



1842 Pine Street

Property Notes

[www.FarmhouseStHelena.com](http://www.FarmhouseStHelena.com)

#### General

- Home built in 2015
- 11,960 +/- sq. ft. lot
- 2,920 +/- sq. ft. single story residence
- 3 bedrooms/3 baths
- Living gallery
- Kitchen/Family room
- Atrium butler's pantry
- Flexible living space
- 686 +/- sq ft 1 BR/1.5 BA second dwelling with kitchen
- Resort quality outdoor living spaces
- Prime west side location
- Design: A.D.D. Concept + Design, David Devan
- Builder: Trainor Builders

#### Features Throughout

- Hydronically heated polished concrete exposed aggregate floors
- Board formed concrete walls
- Level 5 dry wall smooth finish
- 9.5' high walls plus 16' vaulted ceiling in great room; master bedroom vaulting is 13'
- Recessed LED and halogen lighting
- Bonelli custom commercial grade anodized aluminum black exterior windows and doors, low e dual pane; casement and awning windows with screens
- Henrybuilt Kitchen and Home Systems cabinetry (FSC Forest Stewardship Council certified woods and rapidly renewable materials)

#### Exterior

- Exterior finish: Clear cut cedar siding with transparent stain
- Roof: Black composition and corrugated steel
- Gutters: 6" half round with downspouts connected to multiple flow wells
- Outdoor lighting: Kitchler dark sky halogen and LED
- Board formed concrete elements

#### Living Gallery

- Isokern wood burning fireplace system built into a board formed concrete wall; EPA approved; custom herringbone black firebox, steel and glass free standing fireplace screen

- Cross suspension cross pendant LED lighting with laser cut aluminum channels, by Resident, imported from New Zealand
- Space for dining and living

#### Kitchen/Family Room

- Henrybuilt cabinets with birch veneer core, darkened walnut hardwood panels and high pressure laminate drawer fronts, powder coated steel hardware pulls, full extension soft closing drawers
- PaperStone black counters
- Under cabinet pull-out drawers and racks with customized drawer inserts
- Recycling and composting bins
- Floating powder coated steel shelves
- Miele gas 6 burner 42" cooktop with custom made steel-wrapped Ventahood
- Miele 24" stainless steel speed oven (microwave, convection, heat and defrosting mode)
- Miele 30" stainless steel Signature Series convection oven
- Subzero refrigerator and freezer cabinet front towers
- Under counter Subzero 46 bottle wine refrigerator
- Elkay stainless steel 28" x 10" deep sink with stainless steel bottom grid rack
- Karbon by Kohler articulating vibrant stainless steel sink fixture
- Miele Classic dishwasher with cabinet front
- Central island with bar seating for four
- Two steel column open shelf component with floating shelves
- Henrybuilt floating media cabinet and additional storage
- Wall of windows with venting panels and two door access to pool and patio
- Aircraft cable suspension track with halogen lighting

#### Atrium Butler's Pantry

- Large scale atrium windows
- Elkay stainless steel 28" x 10" deep sink with stainless steel bottom grid rack
- Brizo brushed stainless steel sink faucet fixture
- Miele Futura Dimension cabinet front dishwasher for crystal and china
- Abundant open and closed cabinet shelving

#### Laundry Room

- LG stackable front-loading washer and electric dryer
- No gas hook up
- Utility Henrybuilt cabinet with PaperStone countertop
- Mechanical and utility storage
- Dimmable ceiling mounted LED lights

#### Wine Room

- Whisperkool in-ceiling mount refrigeration system with in-bottle probe; no humidifier
- 13 ply hardwood custom designed racking
- Capacity over 1,000 bottles +
- Glass anodized aluminum door
- Hydronic heating coils kept a distance from the room
- Double insulated wall between laundry room

### Master Suite

- Man door to pool and patio
- Walk-in closet with built-in shelving and dimmable LED lights
- Pendant light hookup
- Bath
  - Floating Henrybuilt double vanity teak cabinet with Caesarstone counter and integrated trash can
  - Undermount sinks with Kohler Stillness polished chrome fixtures
  - Wall mounted Sonneman LED bath bar lighting
  - Recessed ceiling halogen lighting
  - Curbless walk-in shower with infinity drain, white porcelain tile and board formed concrete walls, glass door leading to the private garden and outdoor shower, Cascade Coil stainless steel mesh shower curtain, Kohler Stillness polished chrome fixtures
  - Victoria + Albert Napoli free standing volcanic limestone soaking tub with Victoria + Albert polished chrome fixtures
  - Water closet with Toto water conserving toilet
  - Exhaust fan

### Front Bedroom Suite

- Gallery hall entry with recessed can lighting and recessed track movable and adjustable halogen lighting
- Recessed can lighting in bedroom
- Center pendant light hookup
- Outlook onto entry courtyard
- Bath
  - Henrybuilt floating single vanity teak cabinet with Caesarstone counter, integrated trash can, and undermount sink
  - Wall mounted Sonneman LED bath bar lighting
  - Recessed halogen ceiling lighting
  - Curbless walk-in shower with infinity drain, floor to ceiling glass wall, and white porcelain gloss tile surround
  - Kohler Stillness fixtures
  - Victoria + Albert Ios soaking tub, volcanic limestone soaking tub with Victoria + Albert fixtures
  - Toto water conserving toilet
  - Exhaust fan

### Third Bedroom Suite/Office

- 9.5' Pocketing doors with pocketing screens, leading to the outdoor living room courtyard
- Pendant light hook up
- Bath
  - Functions also as the powder room
  - Henrybuilt floating vanity black walnut cabinet with undermount sink, PaperStone countertop, Kohler Stillness fixtures, and Caravaggio opal white pendant light
  - Shower with 2" x 2" matte finish tile surround, Kohler Stillness fixtures, and infinity drain
  - Toto water conserving toilet
  - Exhaust fan

## Second Dwelling

- Level 5 smooth walls
- Bonelli doors and windows
- First floor
  - Polished and scored concrete floors
  - Kitchen with Henrybuilt cabinets high pressure laminate drawer and cabinet fronts, full extension, soft closing drawers with pull-out roller drawers, PaperStone countertop, Miele 2 burner gas cooktop, Subzero stainless steel drawer refrigerator and freezer with icemaker, Miele Contourline stainless steel speed oven, Miele Future Slimline dishwasher with cabinet front, Elkay 21" x 10" deep stainless steel sink with stainless steel bottom grid rack
  - Magnetic chalk board wall
  - Recessed track movable and adjustable halogen lighting
  - Recessed can halogen ceiling lighting
  - Wire for cable and internet
  - Powder room with Toto toilet, wall mounted white porcelain sink by WS Bath, Caravaggio opal white pendant light, exhaust fan, and Kohler Stillness fixtures
- Second floor
  - Engineered hardwood French oak fumed stairs and floating floor on second floor
  - Cantilevered recessed-mount glass railing walls with polished chrome brackets
  - Hip roof volume ceiling
  - Bedroom views to mountains and vineyards and into outdoor living room courtyard
  - Bath with black porcelain tile floors, wall mounted white porcelain sink by WS Bath, glass enclosed frameless shower with black porcelain tile floor and 2" x 2" matte glazed tile walls, Kohler Stillness fixtures, floating glass shelf at sink, and Talo by Artemide wall-mounted bath sconce

## Garage

- One car detached with automatic door opener
- Liftmaster internet gateway, mobile compatible opener
- Fully insulated
- Back wall is board formed concrete
- Wire for hanging lights
- Outdoor access

## Outdoor Living and Landscape

- In-ground pool, midnight grey plaster with crushed seashells
  - Lounge deck
  - Concrete and salt and pepper pebble stone
  - Gas heated
  - LED light
  - In-line chlorine
  - Autofill
  - Aqualink remote control system via mobile app or computer
- Master bath zen garden
  - Outdoor shower hot and cold, polished chrome rain shower and hand held wand by Signature Hardware
  - Massage and lounge area

- Black corrugated steel and board formed concrete walls, aged recycled cedar screens
- Steel planters with black bamboo, Japanese maples, white Crepe Myrtle
- Edible Garden and Barbecue
  - Galvanized container planting beds with drip irrigation
  - Gas plumbed Weber barbecue
- Outdoor living room courtyard, crushed Lodi stone
- Entry courtyard, crushed Lodi stone
- Landscape
  - Citrus alley: Mandarin orange, Italian lemon, Mexican lime, Washington naval orange
    - Fruit bearing olive trees (6)
    - Johansen apple tree
    - Crepe myrtle
    - Japanese maples
    - Steel containered black bamboo
    - Emerald green Thuja
    - Gardenia topiary trees (5)
    - California pepper tree
    - White clematis
    - Star jasmine
    - White iceberg roses
    - Boston ivy on two end concrete gables at front guest room and master
    - Fescue No-Mow low water usage grass

#### Infrastructure

- Heat Main House: hydronic floor heating with four zones (front bedroom suite, main living space, office/third bedroom suite, master suite) with Nest controller
- Air Conditioning Main House: 2 heat pump units for AC and heat with Nest controller
- Heat and AC Guest House: Force air gas heat with Honeywell remote controller
- Hot water heater main house: same gas boiler as hydronic floors; recirculating pump
- Hot water heater guest house: 30 gallon gas
- Natural Gas: PG&E
- Electric: PG&E
- Water: St. Helena City
- Sewer: St. Helena City
- TV: Comcast
- Internet: Comcast
- Phone: Comcast
- Fire sprinklers in both dwellings
- Drainage: All downspouts are connected to flow wells that dissipate the water onto the property. Overflow goes to street.

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