



CYD GREER

MOVE SMARTLY

*Napa Valley*

## PROPERTY NOTES

# IN-TOWN GETAWAY

2705 Spring Street

[www.InTownGetaway.com](http://www.InTownGetaway.com)

## OVERVIEW

- + House built in 1997
- + 6.32 +/- acre lot
- + 2,130 +/- sq. ft. of interior living space
- + 1BR/2BA main house
- + 2BR/2BA guest house w/bonus room and kitchenette
- + 2-Car garage
- + Spectacular views across Beckstoffer Las Piedras vineyard
- + Quiet location on St Helena's historic west side

## MAIN RESIDENCE

### Exterior

- + Composition shingle roof
- + Stucco siding
- + Dual pane windows
- + Gated entry

### Features Throughout

- + High ceilings
- + Recessed lighting
- + Lots of windows providing abundant natural light
- + Concrete flooring

### Great Room and Kitchen

- + Gas fireplace with seated bench below
- + Built-in speakers
- + Two sets of glass sliding doors leading to back deck

- + Dining area
- + Coat closet
- + Kitchen
  - o Skylights
  - o White cabinetry with Corian countertops
  - o Center Island with 5-burner GE electric cooktop and GE oven
  - o Fisher & Paykel refrigerator with freezer below
  - o Built-in GE Microwave
  - o GE dishwasher with cabinet front
  - o Pantry closet
  - o Garbage/recycling pullout drawer
  - o Under-mount Allia sink with garbage disposal and brushed chrome Grohe fixtures

### **Master Suite**

- + French door entry
- + Sitting area with gas fireplace
- + Built-in speakers
- + White built-in cabinetry
- + Two sets of sliding doors leading to back deck
- + Rustic sconce lighting
- + Laundry closet with Whirlpool washer and dryer
- + Bathroom One
  - o Tile flooring
  - o White cabinetry
  - o Pedestal sink with polished chrome hansgrohe fixtures
  - o Jetted tub with ceramic tile surround, polished chrome axor hansgrohe fixtures and detachable water wand
  - o Toto toilet
- + Powder Room
  - o Single vanity stainless steel bowl sink with brushed chrome fixtures and tile countertop
- + Bathroom Two
  - o Tile flooring
  - o Single vanity with white cabinetry, ceramic tile countertop, porcelain sink, polished chrome hansgrohe fixtures, sconce lighting
  - o Stall shower with ceramic tile surround, large picture window, shampoo nook, glass enclosure, polished chrome Grohe fixtures with detachable water wand
  - o Closet with built-ins
  - o Toto toilet

## **GUEST HOUSE**

### **Guest Suite with Kitchenette**

- + Oak hardwood flooring
- + Vaulted ceiling
- + Large windows and two glass sliding doors providing abundant light

- + Ceiling fan
- + Sconce and recessed lighting
- + Gas insert fireplace with picture frame molding surround
- + Private patio
- + Kitchen
  - o White cabinetry with Corian
  - o GE Mini fridge
  - o Integral sink with garbage disposal and brushed chrome fixtures
  - o Whirlpool 4-burner cooktop
  - o Built-in Maytag microwave with vent
- + Bathroom
  - o Tile flooring
  - o Sconce lighting
  - o Wall-to-wall mirror
  - o White cabinetry with Corian countertop
  - o Stall shower with tile surround, shampoo nook, polished chrome fixtures and detachable water wand
  - o Walk-in closet

#### **Guest Suite 2**

- + Oak hardwood floor
- + Ceiling fan
- + Large windows providing abundant light
- + White cabinetry with butcher block countertop
- + Mini fridge
- + Appliance cubby with Sharp microwave
- + Private patio
- + Bathroom
  - o Tile flooring
  - o Single vanity with integral sink and polished chrome fixtures
  - o Mirrored medicine cabinet
  - o Stall shower with tile surround, shampoo nook, polished chrome fixtures with detachable water wand, and glass enclosure

#### **Bonus Room/Office**

- + Vaulted ceiling
- + Sconce lighting
- + Carpet tile
- + Large windows providing abundant natural light
- + Wood burning fireplace with stone tile surround

## **OUTDOOR LIVING**

- + Gravel driveway
- + Flagstone front path
- + Mulch beds and drought resistant plantings
- + Water feature

- + Vineyard, mountain, and valley views
- + Concrete paver deck off back of main house

## INFRASTRUCTURE

- + HVAC: Forced air gas heat in main house
- + Gas: PG&E
- + Electric: PG&E
- + Water heater: Natural gas
- + Water: St. Helena City
- + Sewer: St. Helena City
- + TV: Xfinity
- + Internet: Xfinity
- + Phone: Xfinity

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