



GLOBAL LUXURY™

1855 Lydia Lane
www.FabulousStHelena.com
Property Notes

Overview

- House built in 2002
- Owners purchased property in 2001
- 0.46 +/- acre lot
- 2,900 +/- sq. ft. two story residence
- 3 bedrooms/2 baths
- Vineyard views
- Beautiful established landscaping
- 4-Car attached garage
- 310 +/- sq. ft. 1BR/1BA pool house
- 1,088 +/- sq. ft. garage/workshop attached to pool house

Features Throughout

- Newly refinished oak floors with espresso stain
- Recessed and track lighting
- Composition roof
- Stucco exterior, recently refinished
- Andersen windows and doors in conditioned living spaces

Entryway and Formal Living Room

- California Gold slate tile floor
- Built-in speakers
- Window seat
- Wood burning fireplace with gas assist, stone and concrete surround, mantle and hearth
- Extra deep coat closet

Kitchen and Dining Room

- Skylight providing natural light
- Built-in speakers
- Alder custom cabinetry with Calacatta Caldia marble countertops
- Bar seating for four
- Stainless steel under-mount double-sided sink with In-Sink-Erator Pro disposal and water filtration
- Viking Professional wine refrigerator with approx. 50 bottle capacity
- Kitchen-Aid microwave
- Dacor built-in double oven

- Sub-Zero stainless steel side-by-side refrigerator
- Center island with butcher block countertop and under-mount stainless steel sink
- Stainless steel Kitchen-Aid dishwasher
- Stainless steel Wolf 6 burner gas stovetop with grill and stainless steel hood
- Walk-in pantry with built-in shelving and recessed lighting
- French doors leading to backyard

Family Room

- French door entry
- Built-in speakers
- Sliding doors leading to back deck

Second Floor Penthouse Master Suite

- Gas log fireplace with slate surround, painted wood mantle and concrete hearth
- Door leading to view deck
- Walk-in closet with wall-to-wall carpet
- Bathroom
 - California Gold slate tile floor
 - Recessed and sconce lighting
 - Large windows providing natural light
 - Swirl-Way jetted tub with brushed chrome fixtures and concrete surround and travertine tile trim
 - Oversized stall shower with tumbled Botticino marble tile surround, brushed chrome fixtures, seated bench, shampoo shelving, euro style glass door and recessed lighting
 - Water closet with Kohler toilet
 - Double vanity with white painted cabinetry, concrete countertop, Kohler sinks with brushed chrome fixtures, tumbled Botticino marble tile trim, wall-to-wall mirror with sconce lighting

Guest Bedroom #1

- Located on the first level
- French doors leading to backyard
- Oversized closet with built-ins

Guest Bedroom #2

- Located on the first level
- Oversized closet with built-ins

Shared Hall Bathroom

- California Gold slate tile floor
- Stall shower with tumbled Botticino marble tile surround, shampoo shelving, brushed chrome fixtures and glass door
- Kohler toilet
- Single vanity with white painted cabinetry, concrete countertop with tumbled Botticino marble tile trim, Kohler sink and brushed chrome fixtures
- Wall-to-wall mirror with sconce lighting

Laundry Room

- California Gold slate tile floor
- Central ceiling light fixture
- White painted cabinetry with an abundance of storage and desk
- Electric hookups

Garage

- 4-car capacity
- Extra deep for storage
- Concrete floor
- Fluorescent lighting
- Automatic garage door openers, 3-door

Pool House/Guest House

- Bedroom
 - California Gold slate tile floor
 - French doors leading to pool and patio
 - Pellet stove
- Bathroom
 - Slate tile floor
 - Single vanity with wood cabinetry, concrete countertop with tumbled Botticino marble tile trim, Kohler sink with brushed chrome fixture and sconce lighting
 - Kohler toilet
 - Stall shower with tumbled Botticino marble tile surround, shampoo shelving and brushed chrome fixtures

Workshop

- Attached to the pool house/guest house
- Concrete floor
- Fluorescent lighting
- Automatic garage door
- Skylights providing natural light
- Built-in cabinetry
- Half bath
 - Concrete floor
 - Fluorescent lighting
 - Single vanity with wood cabinetry, concrete countertop with tumbled Botticino marble tile trim, under-mount sink with brushed chrome fixture
 - Kohler toilet

Outdoor Living

- Expansive trellised patios: light exposed aggregate with smooth concrete bands
- Outdoor lighting
- In-ground heated 20' x 30' pool with automatic pool cover (new cover installed in November 2015)
- Concrete bar seating and concrete/stone bench seating
- Space for barbecue with gas hookup
- Beautiful established landscaping, lawn and trees (peach, cherry, fig, olive, persimmon, apple, pear, orange, lemon, lime)

- Vineyard views
- Gated garden with raised veggie beds and automatic drip system
- Automatic irrigation, timed 4 zones

Infrastructure

- HVAC: Forced air 2 zone main house, 1 zone pool/guest house
- Water: Private well (15 gpm at drilling with water softener and 1500 gallon holding tank) and city water
- Sewer: Engineered 4-bedroom septic (PD system)
- Gas: PG&E natural gas
- Electric: PG&E, 400 amp service
- Phone: Comcast
- Internet: Comcast
- TV: DirecTV
- Solar: 36 PV panels, 7.5 KV, seller owned, 2 inverters
- Audio: built-in speakers in kitchen, living room, family room. Exterior is wired for speakers.

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