



1513 Madrona Ave
Property Notes
www.StHelenaOasis.com

Background

- Home built in 1918 and rebuilt in 1923
- Current owner purchased the property in May of 2014
- Significant improvements made to studio and outdoor living areas

General

- 0.328 +/- Acres
- 2,853 +/- sq ft residence
- 364 +/- sq ft detached studio
- Water well for irrigation
- Expansive porches, patios and outdoor entertaining areas
- Established landscape and gardens providing privacy
- Heated in-ground pool
- Abundant off-street parking
- Convenient west side location near Main Street

Main House Overview

- Formal living room
- Formal dining room
- Library/music room
- Kitchen/family room
- Penthouse-like master suite
- Guest suite
- Third bedroom or office
- Third full bath
- Walk-in pantry
- Laundry room
- Classic vintage details including crown molding, built-ins and wood inlay floors

Exterior

- Stucco
- Composition roof
- Dual pane windows
- Wrap around front porch
- Entertaining porch off kitchen and overlooking backyard
- Craftsman style lighting

Formal Living Room

- Open to dining room
- Oak hardwood floor with wood inlay
- Wood burning fireplace with natural stone surround and hearth
- Lighted cabinets with glass fronts
- Crown molding

Dining Room

- Oak hardwood floor with wood inlay
- Crystal drum shade chandelier
- Crown molding
- Built-in china cabinet
- Door access to side yard and driveway

Music Room and Hallway

- Oak hardwood floor
- Crown molding
- Recessed lighting
- Antique brass 8-light chandelier
- Floor-to-ceiling built-in bookshelves

First Floor Bathroom

- Single vanity under-mount sink with chrome fixtures, Caesarstone countertop, and white cabinetry
- Round pivot mirror
- Sconce and recessed motion sensor lighting
- Marble tile floor
- Toto toilet
- Stall shower with chrome fixtures, white subway tile surround

Kitchen and Family Room

- Open to Family Room
- Oak hardwood floor
- Recessed lighting
- Viking 6 burner professional range with grill, dual oven and hood
- Caesarstone countertops
- Upper and lower custom cabinetry, some with glass fronts
- Appliance garage
- Panasonic Inverter microwave
- Porcelain farmhouse sink with brushed chrome fixtures and garbage disposal
- Center island with cupboards, cookbook shelf and two Viking warming drawers
- Miele dishwasher
- Sub-Zero refrigerator and freezer drawer
- Dry bar with GE Monogram wine cooler
- Spacious sitting area
- Sliding glass door with access to back deck
- Ceiling fan
- Phantom screens at French Doors

Walk-In Pantry

- Oak hardwood floor
- Recessed lighting
- Butcher block countertop
- Ample storage with open shelving and cupboards

Laundry Room

- Tile floor
- Upper and lower cupboards and Caesarstone countertop
- Under-mount sink with garbage disposal and chrome fixtures
- Kenmore Elite side-by-side washer and dryer
- Access to backyard

Bedroom/Office

- Oak hardwood floor
- Recessed lighting
- Custom built-in storage and shelving
- French door leading to back-deck
- Custom Window coverings

Bedroom Suite

- Oak hard wood floor
- Crown molding
- Powder coated steel and amber crystal chandelier
- Two closets providing lots of storage
- Bathroom
 - Marble tile floor
 - Kohler pedestal sink with chrome fixtures
 - Toto toilet
 - Stall shower with white tile surround and chrome fixtures

Penthouse Master Suite

- Oak hardwood floor
- Crown molding
- Schonbeck Crystal eight light chandelier
- Large windows allowing natural light
- Sitting Room
 - Eight light chandelier
 - Built-in media center and shelving
 - French door access to private balcony with custom retractable awning
- Bathroom
 - Oversized stall shower with white subway tile surround and chrome fixtures
 - Free-standing porcelain soaking tub with water wand and chrome fixtures
 - Double vanity with under-mount sinks, Caesarstone countertop and custom cabinetry
 - Oval pivoting mirrors
 - Lockable cabinets

- Triple sconce lighting
- Private water closet with Toto toilet and bidet
- Recessed lighting
- Marble tile floor
- Crown molding
- Two oversized walk-in closets with custom built-ins
- Owner's closet with custom built-ins and cedar lining

Detached Studio

- Board and batten exterior with standing seam metal roof
- Media room
 - Cork floor
 - Reclaimed corrugated metal wall detail
 - Starry night sky ceiling
 - Custom black-out blinds
 - Gree room AC/heater
 - Flat Screen TV
- Touchless Bathroom
 - Tile floor
 - Motion sensor toilet
 - Single vanity stainless steel under-mount motion sensor sink
 - Motion sensor light fixture
- Office
 - Tongue and groove ceiling with exposed beams
 - Tile floor
 - Built-in desk with Silestone counter, shelving and cupboards
 - Murphy bed
 - Track halogen lighting
 - Gree room AC/heater
 - Carriage door opens one wall to the outdoors
 - Custom black out blinds

Landscape and Hardscape

- Expansive entertaining patio
- Custom outdoor kitchen with built-in Kitchen-Aid BBQ, granite countertop, tile siding, equipped with 5 electrical outlets, stainless steel under-mount sink with faucet (for icing drinks), under storage metal cabinets, and bar seating
- Outdoor Sonos audio system with Rock speakers surround sound
- Raised vegetable/flower beds
- Lush gardens, mature trees and turf
- All new drip system throughout the entire property run off the well
- Outdoor lighting
- In-ground heated pool with automatic cover and under-water speakers
- Heated outdoor shower

Infrastructure

- Domestic water: St. Helena city
- Landscape water: Irrigation well
- Sewer: St. Helena City

- Gas: Natural gas, PG&E
- Electric: PG&E
- Internet: Comcast
- TV: Dish Network
- Phone: AT&T

Personal Property Included in the Sale (must be written into the contract)

- Washer and dryer
- Flat screen TV in the media room
- Microwave in kitchen

Excluded from the Sale

- Charger for electric car



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