



PROPERTY NOTES

YOUNTVILLE OASIS

www.YountvilleOasis.com

12 Tallent Lane, Yountville

OVERVIEW

- + Prime in-town setting on rare 1+/- acre parcel
- + Charming French Country farmhouse
 - o 4BR/3.5BA 3,285 +/- sq ft single family residence with family room and bonus room
 - o Handsome exterior with decorative shutters
 - o Howard Backen remodel and addition
 - o High quality finishes and fixtures
- + Other Structures
 - o Out building used for gym or office
 - o Storage shed
 - o Play structure
- + Approach is via a long European style tree-covered allée
- + Expansive motor court
- + Gorgeous established landscape and expansive lawns
- + Abundant areas for farm-to-table gardens and chickens
- + City sewer and city water plus private well
- + Convenient access to downtown Yountville's shops and culinary mecca

RESIDENCE

- + Stucco exterior with decorative shutters
- + Composition roof
- + Abundant light throughout the interiors
- + Many windows have phantom screens
- + Beautiful fir floors in many of the rooms
- + Living room with wood burning fireplace
- + Dining room with built-in storage and adjacent sitting area that spills out onto the side dining terrace

- + Kitchen with Carrera marble counters, large island, Subzero refrigerator, Viking double oven and gas cooktop, Shaws Original farmhouse sink, adjacent pantry for overflow storage
- + Kitchen opens up to a raised terrace via fully pocketing doors with screens
- + Family room with built-in storage and two walls of windows
- + First floor powder room with single vanity
- + Bonus room with adjacent bath for staff accommodations, overflow sleeping or office space
- + 4 Bedrooms on second floor
 - o One bedroom works well as an office
 - o Two guest bedrooms share a bath with vintage tub
 - o Spacious primary suite with view balcony, walk-in closet, bath with double vanity, water closet, shower and separate tub, Carrera marble counter and surrounds

CYD GREER

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