

1181 HILLVIEW PLACE, ST. HELENA

OVERVIEW

- Total Living Space: 1,583± sq. ft.
- 0.16± acres
- One Story, Single Family Home
- 2 bedrooms
- 2 full baths, 1 half baths
- Private Courtyard
- In-ground Pool
- Fully furnished

HIGHLIGHTS

- Re-designed by Shay Zak
- Wide plank, hard wood floors throughout
- Vaulted ceilings
- Multiple outdoor entertaining areas
- Garden beds
- Mature olive grove
- Quiet, dead end street
- Close to vineyards
- 2 car garage converted to additional living space
- Lutron lighting throughout
- Conveniently located 4 short blocks from downtown St. Helena
- Sonos sound system
- New outdoor pizza oven

MAIN HOUSE

- Living Room/Dining Room
 - Vaulted ceilings
 - Decorative fireplace
 - Doors open to porch and courtyard
 - Dining table seats eight
 - Chandelier lighting over dining area
 - Powder room
- Kitchen
 - Marble countertops and backsplash
 - Custom built-in cabinetry with abundant storage and soft closure
 - Center island with seating and undermount stainless sink and garbage disposal
 - Storage pantry closet
 - Viking stainless steel side by side refrigerator and freezer with ice maker
 - Viking 6 -burner gas stove top, with 2 burner grill; with Viking Hood
 - Microwave

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- Viking gas double oven
- Bar seating
- Opens up to courtyard and pool

- Primary Suite
 - Feature wall
 - Glass sliding door to access back patio and pool
 - Double closet
 - En-Suite Bathroom
 - Subway tile shower stall with glass closure
 - Double-width vanity with marble countertops and custom cabinets
 - Soaking tub

- Secondary Bedroom Suite
 - Glass sliding door to access back patio and pool
 - Double closet
 - En-Suite Bathroom
 - Subway tile shower stall with glass closure
 - Double-width vanity with marble countertops and custom cabinets

- Media Room (Converted Garage)
 - TV
 - Sitting ares
 - Sliding glass door access to back patio
 - Laundry area with Miele Washer and Dryer, cabinets and folding counter

EXTERIOR

- In-ground lap pool with electric safety cover and Baja Bench
- Poured concrete back patio
- Custom metal pergola
- Sunbrella patio furnishings
- Commercial grade propane heater
- Wood burning Forno Bravo Pizza Oven
- Weber Gas Grill
- Citrus trees
- Raised garden beds
- Private front courtyard with decomposed granite and poured concrete
- Mature Olive Orchard with string lights and uplighting
- Automatic drip
- Ample outdoor lighting

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INFRASTRUCTURE

- Water & Sewer: City of St. Helena
- Electric & Natural Gas: PG&E
- Garbage: Upper Valley Disposal
- HVAC: Central Air and Heat
- Cable: Connected
- Solar
- Pool maintenance and gardener included