



GLOBAL LUXURY

200 Fawn Park Road

Property Notes

www.NapaCountryModern.com

General

- APN: 025-090-002-000
- 0.96 +/- acre parcel
- Main home built in 2003 and remodeled by seller
- Seller purchased property in 2013
- Single story 2BD/2BA, 1822 +/- sq. ft. residence
- 1,125 +/- sq. ft. 1BD/1BA guesthouse
- 225 vine Cabernet Sauvignon vineyard
- Pool and bocce court
- Fabulous outdoor entertaining areas
- Only 5 minutes from downtown St. Helena

Main Home Exterior

- Classic white wood clapboard exterior
- Vintage style green composition shingle roof
- Wraparound porch

Great Room

- Wide plank dark wood floors
- Recessed halogen lighting
- Crown molding
- 12 inch baseboards
- 12 ft. ceilings
- Living Room
 - Paneled wainscoting
 - Large windows providing abundant natural light
 - Built-in speakers
 - Two sets of French doors leading to wraparound deck
 - Remote controlled gas fireplace with slate tile surround and custom wood mantle
- Kitchen
 - White cabinetry with black granite countertops and stone mosaic backsplash
 - Oversized under-mount stainless steel sink with brushed nickel fixtures

- Center island with marble countertop, under-mount stainless steel sink with brushed nickel fixtures, GE Monogram microwave, bar seating, and GE monogram wine refrigerator
- Pendant light fixtures
- Stainless steel side-by-side GE Monogram refrigerator and freezer
- GE Monogram 6-burner range with grill, double ovens, and pot filler above
- Stainless steel GE Monogram hood
- GE Monogram stainless steel dishwasher
- Dutch door with access to wraparound deck
- Dining Room
 - Tray ceiling detail
 - Chandelier

Laundry Room

- White gloss porcelain tile flooring
- White cabinetry and open shelving
- LG True Steam washer and dryer
- Skylight
- Recessed halogen lighting

Master Suite

- Recessed halogen lighting
- Wall-to-wall low pile carpet
- Crown molding
- Sitting room with built-in book shelves and access to wraparound porch
- Built-in speakers
- French doors with access to spa and backyard
- Bathroom
 - Large format leathered stone tile flooring
 - Recessed halogen lighting
 - Toto toilet
 - Oversized stall shower with leathered stone surround, stacked stone end walls, stone and mosaic tile flooring, glass enclosure, shampoo shelving, brushed nickel rain shower head, fixtures, and detachable water wand
 - Dual vanity with honed Caesarstone countertop, porcelain vessel sinks, and brushed nickel fixtures
 - Glass globe and bronze pendant light fixtures
 - Walk-in closet with wall-to-wall carpet and overhead lighting

Guest Bedroom

- Wall-to-wall carpet
- Halogen recessed lighting
- Large windows providing abundant natural light
- Oversized closet with built-ins

Hall Bathroom

- Large format stone tile with leathered finish
- Halogen recessed lighting
- Glass globe pendant light fixtures
- Stall shower with white marble surround, glass and stone mosaic detail, shampoo shelving, Kohler brushed chrome fixtures, and glass enclosure
- Toto toilet
- Single vanity with lower shelf for linen storage, Caesarstone countertop with stone and glass tile backsplash, porcelain vessel sink and brushed nickel fixtures

Guest House Exterior

- White board and batten
- Standing seam metal roof

Living Room

- Flagstone tile flooring
- Recessed halogen lighting
- Built-in speakers
- Bar with limestone countertop with chiseled edge
- Sliding door entry

Bedroom

- Recessed halogen lighting
- Wall-to-wall carpet
- Closet
- Window providing abundant natural light

Bathroom

- Recessed halogen lighting
- Flagstone flooring
- Single vanity with limestone countertop with chiseled edge, vessel sink
- Sconce lighting
- Toto toilet
- Stall shower with stone surround, glass enclosure
- Door with access to pool and deck

Tower Studio/Office

- Large windows providing abundant natural light
- Recessed halogen lighting

Outdoor living

- Hot tub with cover
- In-ground pool with automatic cover
- Natural stone walls
- Alfresco dining and entertaining patios
- Barbecue area with stainless steel barbecue

- Outdoor fireplace with gas logs and stone surround and mantle
- Garden lighting
- Fountain
- Gravel pathways
- Waterfall feature
- Bocce court
- Storage shed

Infrastructure

- Heating and AC:
 - Main house: Forced air gas heating and air conditioning controlled by Nest
 - Guest house: Forced air gas heating and air conditioning controlled by Nest
- Electric: PG&E
- Gas: Natural gas PG&E
- Water: Private well
- Sewage: Standard septic

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