



1610 SULPHUR SPRINGS, ST. HELENA

Overview

- + Single level Ranch-style home with stucco exterior
- + Private gated property
- + Effective year built in 2007
- + Total Living Space: 3690± sq. ft.
- + 4 Bedrooms
- + 3 Full Bathrooms
- + 0.54± acres
- + Open floor plan
- + Expansive outdoor living
- + Outdoor access from every room
- + Inground pool with integrated spa and electric cover
- + EV Tesla charging station
- + Short distance to tennis courts and public park with Farmer's Market
- + Vineyard and mountain views

Featured Throughout

- + Smart home system – phone app control system
- + French doors in every room
- + Large plank maple floors
- + Recessed lighting
- + Custom shades throughout
- + High ceilings
- + Security system connected ADT
- + Whole home audio system indoors and outdoors
 - o Marantz receiver
 - o Xantech amplifier
 - o Leviton speakers

ERIN LAIL

Home Features

- + Formal entry with coat closet
- + Great Room (Living, Dining and Kitchen)
 - o Wall to wall glass French doors open directly to front patio and back yard
 - o Soaring vaulted ceiling
- + Wood burning fireplace with custom stainless-steel hearth
- + Built-in, touch-latch hidden storage cupboards
- + Custom chandelier over dining area
- + Kitchen
 - o Diamond Oak custom cabinets with soft close drawers
 - o Island with sink and eating bar
 - o Stainless steel counters throughout
 - o Miele dishwasher
 - o Viking oven with six-burner stove top
 - o Viking hood over range
 - o SubZero refrigerator and freezer
 - o Viking 40-bottle wine cooler
 - o Built-in Viking microwave
 - o Built-in Miele Coffee Machine
 - o Large walk-in butler's pantry with ample storage
- + Full Bath (East wing)
 - o Single Vanity
 - o Large walk-in shower with glass enclosure
 - o Tile throughout
 - o Dual flush toilet
 - o Skylight
- + Bedroom 1/Office
 - o Wall-to-wall Berber carpet
 - o Closet
- + Laundry Room
 - o Side by side Frigidaire washer/dryer
 - o Folding station
 - o Storage shelves
 - o Tile floors
- + Office/Gym
 - o Wood floors
 - o Wall-to-wall storage closets



ERIN LAIL

- + Family Room/Theater Room
 - o Multiple French doors open to patio and pool
- + Bedrooms 2 and 3
 - o Large wall-to-wall closet
 - o French doors
 - o Wall-to-wall Berber carpet
 - o Shared Bath
 - Single sink vanity
 - Jetted soaking tub with shower
 - Tile floors
 - Skylight
- + Primary Suite
 - o Walk-in closet
 - o Wall-to-wall Berber carpet
 - o Abundant natural light
 - o French doors opening to pool patio
 - o En Suite Bathroom
 - Travertine tile floors
 - Walk-in shower with glass enclosure
 - Large soaking tub
 - Double sink vanity with soft close feature

Outdoor Entertaining

- + Heated pool with integrated spa, and electric cover
- + Lounge area
- + Artificial lawns
- + Custom designed cement & wood built-in raised garden beds
- + Mature trees provide morning and afternoon shade
- + Large paver brick entertainer's patio, able to accommodate 50 ppl
- + Outdoor lighting
- + Front patio
 - o Covered pergola
 - o Shaded seating areas
 - o Lush greenery creates perfect privacy



ERIN LAIL

Infrastructure

- + Water: Public
- + Sewer: Septic – 1500 gallon
- + Foundation: Slab
- + HVAC: Central
- + Nest System
- + Tesla power wall
- + Tesla charger
- + All landscape on irrigation

