



1858 Granger Way
www.1858 Granger.com
Property Notes

General

- Built in 1991
- Planned unit development
- Home owner's association
- 4,066 +/- sq ft lot
- 2,240 +/- sq. ft. two story residence
- 2 bedrooms/2.5 baths with bonus room
- 2-car side-by-side attached garage
- Dramatic vineyard and mountain views

Exterior

- Wood siding
- Composite shingle roof
- Dual pane windows

Features Throughout

- Wide plank walnut floors
- 12' ceilings in most rooms
- Large scale baseboards
- Recessed lighting
- Plantation shutters

Great Room (Open Living and Dining Rooms)

- Vaulted ceiling open to second floor
- French door access to outdoor patio
- Barrel shade brushed metal chandelier
- Large windows providing natural light and views
- Gas fireplace with stone surround and cast concrete mantle
- Storage closet

Kitchen and Family Room

- White cabinets with granite countertops and tile backsplash
- Kohler under-mount sink with Insinkerator garbage disposal, instant hot water, and brushed chrome fixtures
- Built-in Sub-Zero 44 inch refrigerator and freezer drawers
- Dacor stainless steel double oven

- Center island with natural wood cabinets, granite countertop and Wolf four burner gas cooktop, downdraft exhaust, and pendant lights above
- KitchenAid dishwasher
- Greenhouse style windows providing abundant natural light
- Gas fireplace with stone tile surround and white wood mantel with Panasonic built-in TV above
- French door access to backyard and views

Hall

- Storage and coat closets
- Access to garage

Powder Room

- Ceiling mounted crystal light
- Wood wainscoting
- Pedestal sink

Master

- Glass chandelier
- Built-in armoire/TV unit with drawers below
- Double door storage closet
- Walk-in closet with light fixture and lockable door
- Bathroom
 - Dual vanity with white cabinets and Carrera marble countertop with basketweave marble backsplash, Kohler rectangular undermount sinks with chrome fixtures, and large mirrors with sconce lighting
 - Large window providing natural light
 - Oversized soaking tub with jets, polished chrome fixtures and Carrera marble tile surround
 - Stall shower with water wand and bench seating

Guest Bedroom

- Wall-to-wall low pile carpet
- Vaulted ceiling with ceiling fan
- Large window with vineyard views
- Double door closet

Hall Bathroom

- Saltillo style tile floors
- Exhaust fan
- Built-in linen storage cabinets
- Shower over tub
- Single white wood vanity with Corian style counter, undermount sink
- Large framed vanity mirror

Sitting Area

- Wall sconce lighting
- Ceiling fan
- Low pile wall-to-wall carpet

- Double door closet
- Floor-to-ceiling windows

Garage

- Two-car garage
- Kenmore washer and dryer
- Storage cabinets and laundry sink

Outdoor Living

- Wrap-around view deck
- Beautifully landscaped with automatic irrigation
- Home owners association swimming pool

Infrastructure

- HVAC: Forced air gas heating and air conditioning
- Gas: PG&E natural gas
- Electric: PG&E
- Water
 - St. Helena city water for domestic purposes
 - Home owners association has a well for landscape irrigation
- Hot water heater: gas

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