



GLOBAL LUXURYSM

1713 Adams Street
www.NaturallyNapaValley.com
Property Notes

OVERVIEW

- Owners purchased property in 2004
- New home and historic water tower remodel completed in 2006
- 0.31 +/- acre lot
- 4,110 +/- sq ft main house and second dwelling
- 3 bedrooms/4.5 baths single story residence
- 2 bedroom/1.5 bath water tower second dwelling
- Design/Build Team
 - Builder: Plath & Company Contractors
 - Interior Designer: Erin Martin
 - Architect: Wayne Leong
- 2-car detached garage
- Beautiful established landscaping
- Swimming pool with integral spa
- Expansive outdoor entertaining areas
- Historic west side location
- Close to downtown St. Helena

MAIN HOUSE

- Open floor plan with extra tall ceilings
- V Entrain smooth plaster walls
- Mahogany and steel doors and windows
- Recessed lighting
- Concrete and bamboo flooring
- Hopes steel windows and steel and mahogany doors
- Cement stucco, wood and corrugated metal
- Standing seam metal roof

Entryway

- Mahogany front door
- Skylight
- Cove lighting
- French doors leading to backyard

Great Room (Living Room & Dining Room)

- Cathedral ceiling with exposed oak beams

- Halogen artwork spotlighting
- Cove lighting
- Custom circular wrought iron five light chandelier
- Two sets of oversized pocketing mullioned doors providing abundant natural light and access to back and front yards
- Rumford wood-burning fireplace with gas assist, custom beveled steel surround, and adjacent steel wood-storage niche crafted by J & J Forge & Welding
- Steel and Zinc wet bar with open steel shelving, under-shelf lighting, stainless steel under-mount Kohler sink
- Stainless steel mini fridge below with overflow open shelving covered by linen drape

Kitchen

- Clerestory windows
- Cove lighting
- Wall of windows providing abundant natural light and pocketing doors leading to backyard
- Warehouse style pendant lighting
- Ceiling fan
- Built-in speakers
- Quartersawn white oak cabinetry
- Stainless steel countertops and steel backsplash
- Steel mesh open shelving with utility hooks
- Coffee garage/station
- Miele Optimus series dishwasher
- Stainless steel Miele Incognito dishwasher
- Sub-zero refrigerator with freezer drawer below
- Stainless steel 147 bottle Sub-Zero wine storage
- Carrara marble center island with bar seating, Blanco dual sided under-mount stainless steel sink with KitchenAid garbage disposals, polished Chrome fixture, filtered water
- Viking professional range with two ovens, six burners and grill, stainless steel hood with water cut Carrara marble encasement

Family room

- Built-in speakers
- Recessed TV wall niche
- Built in cabinetry, what kind
- Large window providing abundant natural light
- Custom built-ins with desk seating and open shelving

Powder room

- Toto toilet
- Dark wood single vanity with marble top and integral sink, polished chrome fixtures
- Sconce lighting

Laundry room

- Open shelving and storage cabinetry
- Stainless steel Kohler utility sink with polished chrome fixtures

- Electrolux perfect steam front loading washer and dryer

Master suite

- Bamboo flooring
- Sconce lighting in hallway
- Cathedral ceiling with oak exposed beam detail
- Wall of windows providing abundant natural light and door access to backyard
- Custom fabricated steel storage and shelf
- Built-in speakers
- Bathroom 1
 - Bamboo hardwood flooring
 - Built-in speakers
 - Single vanity with Kohler sink with polished chrome fixture
 - Sconce lighting
 - Toto toilet
 - Stall shower with Ann Sacks glass tile surround and concrete floor, shampoo nook, Grohe polished chrome fixtures and detachable water wand
 - Closet with built-ins
- Bathroom 2
 - Bamboo hardwood flooring
 - Water closet with Toto toilet
 - Custom wrought iron industrial chandelier
 - Halogen spotlighting
 - Mirrored wall with sconce lighting
 - Single vanity with Kohler under-mount sink and polished chrome fixtures, seated vanity
 - Closet with built-ins
 - Open stall shower with Ann Sacks glass tile surround and stone floor, seated bench, shampoo nook, Grohe polished chrome dual fixtures with attachable water wand
 - Oversized Agape soaking tub with polished chrome Dornbracht fixtures and detachable water wand
 - Towel and toiletry shelving

Guest Suite, Front Right

- Bamboo flooring
- Cathedral ceiling with exposed oak beam detail
- Ceiling fan
- Large window providing abundant natural light and door leading to backyard
- Bathroom
 - Concrete floor
 - Single bamboo vanity with porcelain sink and Kohler polished chrome fixtures
 - Toiletry shelving and industrial sconce lighting
 - Toto toilet
 - Kohler tub with polished chrome Grohe fixtures and Ann Sacks stone tile surround
 - Stall shower with seated bench, shampoo nook, Ann Sacks stone tile surround and polished chrome Grohe fixtures with detachable water wand

Guest Suite, Front Left

- Bamboo floor
- Ceiling fan
- Large windows providing abundant natural light and door leading to backyard
- Bathroom
 - Concrete floor
 - Reclaimed/industrial sconce lighting
 - Single bamboo vanity with open shelving, porcelain sink top, polished chrome Grohe fixtures
 - Toto toilet
 - Toiletry shelving
 - Stall shower with Ann Sacks stone tile surround, seated bench, shampoo nook, Grohe polished chrome fixtures and detachable water wand
 - Closet

WATER TOWER SECOND DWELLING

Living Room

- Exposed original redwood beams
- Track lighting
- Built-in desk and entertainment center
- Circular steel staircase to upper levels

Kitchen

- Concrete flooring
- Double door entry to yard
- Stainless steel countertop
- Viking Professional 4-burner range with stainless steel Viking Professional hood
- Miele stainless steel dishwasher
- Stainless steel integral sink with polished chrome fixture
- Sub-Zero refrigerator and freezer drawers below
- Industrial pendant light fixture

Full Bathroom

- Concrete floor
- Single vanity with wood shelving and porcelain trough sink and polished chrome fixtures
- Toto toilet
- Towel and toiletries shelving
- Stall shower with concrete floor, seated bench, porcelain tile surround, polished chrome Grohe fixtures

Middle Level Bedroom

- Recessed halogen lighting

- Bathroom
 - Single vanity with porcelain integral sink and polished chrome fixtures
 - Toto toilet

Top Level Bedroom

- Exposed original beam ceiling
- Halogen lighting
- Large windows providing abundant natural light

OUTDOOR LIVING

- Gravel patios and paths with concrete pavers
- Wood burning fire pit
- Established drought resistant landscaping
- Plantings include: olives, kiwi vines, Satsuma mandarin dwarf, Eureka lemon, fruit producing lemon, kumquat, apple, and English laurel
- Concrete alfresco dining area
- Oversized concrete pots with pebbles and succulents
- Barbecue with the stainless-steel Wolf grill and storage below
- Tree lighting
- Outdoor speakers
- In-ground heated pool with integral spa
- Abundant seating areas for entertaining
- Corrugated metal storage shed with outdoor shower

INFRASTRUCTURE

- HVAC:
 - Forced air gas heating and air conditioning
 - Hydronic floors throughout main house
- Water: St. Helena City
- Private Well: Used for irrigation
- Sewer: St. Helena City
- Gas: PG&E
- Electric: PG&E
- Water heater: gas
- Phone: Xfinity
- Internet: Xfinity
- TV: Xfinity

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