

1480 WEST ZINFANDEL LANE, ST. HELENA

OVERVIEW

- Total Living Space: 5,397± sq. ft.
- 1.11± acres
- Single Family Residence: wood and stone siding with composition roof
- Custom built in 1994
- Remodeled 2019-2021 – complete list of renovations available
- 4 bedrooms
- 4.5 bathrooms
- Heated inground pool
- Gentleman's vineyard; 0.52± acres of Merlot

HIGHLIGHTS

- Modern farmhouse
- Completely remodeled chef's kitchen
- Expansive wine cellar
- Large bedrooms
- Multiple expansive porches
- Private setting with vineyard and mountain views
- Vaulted ceilings
- Seamless indoor/outdoor dining
- Detached guest quarters
- Conveniently located 5 minutes from downtown St. Helena

Featured Throughout

- Hardwood floors
- Vaulted and high ceilings
- Hunter Douglas Powerview shades; controlled by remote and mobile app
- Custom cabinetry
- New recessed lighting throughout
- New high efficiency windows and doors, Marvin Infinity Series
- Abundant natural light
- White shiplap wood paneled wall features

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MAIN

- Entry
 - Skylight
 - Generous space to receive guests
 - Sconce lighting
 - Custom wood door

- Living Room
 - Spacious with vaulted ceilings and exposed beams
 - Wood-burning fireplace with gas assist, stone surround, and custom wood mantle
 - Custom built-in entertainment center with shelving, soft close feature, speakers, and hide-away office space

- Formal Dining Room
 - Restoration Hardware chandelier
 - Glass French door to access porch
 - Large picture window with vineyard views

- Kitchen
 - Custom built Dura Supreme cabinets with abundant storage space and soft close feature
 - New tongue and groove ceiling with four skylights
 - Large center island with quartz slab
 - Vaulted ceiling has 4 skylights providing abundant natural light
 - Accordion glass doors for seamless transition to back porch
 - Chandelier and pendant lights above center island
 - Marble countertops with subway tile backsplash
 - Two undermount stainless steel Ruvati sinks with chrome fixtures; one with Insinkerator garbage disposal
 - Wolf 48-inch Dual Fuel 6-burner gas range with infrared griddle and two electric ovens with convection capability.
 - Zephyr stainless steel range hood with integrated wood casing
 - Built-in Sharp microwave drawer
 - Miele dishwasher with custom integrated wood paneling
 - Zephyr Dual Zone 46-bottle, built-in wine refrigerator
 - Sub-Zero refrigerator and 36" Sub-Zero freezer with integrated custom paneling; can be controlled remotely via mobile app
 - Two integrated stacking Sub-Zero undercounter refrigerator drawers
 - Toaster garage on rolling shelf
 - Built-in garbage pull-out
 - Mud Room Cabinets and bench at kitchen entry

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- Mobile device storage and charging drawer by kitchen entry door
- Pantry/Laundry Room (located off kitchen)
 - Recessed lighting
 - Quartz countertop/folding area
 - Built-in shelves and cabinets with soft close feature
 - Stacked LG washer and dryer
 - Pocket door
- Powder Room
 - Single sink oak vanity with marble top and soft close feature
 - Sconce and recessed lighting
 - Shiplap accent walls
 - Kohler toilet
 - Decorative tile floors
- Bedroom #1 (located to right of entry)
 - Vineyard views
 - Spacious closet with hanging rack and shelves
 - Glass French door access to front porch
 - Ceiling fan
- En Suite Bathroom
 - Herringbone marble tile floor
 - Lighted Vanity mirror with hidden storage
 - Single sink vanity with marble top, Moen chrome fixtures, storage space and soft close feature
 - Built-in storage shelves
 - Kohler toilet
 - Walk-in shower with glass enclosure, marble surround, hexagonal tile floor, shampoo nook and Moen chrome fixtures
- Bedroom #2 (located across from full bath)
 - Vineyards views
 - Glass French doors to access front porch
 - Walk-in closet with hanging rack and shelf
 - Ceiling fan
- Hall Bathroom
 - Single sink vanity with marble top, undermount sink and chrome fixtures
 - Sconce lighting
 - Bath/shower combo with glass enclosure, marble surround, shampoo/soap nooks and Moen chrome fixtures

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- Shiplap accent wall
- Kohler toilet

- Bedroom #3 (located to left of primary)
 - Abundant natural light
 - French doors to access north porch with vineyard and mountain views
 - Expansive closet with hanging rack and shelves above
 - Ceiling fan

- En Suite Bathroom
 - Wide plank tile floors
 - Single sink vanity with marble top, soft close feature, and chrome fixtures
 - Walk-in shower with river rock floor, marble surround, bench seat, window above and Moen chrome fixtures
 - Floating shelves
 - Kohler toilet
 - Makeup mirror with lighting

- Primary Suite, bedroom #4
 - French doors to access north porch with vineyard and mountain views
 - Shiplap accent wall
 - Ceiling fan
 - Vaulted ceiling
 - Abundant natural light
 - Mendota gas fireplace with honed marble surround
 - Two walk-in closets with hanging space and shelves

- Primary Bathroom
 - Large format marble tile floors
 - Shiplap accent walls
 - Chandelier and sconce lighting
 - Kohler standing tub with chrome fixtures and shower wand
 - Double sink vanity with marble top, soft close feature, Kohler undermount sinks with chrome fixtures
 - Nutone radiant heat floors
 - Walk-in shower with glass enclosure, chrome fixtures, dual showerheads including rainfall showerhead, marble surround with mosaic tile floor

Cottage (Wine Cellar and Guest Studio)

- Guest Quarters (located on upper level)
 - ADT Alarm system
 - Carpet floors

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- Vaulted ceiling
- Paneled French doors to access private porch with mountain views
- Built-in storage space
- Recessed lighting with ceiling fan
- Bar with Sanyo stainless steel mini fridge and Panasonic microwave
- Bathroom with shower, single sink vanity, tile floors and Kohler toilet

- Wine Cellar (lower level)
 - Custom wood door
 - Custom wine racks and display shelves
 - Chandelier lighting
 - Tile floors
 - Exposed rock columns
 - Live security camera
 - Separate air-conditioning and humidity control
- Two Car Garage (lower level)
 - Dual doors with automatic garage door opener
 - Sizable storage room

LANDSCAPING

- Curated gardens with lavender, roses, hydrangeas, etc.
- Olive trees
- Flagstone walkway and pool patio
- Outdoor and pathway lighting and up-lighting on olive trees; on mechanical timer
- Decorative fountain in front, on mechanical timer
- Automated drip system

EXTERIOR & OUTDOOR ENTERTAINING

- 31x12 ft heated pool with automatic pool cover, pool sweep, filtration, and chlorinator
- Expansive porches, patios and decks
- Turf lawn space adjacent to pool
- Pool lounge area covered by wooden trellis
- Front porch swing
- Plenty of parking for family and guests
- Natural gas line installed for outdoor barbeque

INFRASTRUCTURE

- Water: Well on site
- Sewer: Septic, mound
- Electric: PG&E
- Natural Gas: PG&E

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- HVAC: two zone system; controlled remotely via mobile app
- Internet and Cable: Xfinity
- Water Heater Main House: New tankless
- Water Heater Guest Quarters: New gas tank heater

Security

- New ADT security system with multiple cameras, and remote mobile app monitoring capability
 - New 12 camera system
 - Added interior camera to wine cellar
 - Ring doorbell with camera and sound
 - Added digital locking system