



2140 Dean York Lane
Property Notes
www.StHelenaSunrise.com

BACKGROUND

- Main home built approximately in 1950s
- Current owner purchased property in 1989
- Guest cottage built in 2003
- Private road to property

GENERAL

- 0.68 +/- acre lot
- 1,800 +/- sq. ft. 2BR/2BA remodeled main residence
 - Single story
 - Great room with living/dining spaces
 - Sunroom
 - Bonus room
 - Laundry room
- 772 +/- sq ft 1BR/1BA guest cottage
 - Kitchen
 - Living room
- Panoramic vineyard and mountain views
- Wonderful outdoor entertaining areas

MAIN HOUSE

Great Room

- Living and dining areas
- White oak flooring
- Wood burning fireplace with paneled wood surround
- Access to backyard trellised stone patio

Kitchen

- White wood cabinetry
- Recessed lighting
- Integral color concrete countertops and custom tile backsplash
- White oak floors
- KitchenAid stainless steel built-in microwave
- KitchenAid stainless steel refrigerator with French doors and freezer drawer
- Miele stainless steel dishwasher

- Miele stainless steel double wall oven
- Miele 5-burner stainless steel cooktop and hood
- Double stainless steel Olivere sink with brushed chrome Grohe fixtures
- Breakfast dining area

Main Bedroom

- White oak floors
- View windows
- Access to vineyard view deck
- Built-in bookshelves, storage, and window seat
- Spacious sitting area
- Double closet

Main Bath

- Hall location between bedrooms
- Single vanity with limestone counter, white wood cabinetry and brushed chrome fixtures
- Large format tile floor
- Shower with white subway tile and brushed chrome fixtures
- Tub with limestone deck and brushed chrome fixtures
- Linen cabinet
- Built-in dresser
- Oversized shower with tile surround and brass fixtures
- View window providing natural light

Guest Bedroom

- White oak floors
- View windows
- Access to vineyard view deck

Sunroom

- White oak floors
- Built-in bookshelves
- Access to backyard trellised stone patio
- Direct access to garage

Guest Bathroom

- Single vanity sink
- Shower

Bonus Room

- White oak floors
- Built-in day bed and bookshelves
- Direct access to garage and second bathroom

Laundry Closet

- Located off of kitchen and bonus room
- Whirlpool Duet stacked washer and dryer

GUEST COTTAGE

Living Room

- Vaulted ceiling
- Track lighting
- Ceiling fan
- Concrete floor
- Wood burning fireplace with stone hearth
- Vineyard views
- French doors leading to vineyard view terrace

Kitchen

- Painted wood cabinetry
- Granite countertops
- Pendant lighting
- Concrete floor
- Stainless steel sink and chrome fixtures
- Admiral refrigerator/freezer
- Tappan four burner gas stove
- Kenmore dishwasher

Bedroom

- Concrete floor
- Vaulted ceiling
- Track lighting
- Ceiling fan
- Vineyard view windows
- Access to vineyard view terrace

Bath

- Single painted wood vanity with integral sink and chrome fixtures
- Tub over shower with tile surround and chrome fixtures

Other

- Pantry/storage closet off of kitchen
- LG stacked washer and dryer
- Linen closet

GARAGE AND PARKING

- 660 +/- sq ft main house garage
- Two-car side-by-side attached
- Provides extra storage
- Two access points to main home
- Abundant off-street parking

OUTDOOR LIVING

- Main house vineyard view deck, with access from bedrooms
- Main house expansive backyard trellised stone patio
- Guest cottage view terrace
- Stone pathways
- Established landscaping, including perennial garden
- Drip irrigation
- Raised vegetable beds
- Land for additional landscape plantings

INFRASTRUCTURE

- HVAC
 - Main house: Forced air gas central heat and air conditioning
 - Guest cottage: Forced air gas central heat and air conditioning
- Water heaters
 - Main house: 2 on-demand units
 - Guest cottage: 1 on-demand unit
- PG&E: electric
- Gas: propane
- Water: St. Helena city water
- Standard septic with pump-up to leach lines
- TV: Comcast
- Internet: Comcast
- Phone: AT&T

EXCLUSIONS

- Dining room chandelier
- Sony CD clock radio attached to kitchen cabinet

PERSONAL PROPERTY INCLUDED (must be written into the purchase agreement)

- Washer and dryer in both main (Whirlpool Duet) and guest houses (LG)
- Refrigerators in both main (KitchenAid) and guest houses (Admiral)
- Tappan range in guest house

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