



1334 Stockton Street, Saint Helena CA
Property Notes
www.StHelenaModern.com

Background

- Custom built home built in 2013/2014 and completed June 1, 2014
- Architect: Anne Gustin Design Inc.
- Builder: Rodman Construction
- Landscape Architect: Freeland Tanner
- Pool: Paradise Pools

General Overview

- Prime west side location
- 9,292 +/- sq. ft. lot
- 2730 +/- sq. ft. 1BR/1.5BA main residence with office
- 418 +/- sq. ft. 1BR/1BA legal second dwelling
- 623.5 +/- sq. ft. covered terrace in the backyard
- 2 car garage with custom garage door by Carriage Doors in Sacramento
- In-ground pool

Main Home Features Throughout

- Custom Blomberg windows and doors
- Metal roof
- Stucco exterior
- 6" x 12" tumbled Travertine marble floors throughout most of main house and covered terrace
- Solid core interior doors
- Custom cabinets with three coat enamel paint for all cabinets in Farrow and Ball of England custom colors
- Recessed lighting
- Abundant natural light
- Great indoor/outdoor flow
- 24' max height ceilings through kitchen & living room
- 9'8" ceilings through office, bedroom and bath
- 7" baseboard
- Level 5 (highest level) drywall with sculptured smooth wall finish
- House insulated with high efficiency blown-in gypsum

Entry

- 8' Blomberg door with eight glass panels
- Baldwin hardware
- Large built-in cabinet/shelving unit with interior lighting

Great Room

- Living Room
 - 24' vaulted ceiling with clerestory windows
 - Wood burning fireplace with gas assist and rock hearth surround to ceiling
 - Mantle made with 100 year old reclaimed redwood
 - Built-in custom cabinets with zinc countertop
 - Built-in speakers and A/V, internet and cable prewired into cabinet
 - Tumbled travertine marble floors
 - LED recessed lighting with several areas on dimmer and fixtures by Juno, bulbs by SATCO
- Dining Room
 - 8' x 16' Blomberg sliding paneled glass doors
 - LED Recessed lighting with dimmers
 - Three 54" stainless steel fans by Minka
- Kitchen
 - Custom cabinets
 - Recessed lighting
 - Slab honed marble countertops with leather finish texture
 - Hand made Officine Gullo solid brass sink with 1 HP Insinkerator Evolution Pro garbage disposal
 - Two level island with butcher block workspace by Booze and marble breakfast bar seating for five people
 - Two large steel pendant lights over breakfast bar
 - Island includes a second sink: oil rubbed bronze faucet, 1 HP Insinkerator Evolution Pro garbage disposal and Franke sink
 - Two Bosch dishwashers
 - Stainless steel 36" Sub Zero refrigerator
 - Stainless steel 36" Sub Zero freezer
 - Garland 60" six burner gas range (each burner is 18,000 BTU) with griddle, large double oven below and salamander broiler
 - Full height stainless steel back splash with bronze pot filler by Newport Brass
 - 46" Wolf hood with light/fan complete with remote control

Kitchen Pantry and Laundry Room

- Custom cabinetry and shelving
- Tumbled travertine marble flooring
- Carrera marble counter top and Delta stainless steel sink
- Recessed lighting
- Kitchen Aid microwave
- Blomberg glass paneled door to exterior
- 10' butcher block prep island with electrical wiring included
- Custom hanging pot racks by Chase Alstott Designs
- Two sky lights by Velux
- Controls for automated windows in great room

- Washer & dryer hook ups
- Access to unfinished attic (40'+/- open space with abundant natural light)

Powder Room

- Vanity with honed marble counter with custom built-in cabinets
- Decolav glass sink with Hans Grohe chrome faucet
- Tumbled travertine marble floors
- Two Kichler vanity wall sconces
- Toto toilet
- Panasonic bathroom fan

Office

- 8' x 8' Blomberg sliding door to exterior
- Tumbled travertine marble floors
- Built-in custom shelving and cabinets
- Recessed lighting
- Ceiling fan

Master Suite

- Blomberg windows and French door to exterior
- Wall-to-wall carpet in bedroom
- 28" Stainless steel ceiling fan
- Walk-in closet with custom shelving and wide plank white oak flooring
- Bath
 - Wide plank, white oak flooring
 - Subway tile shower with Brizo chrome shower head, heavy-duty 1/4" thick glass enclosure. Carrera marble tiled floor with slab marble sitting area.
 - Shower includes Kerdi waterproofing
 - Large soaking tub by Hydrosystems with Carrera marble surround and oversized Blomberg window above
 - Toto toilet
 - Custom wood cabinets
 - Double vanities with under-mount ceramic sinks, Brizo chrome faucets, and Carrera marble countertops. Windows above.
 - Recessed lighting and wall-mounted vanity lights
 - Panasonic bathroom fan
 - Restoration Hardware towel rings, bath bars etc.

Detached Second Dwelling

- Located on second floor above garage
- 1BR/1BA, living room, kitchenette
- Wall-to-wall carpet in living room and bedroom
- Kitchenette
 - GE under-counter refrigerator
 - White cabinets and gray quartz counter tops
 - Kohler sink with Delta brushed nickel faucet
- Bath
 - White cabinets and gray quartz counter tops

- Single vanity with Delta faucet
- Tub/shower with subway tile surround
- Toto Toilet
- 12' x 12' ceramic tile flooring

Outdoor Living Areas

- Front perennial garden with custom flowerbed design
- Automated drip system in front yard. Drip and sprinklers in the back yard.
- Extensive landscaping throughout front, back and side yards
- Pool built by Paradise Pools and has solar heat, a Pentair Legend Pool sweep system and Pentair Easy Touch control system for the Solar. Custom plaster and granite finish.
- Outdoor wood burning fireplace with rock surround and gas assist.
- Calstone Classic Cobble pavers, model Charcoal Gray
- Wall “living art” and front yard free-form sculpture by artist Freeland Tanner
- Porch lighting by Feiss, “Redding Station” fixtures
- Outdoor speaker installation by Air Techniques/Soundsmiths
- Detailed list of flowers/shrubs/trees available upon request

Infrastructure

- Bryant Furnace forced air central heat and air conditioning; single zone system. Secondary system for second dwelling.
- Master bedroom has a Daikin high efficiency heating & cooling system with remote
- PG&E: Natural gas and electric
- City water and sewer
- Comcast internet/cable/phone
- Tankless water heater with instant hot water for main home and separate unit for guest
- MD Silent Master S2 central vacuum system
- The home is equipped with fire sprinklers
- Prior to vertical construction, seller made a significant investment in state-of-the-art drainage and site prep.

Cyd Greer
 Previews Specialist
 707-967-4641 Direct
 707-963-8836 Fax
 cgreer@cbnapavalley.com
 www.cydgreer.com



Josh Dempsey
 Previews Specialist
 707-637-6123 Direct
 707-963-8836 Fax
 jd@jdnapavalley.com
 www.cydgreer.com

Information contained herein is deemed reliable but is not guaranteed, has not been verified, and is subject to change. This document shall not serve as part of a purchase contract.

Copyright © 2014 by Josh Dempsey & Cyd Greer. All rights reserved.