

# 2930 SILVERADO TRAIL NORTH, ST. HELENA

## OVERVIEW

- Total Living Space: 4,184± sq. ft.
- 2.84± acres
- Three-Story, Single Family Home; game room, half bath, wine cellar, garage and utility room on the lowest floor
- Wood siding and composition roof
- 4 bedrooms; plus bonus room/office
- 3 full baths, 2 half baths
- Built in 1984; extensively renovated in 2006
- Current owners purchased in 2004
- Attached garage
- Private gate entry

## HIGHLIGHTS

- Lovingly maintained inside and outside
- Temperature controlled wine storage room
- Bocce court
- Pool with integrated spa and electric cover
- Stunning vineyard and mountain views
- 5 mins from downtown St. Helena restaurants and shops

## INTERIOR

- Entry
  - Glass entry door
  - Access door to lower level

## MAIN LEVEL

- Living Room
  - Wood burning fireplace
  - Glass sliding doors to deck
- Dining Room
  - Glass sliding doors to access covered pool deck
- Kitchen
  - Center island with 5-burner, gas Electrolux stove top
  - Stainless Steel AmeriSink with Insinkerator garbage disposal
  - GE Café stainless steel refrigerator/freezer
  - Insignia beverage refrigerator
  - Bosch dishwasher

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- Wolf electric dual ovens
- Oak cabinetry
- Wood paneled ceiling
- Dual sliding glass doors to access deck
  
- Powder Room
  
- Laundry Closet
  - Stainless Steel sink
  - Stacked Whirlpool washer and dryer
  - Cabinet space
  
- Primary Bedroom
  - Carpet floors
  - Vaulted wood ceiling
  - Standing wood burning stove
  - Sliding glass doors to access side deck
  - Sliding glass doors to back deck, bocce court and garden
  - Walk-in closet
  - En-suite Bathroom
    - Dual sink vanity
    - Walk-in shower
  
- Guest Bedroom
  - Two closets
  - Wood floors
  - Glass sliding door to back deck overlooking rose garden
  
- Guest Bathroom
  - Double sink vanity
  - Tub/bath combo
  - Tile floors with radiant heat
  
- Office
  - Glass slider door to access back deck

### TOP FLOOR

- Guest Bedroom #1
  - Vaulted ceiling with ceiling fan
  - Spacious closet

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- Guest Bedroom #2
  - Ceiling fan
  - Abundant natural light and windows
- Guest Bathroom
  - Double sink vanity
  - Tub/bath combo
  - Tile floors

## LOWER LEVEL

- Game room with pool table, piano and built-in shelves (wired for projector) \*convey with the sale
- Access to garage
- Powder room
- Sliding glass door to side patio
- Case storage in wiring room (20 cases), passive cooling (underground); access through powder room
- Wine storage room with Wine Mate cooling system (accessed in garage)
- Engineering and garden storage space with water treatment, pressure tank and well pump

## EXTERIOR

- Large wooden decking around Buddha fountain and shaded by a red Pistache tree (one of two)
- Covered deck with ceiling fan
- Fruit trees including pear, citrus, etc.
- Table Grape vines
- Live and Valley Oak throughout, Fruitless mulberry for shade.
- Rose garden
- Succulent garden
- Approximately 400 vines- mature cabernet grapes; with some vine loss
- Stone pathway

## SHEDS

- Pool equipment
- Air Conditioning (angled to throw noise away from residence)

## INFRASTRUCTURE

- Well: 4.7 gpm; 8,000 gal. storage tank
- Septic

## 2930 SILVERADO TRAIL NORTH, ST. HELENA

- Electric: PG&E
- Propane
- Garbage: Upper Valley Disposal
- HVAC: Honeywell; 3 zones
- Internet & Cable: Xfinity
- Water Heater: propane
- Bay Alarm System with sensors throughout