washer and dryer
 - White ceiling fan
 - Recessed lighting
- Bedroom
 - Walk-in closet
 - Recessed lighting and chandelier
- Bath
 - Shower over tub with subway tile enclosure
 - Vanity with marble countertop
 - Black and white tile flooring
 - Sconce lighting and recessed lighting

Outdoor Living

- Two arbors, Clear Western Cedar
- Napa Stone (local fieldstone) rock walls
- Ipê wood decking
- Backyard
 - Flagstone patio
 - Outdoor kitchen
 - Grass lawns
 - Fire feature with gas logs
 - Infinity edge water feature
 - Natural gas line to barbecue

Infrastructure

- 200 Amp electric
- CAT-5 wiring throughout
- “Silent Floor” – Truss Joint System
- Premium antimicrobial carpet cushioning
- R-30 floor insulation
- R-22 wall insulation
- 2x6 framing

- Gutter and downspout system diverts water away from house
- 2 A/C units with dedicated zones: upstairs and downstairs
 - Units located outside master bath
- 2 furnaces with dedicated zones
 - 1 furnace located in attic; 1 in utility closet
- 80-gallon gas water heater
- PG&E: electric and natural gas
- City water
- City sewer



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