



1457 SOUTH WHITEHALL LANE, ST. HELENA

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#### OVERVIEW

- + Lot Size: 2.6± acres
- + Main House 3,693± Sq Ft
- + Year Built – 1960
  - o Remodeled in 2009 throughout, added garage, gym and pizza oven/ BBQ area recently
  - o Current owners bought in 2011
- + Private natural setting
- + 5 Bedrooms
- + 4.5 Bathrooms
- + Library
- + Wine Cellar
- + Entrance with tranquil fountain
- + Great room with Chef's kitchen, living room and dining area that open onto decks
- + Balconies and decks with views
- + Infinity edge pool
- + Bocce court, pizza oven/BBQ bar area
- + Garage with workshop, finished floors and large windows looking out to the trees
- + Industrial style gym with full bath below garage
- + Luxurious gardens with outdoor entertaining area, pizza oven and bocce ball court
- + Exterior Features – extraordinarily landscaped, pool, outdoor dining, very private
- + Exterior landscape lighting throughout
- + Gated drive
- + Home comes fully furnished

#### EXTERIOR

- + Board and Batten exterior treatment
- + Western Red Cedar siding
- + Copper gutters and downspouts
- + Indigenous Napa Valley stone accents
- + Velux double pane E-tempered skylights and windows
- + Solid core insulation in ceiling and selected exterior walls

#### FEATURED THROUGHOUT

- + Dramatic architectural features

- + Vaulted open beam western red cedar ceilings in Great room and Library
- + Western red cedar interior siding
- + Solid Mahogany doors
- + Stain grade alder bookshelves and vanities
- + Oil- rubbed bronze hardware
- + Wide-plank black walnut floors manufactured by Richard Marshall
- + Recessed lighting and with low voltage art-spot lights
- + Lutron system
- + Arched hallways

#### ENTRY

- + Tranquil fountain
- + Gallery entry with low voltage art spot lighting
- + Black walnut and porcelain tile floor in basket-weave pattern
- + Skylight ceiling with open beam detail
- + Glass nano wall open to patio area, pool area and views
- + Coat closet

#### POWDER ROOM

- + Just off Foyer
- + Easy access from Great room pool and patio
- + Black walnut hardwood floors
- + Natural cross section Redwood vanity
- + Solistone cubic marble backsplash

#### KITCHEN

- + Black Walnut hardwood floor
- + Large island with foot disposal trough and pendant lights
- + Black matte granite countertops (treated to seal pores and help prevent stains)
- + Solistone cubic marble backsplash
- + Bamboo cabinetry with cross- grain detailing
- + Wolf 4 burner professional gas cooktop with center griddle
- + Wolf professional range hood
- + Subzero refrigerator and dual freezer drawers
- + 2 additional Subzero refrigerator drawers
- + Open beam ceiling
- + Italian hand-blown lighting over bar seating area, seats up to 6 people
- + Commercial grade disposal
- + Kitchen Aid Dishwasher

#### WINE CELLAR

- + Custom wine cellar designed by Architect Jon Lail
- + Black Walnut and Porcelain tile floor in basket-weave pattern
- + Stone and Black Walnut façade

- + Temperature controlled
- + Accessed from Kitchen
- + Custom door
- + Can hold all bottle sizes

#### LIVING ROOM

- + Three walls of windows and Nano doors to exterior seating areas
- + Napa Valley indigenous stone fireplace with concrete mantel and hearth
- + Built-in Alder Cabinets on both sides of fireplace with storage and glass shelving
- + Spot lighting

#### DINING ROOM

- + Open to outside, Livingroom and Kitchen
- + Italian blown custom chandelier above table
- + High beamed ceiling
- + Black Walnut floors

#### LIBRARY

- + Napa Valley Stone fireplace with concrete hearth and mantel
- + Custom cabinets and bookshelves abutting fireplace
- + Black Walnut hardwood floor
- + Open beam ceiling with skylights
- + Views of gardens and forest
- + Large custom window seat
- + Bar with custom cabinetry and glass shelving
- + Wood office desk

#### PRIMARY SUITE

- + High open beam ceiling with skylights
- + Recessed lighting on dimmers
- + Napa Valley stone fireplace with concrete hearth and mantle
- + Walk in closet with bi-panel pocket doors
- + Large window seat with skylight and storage drawers beneath
- + Views
- + Easy access to patio and pool.
- + Primary En Suite Bath
  - Porcelain tile shower with glass surround and high-flow thermostatic valve
  - Kohler toilet
  - Alder vanity with honed granite countertop
  - Custom Alder cabinetry
  - Polished nickel fixtures
  - High ceilings and skylight with open beam details
  - Water closet
  - Porcelain tile floor

#### GUEST BEDROOM #1 AND #2

- + Black walnut hardwood floor
- + Full wall of mirrors
- + Recessed lighting
- + Ceiling fan
- + Double-door closet
- + Large window seat bench with storage drawers beneath
- + Built in Alder bookcases
- + Views of garden
- + Bedrooms Jack & Jill bathroom
- Porcelain tile floor
- Shower over tub with honed porcelain tile surround
- Custom Alder vanity and cabinetry

#### GUEST BEDROOM EN SUITE #3

- + Black walnut hardwood floors
- + Open beam/ tongue in groove ceiling
- + Door to private balcony
- + Views of gardens, valley and hills
- + Bath En Suite
  - Porcelain tile floor
  - Alder vanity with honed granite countertop
  - Walk in stall shower with high thermostatic valve
  - Bain Ultra soaking tub

#### GUEST BEDROOM/ BATHROOM #4

- + Black Walnut hardwood floor
- + Full wall of mirrors
- + Large closet with custom shelving
- + Open beam/ tongue in groove ceiling
- + Bathroom
  - Porcelain tile floor
  - Large walk-in shower with porcelain tile, rain shower head
  - Custom Alder vanity and cabinetry with honed granite countertop

#### LAUNDRY CLOSET

- + Washer and Dryer
- + Storage Cabinet

#### GARAGE

- + Newly constructed
- + Custom 2 car garage with wood/glass doors
- + Board and batten siding
- + Finished detailed workshop and sink

- + Stone floors
- + Large windows adorn back wall

#### GYM

- + Located in the lower level of garage structure
- + Large entry with lockers
- + Windows looking out to gorgeous tree-scape
- + Industrial metal siding
- + Concrete flooring
- + Storage closet
- + Full bathroom

#### OUTDOOR & ENTERTAINING AREAS

- + Custom pizza oven/ built in BBQ with bar height granite countertops and backsplash.
- + Bocce ball court with ironwood deck and railings overlooking the valley
- + Heated Two Edge- Infinity pool with outdoor dining table and chaise lounges
- + Spacious ironwood decks and balconies
- + Rock retaining wall for garden beds, beautifully maintained
- + Wide meandering paths throughout

#### INFRASTRUCTURE

- + Two zone HVAC
- + Propane
- + PG & E electrical
- + Well: Shared water system with high efficiency variable rate water pump
- + Tankless water heaters
- + Copper plumbing throughout

#### IMPROVEMENTS SINCE PURCHASE

- + Added garage and gym
- + Purchased land from neighbor to accommodate setbacks for construction of gym/garage
- + Added outdoor kitchen, decking and railings
- + Added railings and decking around bocce court
- + Opened the valley facing living room wall to create seamless indoor-outdoor living space
- + Stone terraces, pathways on all slope sides of property
- + New lighting and shelving throughout, including bar area
- + New driveway
- + Buried PGE lines on our property as well as with the hilltop homeowners for lines leading up to home.
- + New landscaping throughout yard

*\*\*\*Art does not convey in sale, only furniture is included*