



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

## PROPERTY NOTES

# ST. HELENA FARMSTEAD

609 McCorkle Avenue, St. Helena

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

## OVERVIEW

- + Beautifully landscaped 1.39 +/- acre in-town parcel
- + Property includes main residence, detached garage, guest house/ADU, separate studio/workshop, in-ground pool/spa
- + Property purchased in 2014
- + Main house originally built circa 1900 and extensively renovated in 2016
- + Pool and landscaping completed in 2016 - 2017
- + 3,474 +/- sq. ft. two story main residence: 3 bedrooms, 3 full bathrooms, 1 half bath
- + 620 +/- sq. ft. guest house/ADU: 1 bedroom, 1 full bathroom, and full kitchen
- + 378 +/- sq. ft. pool house/studio/workshop
- + Detached two-car side-by-side garage
- + Raised board-form concrete, heated in-ground swimming pool with integral spa and automatic pool cover
- + Extensive landscaping and long-established sycamores, California bay laurel, incense cedar, and other trees frame front view of house
- + Expansive outdoor entertaining and garden areas connected by bluestone/concrete walkways
- + Crushed granite and natural pathways lead to olive groves and other fruit trees in back, with vineyards bordering rear of property

# MAIN RESIDENCE

## Exterior

- + Main residence consists of original structure (renovated in 2016) and adjoining addition (built in 2016)
- + Painted horizontal tongue-and-groove plank wood siding on original structures with fancy shingle detail in gables
- + Composition roof (new 2016) on original structure
- + Large front porch with standing seam metal roof (new 2016)
- + Side addition built 2016 uses board-and-batten siding over native stone, metal roof
- + Addition houses main-floor primary suite and laundry room

## Features Throughout

- + LED recessed lighting
- + Rough sawn white oak hardwood flooring by Hallmark Organic
- + Smooth wall finish
- + Fully sprinklered

## Entryway, Stairwell and Parlor/Living Room

- + Entry door with glass window opens to large covered front porch
- + Two-story floor-to-ceiling entry with open stairwell and exposed rafter-and-plank vaulted ceiling
- + Trio of overhead RH goose neck sconces light stairwell and entry
- + Directly adjoining entryway, front parlor has gas fireplace with Carrara marble surround
- + Fireplace flanked by floor-to-ceiling white cabinet built-ins with antiqued mirror fronts and crown molding details
- + Large 5 ft. x 5 ft. 12-over-1 vintage window retained from original structure overlooking front lawn

## Great Room: Kitchen, Dining, Family, and Office

### Kitchen

- + Custom white painted and glass paned cabinetry with black soapstone countertops
- + Two Shaw's Original apron farm sinks with Newport Brass polished chrome fixtures and In-Sink-Erator garbage disposals
- + Trash/recycle pullouts at both sinks
- + Soft-close, under-mount Blum hardware throughout
- + Wolf stainless steel 6-burner gas range with Vent-a-Hood draft fan above with custom metal hood, and handcrafted encaustic cement tile backsplash
- + Separate Thermador 30" refrigerator and freezer modules with custom cabinet fronts
- + Massive 13 ft x 4.5 ft custom walnut island is hub of the kitchen
  - o Soapstone countertop
  - o Shaw's farm sink
  - o Bosch dishwasher with walnut cabinet front
  - o Wolf frameless inset 24" 3-burner induction cooktop at one end of island
  - o Open shelving for pots and pans under cooktop end

- Countertop-height seating for up to five
  - Two oversized lantern pendant lights over island
  - Island farm sink overlooks family room and porch/patio/pool area
- + Two tall pantry cabinets and adjacent appliance garages
- + Lighted open display cabinets
- + Built-in walnut hutch with Wolf convection steam oven, cabinet with door that hides microwave, accessory storage/pantry unit
- + Shiplap feature wall includes casement window at sink plus eight more double-hung windows for abundant natural light in kitchen and office area
- + All kitchen and office windows have plantation shutters
- + Window seat with built-in storage connects kitchen to adjacent open office space
- + Vintage Parisian glass and brass pendant light fixtures over sink and built-in window seat

#### **Office Area**

- + Custom built-in white cabinetry and desk
- + Built-in desk area with marble counter

#### **Dining Area**

- + Dining area pendant light fixture by Stray Dog Designs features handmade linen from fair-wage local artisans in San Miguel de Allende
- + Large-format double hung windows and exterior glass door open to spacious side deck and terrace
- + Recessed LED art lights for art wall
- + Butler pantry/wine room features custom-built plank door with inset stained glass window, built-in cabinetry, chalkboard feature wall, RH industrial petite pendants, WhisperKool refrigeration system

#### **Family Room and Outdoor Porch**

- + Pocketed lift-and-slide glass doors by Quantum create 15 ft. opening to covered back porch overlooking patio and pool
- + Integral pocketed sliding screen doors for entire 15 ft. opening
- + Tongue-and-groove planked ceiling detail
- + Painted shiplap feature wall
- + Nestor Martin modern design gas heating stove
- + Recessed LED art lights for art walls
- + Covered porch off family room features textured bluestone pavers, tongue-and-groove planked ceiling, recessed LED lighting, ceiling fan
- + Porch is adjoined by pocket garden with standing urn fountain

#### **Mud Room and Powder Room**

- + Paint-washed shiplap feature wall
- + Slate and marble mosaic tile flooring
- + Glass door leads from mud room to covered side porch with access to corralled service yard
- + Farmhouse-style cylinder glass petite light fixtures by Industrial Light Electric in mud room
- + Glass and cable pendant by Troy Lighting in powder room

- + Custom vanity with textured dark granite countertop, Duravit porcelain vessel sink with polished chrome wall-mount fixtures by RH
- + Toto toilet

#### **Primary Suite and Private Porch**

- + Dramatic vaulted ceiling with reclaimed wood exposed beams, cupola and clerestory windows
- + Oversized wrought iron 6-light chandelier
- + Art spotlights for art wall
- + 13-ft high walls with 9-ft+ board-and-batten wainscot paneling
- + Pocketed lift-and-slide glass doors by Quantum create nearly 8-ft wide opening to large private covered porch
  - o Porch overlooks fire pit area and raised garden beds
  - o Porch features textured bluestone pavers, vaulted ceiling with barn-loft style opening, wire-cage orb chandelier with copper twinkle lights
- + Walk-through closet
  - o Painted custom built-in hanging clothes cabinets and drawer banks, walnut dresser tops
  - o Cushioned sitting bench with sconce lighting and painted vertical tongue-and-groove paneling
  - o Full-length mirrored built-in medicine cabinet by Robern
  - o Ceiling hatch with pull-down ladder provides access to full standing height, climate-controlled storage space above primary closet
- + En-suite bathroom
  - o Double vanity with custom walnut all-drawer cabinetry and Calacatta marble countertops, porcelain under-mount sinks with polished chrome RH fixtures, two wall hung mirrors, three RH wall sconces
  - o Vintage clawfoot soaking tub (retained from house pre-renovation) with polished chrome RH fixtures and toiletry table with Calacatta marble countertop
  - o Oversized curbless walk-in shower with glass enclosure, honed mosaic tile flooring, Calacatta marble subway tile surround, shampoo nooks, polished chrome Moen rain shower head and RH detachable water wand
  - o Water closet with pocket door, recessed lighting, and Toto Washlet toilet
  - o Honed mosaic limestone flooring by Ann Sachs
  - o Schluter Systems under-floor electric radiant heating in bathroom
  - o Shiplap plank ceiling detail
  - o Four large-format double hung windows provide abundant natural light
  - o Bird-cage style pewter finish chandelier with copper twinkle lights

#### **Upstairs Landing and Hallway**

- + Douglas fir wood flooring (retained from house pre-renovation)
- + Storage closet off hallway
- + Hallway niche with U-line mini refrigerator
- + Farmhouse-style cylinder glass petite light fixtures by Industrial Light Electric

#### **Vineyard View En-Suite #1**

- + Douglas fir wood flooring (retained from house pre-renovation)
- + Large windows with plantation shutters provide abundant natural light
- + French doors open to large outdoor deck overlooking pool and adjacent vineyards
- + Open pass-through closet area
- + En-suite bathroom
  - o Calacatta marble herringbone tile flooring
  - o Single vanity with integral porcelain sink and polished chrome fixtures from RH
  - o Walk-in shower with Calacatta marble petite herringbone tile flooring, porcelain subway tile surround, shampoo nooks, polished chrome Kohler fixtures, and glass enclosure
  - o Toto toilet

### **Guest En-Suite #2**

- + Douglas fir wood flooring (retained from house pre-renovation)
- + French doors open to large outdoor deck overlooking pool and adjacent vineyards
- + Large vintage double hung window with plantation shutters (retained from house pre-renovation)
- + Linen-covered hanging light fixture from RH
- + Pass-through closet area
- + En-suite bathroom
  - o Signature Kohler double-fixture trough sink
  - o Walk-in shower with Carrera marble petite hexagon tile flooring, white subway tile surround, polished chrome Kohler fixtures, glass enclosure
  - o Toto toilet
  - o Carrera marble hexagon petite tile flooring
  - o Vertical tongue and groove plank wainscot
  - o Scion "Little Fox" wall covering above wainscot
  - o Large vintage double-hung window (retained from house pre-renovation)

### **Laundry Room**

- + Porcelain large-format tile flooring
- + Vaulted ceiling
- + Gooseneck LED barn light and Schoolhouse wall sconces
- + Under-mount Pro-Chef apron farm sink with polished chrome Moen fixture
- + Vertical tongue-and-groove plank wall wainscot
- + Large casement windows provide abundant natural light
- + Custom built-in painted cabinetry with Corian countertop
- + Electrolux front loading washer and dryer integrated with cabinetry
- + Built-in tall storage cabinets with walnut sitting bench and teddy hooks by Alice Tacheny
- + Separate broom/vacuum closet
- + Exterior door to covered side porch and detached garage

## **DETACHED GARAGE**

- + Separate “barn-style” building with board-and-batten siding and metal roof, shared design style with guest house and studio/workshop
- + Tongue-and-groove plank sliding barn door with gooseneck LED barn light
- + Separate man door and covered porch
- + Parking for two cars side-by-side
- + Smart garage door opener with Chamberlain MyQ app
- + Concrete floor
- + Overhead LED panel lighting
- + Vintage windows retained and reused from original main house structure, including a large 5 ft. by 5 ft. 12-over-1
- + Floored attic for overhead storage with access via pull-down ladder in ceiling hatch
- + 90 amp electrical service sub panel
- + 50 amp breaker and circuit in place for EV charger
- + 230V circuits and outlets in place

## GUEST HOUSE/ADU

### Exterior/Overview

- + Board-and-batten siding and metal roof, shared design style with studio/workshop and detached garage
- + Located poolside to serve as either day-use pool house or longer-term living
- + Easy to maintain porcelain wood-look tile flooring
- + Pocketed lift-and-slide glass doors by Quantum create nearly 8-ft wide opening to poolside patio
- + Outdoor pool shower with hot water, reclaimed wood screens
- + Large storage room accessible from rear exterior
- + Small storage closet at front exterior
- + Laundry closet with gas dryer connection off rear covered porch
- + Fully sprinklered

### Great Room: Kitchen, Living, Dining

- + Vaulted ceiling with tongue and groove plank, exposed rafter ceiling detail
- + Recessed LED lighting
- + Sliding barn door between great room and bed/bath area
- + LED gooseneck barn light over kitchen sink
- + Kitchen sink casement window opens to outdoor servery counter
- + White painted custom cabinetry with soapstone countertops, white subway tile backsplash
- + Under-mount Pro-Chef farm sink with In-Sink-Erator garbage disposal and Delta polished chrome fixture
- + Thermador professional stainless steel 48” gas range with 4 burners, grill, griddle, 2 ovens, with stainless steel vent hood above
- + Bosch 18-inch dishwasher with cabinet front
- + LG Smart Inverter refrigerator with top freezer

### Bedroom

- + Cathedral ceiling
- + French doors open to patio beside pool
- + Large windows providing abundant natural light with plantation shutters
- + 6-light chandelier
- + Open closet area adjoining bathroom

## Bathroom

- + Single vanity with custom painted cabinetry, textured dark granite countertop, porcelain under-mount Kohler sink with polished chrome RH fixtures
- + Curbless walk-in shower with penny mosaic marble flooring and large format subway tile surround, shampoo nooks, polished chrome HansGrohe shower system, polished chrome hand rails
- + Toto toilet

## STUDIO/WORKSHOP

- + Board-and-batten siding and metal roof, shared design style with guest house and detached garage
- + Ponderosa pine plank utility flooring over concrete pad
- + Vaulted ceiling
- + Reclaimed wood sliding barn doors open to pergola, fire pit, raised beds, and pool
- + Dual 8-lite carriage doors open to crushed granite drive leading to front driveway
- + Gooseneck LED exterior barn light over carriage doors
- + French doors on rear wall open to shed-style covered porch
- + Reclaimed wood interior siding
- + Reclaimed vintage windows
- + Barn light pendants by Troy Lighting and overhead LED panel lighting
- + High efficiency 22 SEER ductless mini split heat pump with smart app control
- + 90 amp electrical service sub panel
- + 230V outlet with panel capacity for additional circuits
- + Fully insulated and climate controlled, originally configured as workshop; could also be used as workout/yoga studio, art studio, backyard home office, dining pavilion, retreat room, playroom, wine cellar, motorcycle/bike/big-toy garage, etc.

## OUTDOOR LIVING

- + Mature fruitless olive trees around patio areas
- + Extensive mature, drought-tolerant plantings
- + Al fresco dining area with festival string lights
- + Bluestone/concrete walkways and patio areas
- + In-ground pool with integral spa set in raised boardform-concrete
  - o Baja step with bubblers and umbrella mount
  - o Automatic safety pool cover
  - o Gas-fired heater
  - o Efficient and quiet variable-speed filter pump

- Wireless remote control
  - Ipé deck walkway spans far end of pool
- + Pool equipment shed with standing seam metal roof (new 2016) takes design cue from iconic Napa water tower motif
- + Modern design Corten weathered steel vessel natural gas firepit
- + Firepit surrounded by six boardform-concrete raised planting beds, along with four Corten planters, all tied to irrigation system
- + Steel-post pergola at studio/workshop with festival string lights
- + Vineyard views
- + Multiple fruit-bearing olive trees, as well as nectarine, apple, fig, quince, persimmon, pomegranate, Santa Rosa plum
- + Crushed granite and natural paths among fruit trees
- + Garden lighting managed via Lutron WiFi hub and smart app
- + Property irrigation managed via Hunter 24-zone WiFi controller and smart app

## INFRASTRUCTURE

- + HVAC:
  - Main house 1st floor: dual-zone Bryant Evolution variable-speed forced air A/C and gas-fired heating system
  - Main house 2nd floor: Daikin ducted mini split heat pump (installed in attic)
  - Guest house/ADU: Daikin ducted mini split heat pump (installed in attic)
  - Studio/workshop: MrCool wall-hung ductless mini split heat pump
  - All bathrooms outfitted with Panasonic Whisper Series vent fans
- + Water:
  - City water for drinking water (with on-demand filtration systems at all three kitchen sinks)
  - Private well and 2000 gallon storage tank for irrigation
- + Sewer: St. Helena city sewer
- + Gas: PG&E
- + Electric: PG&E 400-amp service panel with sub panels in main house 1st floor, 2nd floor, guest house/ADU, studio/workshop and garage
- + Water heaters:
  - Main house: 2 Navien gas-fired on-demand tankless
  - Guest house/ADU: Navien gas-fired on-demand tankless
- + Fire detection and suppression:
  - Both main house and guest house/ADU are fully sprinklered
  - All smoke alarms are hardwired and have 10-year-rated lithium ion backup batteries instead of 9V batteries requiring frequent replacement (installed 2020)
- + Internet: Cable
- + TV: Cable
- + Smart lighting: Selected lighting can be managed by app via Lutron WiFi hub and others (also Apple Homekit), including front yard and back yard landscape lighting, front entry, garage, kitchen island area, family room.
- + Additional smart house appliances that can be managed by app:
  - Garage door opener (Chamberlain MyQ)
  - Bryant Evolution HVAC (Bryant Home)
  - Hunter 24-zone irrigation controller (Hydrawise)



## Cyd Greer

Luxury Specialist

DRE# 01390876

707-322-6825 Cell

cgreer@cnapavalley.com

www.cydgreer.com



## Erin Lail

Luxury Specialist

DRE# 02027696

707-333-5596 Cell

elail@cnapavalley.com

www.erinlail.com