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ERIN LAIL

1551 Spring Street, St. Helena

Overview

+ Built in 2011
+ Beautifully remodeled
+ Main House: 3611± Sq Ft,
+ 3 Bedrooms
+ 3.5 Full Bathrooms
+ ADU 1 BD, 1 BA
+ 0.45± acres
+ Garage: 2 car with wine cellar, storage room and infrared sauna
+ Venetian plaster walls in main living areas
+ Private, secure, gated driveway
+ Beautiful outdoor entertainer's space
+ Two blocks to Main Street St. Helena

Main House

First Level

+ Large front porch
+ Formal entry with dual coat closets
    - Venetian plaster walls
    - Custom herringbone two-toned tile floors
    - Chandelier
    - Glass entry door with privacy glass

Living Room

+ Clerestory windows
+ Gas starter fireplace with venetian plaster surround
+ Vaulted ceilings with exposed beams
+ Covered front porch access through 2 sets of French doors
+ Open to dining area and kitchen
+ Tall open beam ceilings
+ Powder Room around the corner
+ Gallery walls suitable for large art pieces

Den/Office

+ Venetian plaster walls
+ Exposed beams
+ Mirroring built-in bookshelves and storage on either side of entry
+ Built-in gas log fireplace

Dining Room

+ Vaulted ceiling with exposed beams
+ Open to kitchen and living room
+ French doors to fabulous outdoor entertaining deck and patio areas
+ Two built in crystal and China cabinets
+ Concealed linen and crystal storage

Kitchen

+ Stunning high-gloss, frameless European-style cabinets, with soft closure drawers
+ Windows above Franke undermount sink looking out to cutting garden
+ Quartz counters
+ Glass tile backsplash
+ Large island with integrated prep sink and cabinetry
+ Gas 6-burner stove with built-in griddle
+ Wolf stainless steel hood
+ Two full-size Wolf ovens
+ Miele dishwasher with integrated front panel
+ Built-in Dacor microwave
+ Access to laundry/pantry

Laundry Room – Pantry

+ Maytag front loading Washer & Dryer with pedestals
+ Counters and cupboards, ample storage, room for folding
+ Sink
+ Exit access to garage and yard

Powder Room

+ Custom ceramic subway tiled throughout
+ Under staircase to 2nd floor
+ Vanity marble top sink
+ Two access points: one from outdoor living areas and one from living room

Primary Bedroom Suite

+ French door suite entry
+ Wall to wall carpet
+ Large room with access to outdoor living room
+ Fan and separate thermostat for climate control
+ Large Walk-in Closet/Dressing Room
+ Ensuite Bath
    - New custom double sink, built-in vanity
    - Radiant floors
    - WC
    - Extra-large, glass surround shower

- Soaking tub
- Built in towel warming rack

SECOND LEVEL

+ Beautiful wide wooden staircase with gallery walls
+ Two large closets at 2nd landing
    - Linen
    - Crestron Home Automation smart-home system
    - Note: Kaleidescape does not convey
+ HVAC designated to 2nd floor
+ Wool Berber carpet throughout 2nd level

Guest Room #1

+ Large closet
+ Fan
+ Reading nook
+ Ensuite Bath
    - 'WarmYourFloor' radiant floor system
    - Towel warming rack
    - Custom designed vanity with Mirabelle sink
    - Glass finish Tub with shower
    - Herringbone tile floors
    - 2 Sconces

Guest Bedroom #2

+ Sitting area
+ Fan
+ French doors private covered balcony
+ Walk-in closet
+ Ensuite Bath
    - 'WarmYourFloor' radiant floor system
    - Towel warming rack
    - Custom designed vanity with Mirabelle sink
    - Glass closure shower with nook and marble tile
    - Herringbone tile floors

ADU Cottage

+ Separate security gate and private outdoor dining space
+ Covered entryway
+ Wood Floors
+ Open plan living room and kitchen
+ Kitchen

- Haier oven and range
- Whirlpool built-in microwave
- Cabinets with granite countertops
- Subway tile back splash
- GE Refrigerator
- Double sink
- GE Dishwasher
- Laundry area

+ Bedroom
  - Chandelier
  - Large windows
  - Walk-in closet
  - En Suite Bath
    - Black & White vintage style tile
    - Large single sink vanity with quartz counter
    - Bath with shower and subway tile surround

Outdoor Entertainment

+ Large back porch with eave, perfect for dining and entertaining
  - 2 overhead heaters for year-round enjoyment
  - Woodburning fireplace
  - Curtains surrounding deck
+ Back Patio
  - Custom built (2nd) wood-burning fireplace
  - Colossal ceramic planters
+ Extensive front landscaping and privacy landscaping
  - Groomed boxwood shrubs
  - Japanese Maples
  - Oak trees
  - Olive tress
  - Raised garden beds
  - Foxtail ferns
  - Oleander and other curated florals and greenery
  - Irrigation throughout
  - Artificial grass in back yard
+ Flagstone and pebble rock pathways

Garage

+ 2 car garage
+ Air conditioned throughout
+ Attached storage area
+ Infrared Sauna
+ Free standing 450-bottle wine cooler
+ Enclosed Wine Cellar Room

- Includes full case storage

Infrastructure

+ HVAC: Central with multi-zone thermostats
+ Water: Public, St. Helena City
+ Sewer: Public
+ Electric: PG&E and Solar
+ Internet: Xfinity available
+ Generac generator