4034 Spring Mountain Rd., St. helena

Overview
+ APN: 020-300-059-000
+ Two story Euro-Craftsman style home with shingled siding and field-stone lower walls
+ Interior design and fixtures by A.S.I.D Rowena Foster
+ Tile roof
+ Built in 1986 by John Scruby of Olde World Design
+ 4 Bedrooms
+ 3 Full Bathrooms
+ Main House: 2,544± sq. ft. & Cottage: 600± sq. ft.
+ 2.03± acres
+ Two, 2 car detached garages (lower was built in 2007); one has wine barrel room attached
+ Private and serene setting
+ Expansive outdoor living
+ Front walkway is paved with original cobblestones reclaimed from San Francisco's historic Market Street
+ Fir handcrafted doors and cabinets with Honduras Mahogany
+ Custom woodwork throughout
+ Generac whole house generator
+ Breathtaking views of mountains and vineyards
+ Located in Spring Mountain District AVA
+ 1± acre planted to Cabernet Sauvignon; producing up to 23 cases of wine

Main Home
+ First Floor
    o Tile floors
    o Welcoming entry hall
    o Library with built-in bookshelves
    o Open ceilings with hand-hewn beams
    o Dining area with wood burning stone fireplace and French doors opening to 350± sq. ft. redwood deck

- o Living room with built-in window seat framing Mount St. Helena
- o Full bath with walk-in stone shower and panoramic windows
- o Cozy sound-proof media/screening room with bench style seating and high-speed internet
- o Climate stable wine cellar holds up to 50± cases
- o Chef's Kitchen
    - ▪ Center island seats up to four
    - ▪ Wolf 6 burner gas range
    - ▪ Bosch electric stacked ovens
    - ▪ Viking refrigerator
    - ▪ Fisher and Paykel dishwasher
    - ▪ Quartzite countertops
    - ▪ Built-in microwave
    - ▪ Food pantry
    - ▪ Supply closet
- + Second Level
    - o Oak floors
    - o 4 bedrooms including Primary Suite
    - o Walk-in closet adjacent to Primary suite
    - o 3 bedrooms have 275 sq. ft. bunk/loft area with hand-railed, laddered steps
    - o Guest bathroom with tile shower
    - o Laundry room with Kenmore washer and dryer
    - o Views of Mount St. Helena and Diamond Mountain

Cabernet Cottage
- o Constructed in 2000 and remodeled in 2021
- o 600± sq. ft. California Craftsman style cottage overlooking vineyard
- o $2,750/month (current lease ending July 31, 2024)
- o Stone front porch
- o Open floor plan with tile floors
- o Living room
- o En-suite bedroom
- o Gated private driveway
- o Private Redwood deck
- o Furniture and furnishings included in the sale
- o All utilities served by the main house
- o Stacked washer and dryer

- o Propane furnace
- o Water heater
- o This is a manufactured structure

Outdoor Entertaining

+ Breakfast grotto with water feature
+ Koi pond with waterfall feature and stream
+ Landscaped outdoor entertaining area including flagstone and artificial grass
+ Gaming area
+ Timed irrigation system served front garden and fern grotto
+ 350± sq. ft. redwood deck
+ Private cul-de-sac can be used for extra parking
+ Meticulously maintained
+ Meandering pathways
+ Tool and garden shed
+ Outdoor garden lights and security lights on residence and both garages

Infrastructure

+ Water:
  - o Community well; well, pump and 10,000 gal. storage system operates as "Bill's Hill Neighbors Association" and is supervised by an independent paid manager. Each household's annual fee for 2024 was $1,500 to cover on-going, routine operating costs in addition to assessments as needed for extra repairs. All members belong to the "XiO" a computerized water monitoring system; providing water usage reports by household that are published quarterly
  - o 3,000 gal. holding tank
  - o Designated generator powering well and pump
+ Sewer
  - o Septic (serves both primary residence and guest house)
+ Gas & Electric
  - o Propane tank (500 gal. tank; rented yearly)
  - o PG&E- electric
+ WiFi; Kelton, serves entire property and guest house
+ TV; Satallite
+ Foundation: Slab
+ Central Heat and Air (main house)

+ Generac whole house generator (propane; serves both main house and cottage)
+ Elevation; just over 2,000 ft.