



CYD GREER

MOVE SMARTLY

Napa Valley

PROPERTY NOTES

HISTORIC ST. HELENA

1651 Spring Mountain Road

www.HistoricStHelena.com

OVERVIEW

- + Grand scale Edwardian residence built in 1905
- + Owners purchased property in 2020
- + Parcel size: 0.38 +/- acres
- + 3,506 +/- sq. ft. two story residence
- + 4 bedrooms/3.5 baths, formal dining plus den/breakfast room
- + 685 +/- sq ft, 2-bedroom, 1 full bath ADU
- + Beautiful established landscaping
- + In-ground pool and integral spa with automatic safety cover
- + Spacious front and rear porches
- + Prime west side location close to downtown

EXTERIOR FINISHES

- + Classic vintage architectural details
- + White shingle and shiplap siding
- + Composition roof
- + Double hung windows

MAIN RESIDENCE

Features Throughout

- + 9.5-ft ceilings on first floor, 9-ft ceilings on second floor
- + Original vintage millwork
- + Large scale windows providing abundant natural light
- + High-end light fixtures
- + Oak and fir flooring

Entry & Living Room

- + Wrap-around front porch with vintage pendant light fixtures and ceiling fans

- + Grand entry with Made Goods Ulla 8-light chandelier
- + Large coat/storage closet

Double Parlor

- + Decorative windows with leaded glass detail
- + Built-in shelving
- + Recessed halogen lighting and ARRIN Hampton chandeliers.
- + Wood-burning fireplace with custom surround

Formal Dining Room

- + Mitchell Gold Maya pendant light fixture
- + Door leading to front wraparound porch
- + Pocketing doors providing privacy from the double parlor and entry
- + Original built-in buffet and china cabinet
- + Swinging door leading to kitchen

Kitchen

- + Painted white wood cabinetry
- + Wood and white tile countertops and backsplash with painted tile accents
- + Beadboard wall detail
- + Samsung gas 5-burner cooktop
- + Stainless steel Kitchen-Aid oven and microwave
- + Sub-Zero refrigerator with freezer drawer below and cabinet fronts
- + Dual-sided porcelain under-mount sink with garbage disposal and polished chrome fixtures
- + Miele dishwasher with cabinet front
- + Glass and brass schoolhouse pendant light fixtures
- + Recessed lighting
- + Fir wood flooring

Rear Hallway

- + Oversized French door access to the back porch and pool
- + Shiplap wall detail
- + Tongue-and-groove ceiling detail
- + Central barrel shade light fixture
- + Fir wood flooring
- + Adequate area for small workspace

Breakfast Room/Den

- + Large mullioned windows providing abundant natural light and garden views
- + Wood ceiling detail
- + Ceiling fan
- + Fir wood flooring

Full Bathroom

- + Classic white hexagonal tile floor
- + Porcelain pedestal sink
- + Beadboard wall detail

- + Sconce lighting
- + Stall shower

Primary Bedroom

- + Bay window providing abundant natural light
- + Picture rail detail
- + Recessed lighting
- + Ceiling fan
- + Fir wood floor

Primary Bath

- + Stall shower with marble tile surround, shampoo nooks, polished chrome fixtures, and glass enclosure
- + Dual vanity white wood vanity with bead board detail, marble countertop, and under-mount sinks with polished chrome fixtures
- + Toto toilet with open glass shelving above
- + Sconce and recessed lighting
- + Picture rail detail
- + Fir wood floor

Right Bedroom

- + Fir wood floor
- + Picture rail detail
- + Closet
- + Ceiling fan

Left Bedroom

- + Fir wood floor
- + Picture rail detail
- + Large walk-in closet with built-in dresser
- + Ceiling fan

Back Bedroom

- + Fir wood floor
- + Ceiling fan
- + Closet

Upstairs Hall Bathroom

- + Single pedestal sink with brass fixtures
- + Vintage sconce lighting
- + Vintage claw foot soaking tub with shower
- + Toto toilet
- + 3-light vintage pendant light fixture
- + Picture rail detail
- + Fir wood flooring

Upstairs Hall Closet

- + Built-in shelving
- + Hanging space
- + Laundry chute

Basement/Mudroom

- + Beadboard wall detail and exterior access
- + Temperature controlled wine cellar
- + Water closet with toilet
- + Laundry space with Maytag washer and dryer and laundry sink

ADU

- + Recently remodeled and converted barn with beautiful high-end finishes
- + 2-guest bedrooms, one with French door access to the pool
- + White oak floors
- + Second floor lounge, perfect for TV viewing or as a private office
- + Bar area with built-in Sharp microwave, beverage refrigerator, butcher block counter and porcelain sink with satin chrome fixture
- + Bath with white tile shower and floor, and walnut Room and Board Berkeley vanity with white quartz counter with recessed sink
- + Oversized storage closet accessed from the exterior

OUTDOOR LIVING

- + Broad covered back porch with tongue-and-groove ceiling detail
- + Brick patio with herringbone design
- + In-ground heated pool with integral spa and automatic safety cover
- + Classic landscape with boxwood, English Laurel, olive, crepe myrtle, walnut, locust, and other established trees and shrubs

INFRASTRUCTURE

- + HVAC:
 - o Main house: Two-zone forced air gas heating and air conditioning with Nest control. Whole house fan in recently insulated attic.
 - o ADU: Three Mitsubishi split systems
- + Water heater:
 - o Main house: 50-gallon tank, gas
 - o ADU: Electric water heater
- + Sewer: St. Helena City
- + Water: St. Helena City
- + Internet: Xfinity
- + TV: Xfinity
- + Security, smoke and surveillance detection: Ring

CYD GREER

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