



Property Notes

1331 Stockton Street

www.StHelenaFarmhouse.com

Background

- Home built in 1912
- Seller purchased property in March, 2009
- Home was restored, extensively remodeled and expanded in 2009
- General contractor: Thomas Trainor, Trainor Builders
- Landscape architect: Steve Arns

General Description

- Folk Victorian farm house with high-end modern design
- 2639 +/- sq ft house
- 0.2 +/- acre lot
- In-ground pool
- 2 car carport
- Professionally designed landscape
- Prime west-side location near Main Street

Exterior Overview

- Period channel wood siding and board formed concrete
- Cross gabled roof
- Sierra Pacific low e double hung aluminum clad exterior/wood interior windows
- Sierra Pacific low e aluminum clad exterior/wood interior 8' doors
- 7' covered wrap around porch with douglas fir plank flooring, turned redwood posts and spindlework detailing.
- Custom Queen Anne style front door with German antique stained glass
- Composite and standing seam metal roof
- Gutters with debris mesh
- Flo-Well storm water leaching system

Interior Overview

- 9' Ceilings
- 7" Plank eastern black walnut floors
- Crown molding
- Jeldwen 2 panel, Cambridge solid wood interior doors
- 5 set of 8' French doors leading to the outside
- Polished chrome egg knob door fixtures
- Custom colors
- Adjustable halogen lighting with dimmers

Formal Great Room

- Dimensions: 19' x 25'
- Living room and dining room
- Crown molding
- Picture window: 68" x 70"
- Recessed halogen lighting
- French door access to both North and South wings of wrap-around porch

Casual Great Room

- Kitchen and family room combination
- Side door access to edible garden, potting work area and gas grill
- Access to screened in porch
- Family room
 - Poured in place board formed concrete
 - Wood burning Rumford fireplace with gas starter: firebox is 42" x 42"
 - 8' Dual French doors, single panel with polished chrome fixtures and Phantom screens
 - Halogen recessed adjustable lighting
- Kitchen
 - White custom cabinetry with full extension drawers and soft closing drawers
 - Stainless steel countertops with marble backsplash
 - Oversized island with slab statuary marble countertop and end panels; counter seating for 4 persons
 - Oversized rectangular 18 gauge stainless steel Blanco sink and Hans Grohe polished chrome fixtures
 - Everpure water filtration
 - Insinkerator disposal
 - Viking 6 burner stainless steel range with double oven and griddle
 - Viking stainless steel hood with warming lights in variable speeds vents
 - 2 Drawer Fisher & Paykell stainless steel dishwasher
 - Viking professional integrated side-by-side 42" stainless steel refrigerator
 - Viking wine refrigerator with 96 bottle capacity
 - Pull-out pantry with adjustable wire basket shelving
 - Adjustable glass shelving

- Adjustable polished chrome Benson pendant lighting

Office

- French door access to screened-in porch
- Custom built-ins with adjustable shelving bookcases, file drawers, pull-out printer/fax drawer, storage closet and TV compartment
- Crown molding

Half Bath

- Toto ultra low flow toilet
- Toto pedestal sink
- Recessed lighting
- Graphite metal-finish porcelain flooring
- Exhaust fan

Screened-in porch

- Dimensions: 19' x 6.5'
- Ironwood flooring
- Douglas fir ceiling
- Porch style lighting
- Electric outlets
- Screen door

Laundry

- Laundry cabinet located on first floor
- Full size LG front loading stackable washer and dryer

Stairs and Hallway

- Original redwood bannister
- Upstairs gallery hall with picture railing

Master Bedroom

- Mountain and vineyard views
- Sunset views over the Mayacamas and Spring Mountain
- Double door entry
- Recessed adjustable halogen lighting
- 5 Double hung windows
- Crown molding
- Built-in extra deep closets with custom doors, shoe shelf and automatic lighting
- Built in dresser with statuary marble counter and glass globe pulls

Master Bath

- Vanity
 - Custom painted maple wood cabinet with self closing drawers and doors
 - Dual sinks: Ladena Kohler rectangular undermount style
 - Statuary marble counter
 - Glass globe pulls
 - Kohler Stillness polished chrome fixtures
 - Wall to wall to floor mirror
- Matte porcelain oversized rectangular floor tiles in black/brown with electric radiant floor heating
- Shower
 - Approximately 39" x 92"
 - Smoked and tinted glass and marble mosaic tile on walls and floor
 - 56 hole flush mounted body spray heads (3)
 - Hans Grohe oversized rain shower
 - Kohler hand held multi spray shower head
 - Fixed shower head with multi-spray
 - Frameless glass shower door with European designed sliding barn hardware
 - Shampoo nooks (2)
- Tub
 - Victoria + Albert Quarrycast volcanic limestone/resin free standing soaking tub
 - 31.5" x 59"
 - Hans Grohe Axor Starck tub filler and body wand
- Toto ultra low flow toilet
- Recessed halogen lighting
- Exhaust fan

Bedroom #2

- Mountain and vineyard views
- Custom built-in closets and drawers; solid maple with painted finish
- Built in queen headboard and side table with statuary marble detail
- Recessed adjustable halogen lighting

Jack and Jill Bath

- Located between Bedroom #2 and #3
- Vanity
 - Custom painted maple wood cabinet with self closing drawers and open shelving
 - Single Kohler rectangular undermount sink
 - Kohler Stillness polished chrome fixtures
 - Statuary marble counter
 - Wall-to-wall mirror
- Shower
 - White marble mosaic shower floor

- Matte gray porcelain shower tile
- Polished chrome body shower and rain shower heads,
- Mitered glass shower door/wall with frameless door
- Stainless steel corner wire basket shelving
- Matte gray porcelain floor tile with electric radiant floor heating
- Exhaust fan
- Recessed lighting

Bedroom #3

- Walk-in closet with built-in shelving and storage
- Oversized front window with extra large panes
- Eastern mountain view

Attic

- Pull-down staircase
- Extensive storage capacity

Basement

- Wine cellar with natural subterranean cooling
- Black walnut shelving for wine and display
- Capacity: 38 magnums, 168 750 ml bottles on existing racks with significant additional capacity available
- Chalk board wall finish
- Utility area for access to substructure, HVAC, tankless hot water heater, alarm system, and additional storage
- Sump pump with alarm

Pool and Spa

- In-ground
- Built by Paradise Pool
- 15' x 25.5'
- Saline water treatment
- Concrete coping
- Custom color plaster with multi-colored glass tile detail
- Custom water feature: Water scuppers with stainless steel fermentation tank nozzles
- Natural gas heating
- Automatic pool sweep
- Solar-ready
- Elevated detached spa with 7 movable massage jets
- Safety drains in pool and spa
- Wireless remote controls for lighting, fountain, jets, filter and temperature

Barn/Carport

- 2-Car tandem parking
- Approximately 14' x 40'
- Exterior: Reclaimed weathered red vintage barn wood from Restoration Timber
- Standing seam metal roof with cupola
- Sheet rocked and finished with chalk board paint
- Road rock base and pea gravel finish
- Two closed walls

Hardscape

- Ironwood side porch with cabled railing
- Concrete deck with built-in step lighting and board formed concrete planters
- Edible garden: 5 Galvanized Behlen planter troughs with irrigation
- Potting bench with shelving, original kitchen counter and vintage porcelain double sink
- Redwood and cedar fencing with heavy gauge hog wire trellis
- Enclosed area for recycling and trash bins
- Vintage bathtub planter
- Property is wired for low-voltage landscape lighting

Landscape

- Meyer lemon
- Mexican lime
- Cara Cara navel orange
- Cedar Tree
- Valley oak (2)
- Bitter almond
- Hawthorne
- Corral bark maple
- Red lace leaf Japanese maple
- Swan Hill fruitless olive tree (non fruit bearing)
- Agapanthus 'Storm Cloud'
- Ajuga reptans "Catlins Giant"
- Bacopa 'Snowstorm'
- Buxus microphylla japonica "Green Beauty"
- Buxus pyramid topiary
- Calamagrostis x. acutiflora "Karl Foerster"
- Chamaemelum nobile "Flore Pieno"
- Dymondia margaretae
- Herniaria glabra
- Hydrangea macrophylla red hybrid
- Iris-bearded "Grandmas' Purple Flag"

- Lobularia maritime white
- Nepeta “Walkers Low”
- Rosa -'Climbing Iceberg'
- Trachelospermum jasminoides
- Verbena pulchella grac. Tapien “blue violet”

Infrastructure

- Centralized security and fire alarm system (motion detectors, windows and doors)
- Fire sprinklers throughout
- HVAC: 2 heating (in attic) and air conditioning units serve two zones (upstairs and downstairs)
- Hot water: 2 tankless water heaters (located in basement and attic)
- City sewer
- City water
- Private well (needs pump, piping is ready to connect to irrigation)
- CAT5 wiring
- Comcast internet, TV and phone; most rooms wired for HD cable
- Natural gas: PG&E
- Electric: PG&E
- Solar exhaust fans for attic venting



CYD GREER
BROKER ASSOCIATE
REET, ST. HELENA, CA 94574
707-967-4641 DIRECT
707-963-8836 FAX
CGREER@CBNAPAVALLEY.COM
WWW.CYDGREER.COM