



1156 Mee Lane
www.StHelenaVineyardRetreat.com
Property Notes

Overview

- Home Built in 1985
- Owner's purchased property in 1993
- Major remodeling from 2001 through 2009
- 1 +/- acre lot
- 3,007 +/- sq. ft. two story residence
- 3 Bedrooms/2 Baths
- Abundant natural light
- Vineyard views
- In-ground heated pool with integral spa
- 2-car attached garage and 2-car detached garage
- 0.5 +/- acre Merlot vineyard
- Beautifully landscaped

Exterior

- Cedar shingle roof
- Stucco exterior

Great Room (Open Kitchen and Living Room)

- Halogen recessed lighting
- Honed marble large format tile floor
- Kitchen
 - Maple cabinetry with glass fronts and granite countertops
 - Stainless steel Jenn-Air dishwasher
 - Blanco stainless steel double-sided undermount sink with Kitchen-Aid garbage disposal and brushed chrome fixtures
 - Jenn-Air drawer microwave
 - Jenn-Air 6 burner range with Best by Broan hood and granite backsplash
 - Blanco Undermount stainless steel sink with Kitchen-Aid garbage disposal and Blanco brushed chrome fixture
 - Breakfast bar with pendant lighting
 - Pantry cupboard with pullout drawers
 - Jenn-Air 36 inch refrigerator and freezer pullout drawer
 - Access to garage
- Living Room
 - Open beamed ceiling
 - Directional and sconce lighting
 - Ceiling fan

- Large windows providing natural light
- Access to outdoor living areas
- Wood burning fireplace with concrete surround
- Built in cabinetry

Dining Room

- Multiple French door access to pool and patio
- Recessed halogen lighting
- Honed marble large format tile floor
- French door access to kitchen and great room

Laundry room

- Honed marble floor
- Central ceiling light
- Maytag washer and dryer
- Built-in racks

Hallway

- Built-in shelving
- Sconce lighting
- Recessed lighting
- Honed marble large format tile flooring
- Large windows providing natural light
- Built-in bench with storage below

Guest Bedroom East

- Wall-to-wall carpet
- Oversized closet
- Directional lighting
- Sliding glass door leading to pool area

Shared Bathroom

- Recessed halogen lighting
- Tile floor
- Toto Toilet
- Single vanity with vessel sink, polished chrome Grohe fixture, and storage below
- Oversized stall shower with tile surround, bench and polished chrome fixtures

Guest Bedroom West

- Directional lighting
- Wall-to-wall carpet
- Sliding door access to backyard
- Oversized closet

Office

- Wall-to-wall carpet
- Ceiling fan
- Sconce lighting
- Access to private balcony with view of pool and vineyard

Master Suite

- Wall-to-wall carpet
- Sconce lighting
- Ceiling fan
- Vaulted ceiling
- Two oversized closets
- Seated bench with storage below
- Bathroom
 - Honed marble tile floor
 - Maple cabinetry with polished marble countertop
 - Dual vanity with Kohler under-mount sinks and polished chrome fixtures
 - Kohler toilet
 - Stall shower with polished chrome fixtures and Heath tile surround
 - Soaking tub with polished chrome fixtures and Heath tile surround
- Walk-in Dressing Room
 - 3 oversized mirrored closets and interior cedar walls in the hanging closets
 - Wall-to-wall carpet
 - Recessed lighting
 - Sky light

Outdoor Living

- Vineyard views from both front and back of the property
- In-ground heated pool with integral spa
- Spacious patio overlooking pool with trellised barbecue area
- Dining pergola with vineyard views
- Private patio serving the guest bedrooms
- Private second floor deck with views
- Established plantings including shrubs, roses, lavender, fig, fruitless pear, Japanese Maple trees, 10 olive trees and citrus trees
- Garden/Storage shed
- Pool equipment shed

Vineyard

- 0.5 +/- acres
- Merlot varietal
- Spacing: 5 x 5
- Farmed by Garby Brothers
- Grapes sold to Judd's Hill, contract renewable 30-day termination notice
- 2015 Grape income: \$2,650 approx. per ton
- 2015 Farming expenses: \$8,500/year
- Initially planted in 1990 and partially replanted nearly every year since

Infrastructure

- HVAC: Infinity touch Carrier A/C and heat system with remote access
- TV: DirecTV
- Phone: AT&T
- Internet: Napa Net
- Electric: PG&E
- Gas: Propane
- Hot Water Heater: Propane
- Water: Private well recently tested at 33gpm, 3000 gallon holding tank
- Septic: Engineered system

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