

1837 MADRONA AVE · ST. HELENA, CA

## PROPERTY DETAILS

### BACKGROUND & ZONING

- Lot Size: 3.01 +/- Acres (14,155 SF)
- APN: 009-303-006
- Zoning: Medium Density Residential
- Fall 2021 Completion

- Developer / Designer: Hurley Hafen
- Architect: Joseph P. Farrell
- Builder: Kelley Construction



### THE PROPERTY OVERVIEW

- 4,038 +/- Total SF of interior conditioned spaced
- Main Residence: 3,407 SF
  - 3 Bedroom suites
- Attached Garage: 354 SF
  - Two additional exterior off-street parking spaces
- Guest House (ADU): 631 SF
  - 1 Bedroom + Bath
- Outdoor living / dining patio with kitchen + wood burning fireplace
- Pool + Spa with sitting ledge
- Fully furnished + accessorized (*included in offering*)

### EXTERIOR FINISHES

- Omega Flex stucco with integral color – *Fine, Custom color*
- Southland windows + doors – *Black, all metal*
  - Trim-less stucco surround
- Corrugated metal roof – *Sheffield, Matte black*
- Napa Syar stone entry surround, chimney + fireplace
- Concrete landings + living/ dining patio – *Sand finish*
- Hinkley Atlantis wall sconces

### INTERIOR FINISHES THROUGHOUT

- Southland windows + doors – *Black, all metal*
- Painted walls – *Farrow & Ball, Wevet #273 color match*
- Full-height solid cored rift White Oak interior doors – *Dead black finish*
  - Emtek door hardware – *Matte black finish*
- Poured concrete flooring with finish coat

- Recessed lighting
- Crestron home automation system
- Automated + pocketing window shades

## MAIN RESIDENCE

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### INTERIOR FLOOR PLAN

- Entry Foyer
- Great Room - Living + Dining
- Chef's Kitchen
- Scullery – Back Kitchen + Laundry
- Wine Room
- Powder Room
- Primary Suite
- 2 x Guest Suites
  
- Attached Garage (1-Car)

### ENTRY FOYER

- 10-foot pivot entry door
- 10-foot ceiling height
  - Cedar wood paneled ceiling – *Custom stain*
- Wall lights - *Ball Bracket*
- Black + Gold leaf mirror – *36" x 72"*
- Recessed lighting

### GREAT ROOM - Living + Dining

- 13-foot ceiling height
  - Cedar wood paneled ceiling – *Custom stain*
- Southland lift + slide full pocketing doors – *12' x 20'*
  - Open to covered outdoor living / dining patio
- Media wall with custom built-in cabinetry - *Farrow & Ball, Mouse's Back #40 color match*
  - Fireplace with steel mantle / shelf
- Dining chandelier - *Agnes 14 Bulb Chandelier*
- Recessed lighting

### CHEF'S KITCHEN

- Open to Great Room
- 10-foot ceiling height
- Recessed lighting + speakers

### Cooking + Side Walls

- Custom cabinets – *High gloss white finish*
- Floating wood shelves
- Quartz countertop – *White Zeus*
  - Bocchi Sotto undermount fireclay 18” prep sink - *White*
  - Brizo Litze Faucet
- Heston 48” Range Oven – *Black*
  - 48” hood with steel surround
- 30” Liebherr Fridge Tower – *Cabinet paneled*
- 18” Liebherr Freezer Tower – *Cabinet paneled*
- 24” Bosch Dishwasher – *Cabinet paneled*

### Eat-In Island

- Custom island - *Cleaf Nero*
  - Eating ledge seating 4
- Quartz countertop – *Eternal Noir*
  - Bocchi Sotto undermount fireclay primary 32” sink – *Matte Black*
  - Brizo Litze Faucet
- Lighting pendant - *One-Well Known Sequence*

### **SCULLERY – Back Kitchen + Laundry**

- Custom cabinets – *High gloss white finish*
- Quartz countertop – *White Zeus*
  - Bocchi Sotto undermount fireclay 32” sink – *White*
  - Brizo Litze Faucet
- 30” Liebherr top / bottom fridge freezer
- Electrolux side by side washer + dryer (gas)
- Recessed lighting

### **TEMP CONTROLLED WINE ROOM**

- Custom steel wall shelving - *Black*
  - Accommodates all bottle sizes up to 150 ML
- Painted walls – *Farrow & Ball, Off Black #57 color match*
- Steel surround windows + door – *Black*

### **POWDER ROOM**

- Custom Quartz surround floating vanity – *Eternal Noir*
  - Waterworks undermount sink – *Clara, Black*
  - Waterworks faucet + accessories - *Ludlow*
  - Pendant - *Tube Chandelier*
- Mirror – *RH Varese two toned 60” round mirror in bronze*
- Wall sconce - *Gem Tempo*
- Painted walls – *Farrow & Ball, Off Black #57 color match*

## PRIMARY SUITE

- Fireplace (gas) with Quartz mantle + surround – *Honed Opal white*
- Window sitting nook
  - Wall sconces – *Barbara Barry sweep sconces*
- Direct access to living / dining patio
- Recessed lighting

### Bathroom

- Walk-in frameless glass shower
  - Polished mosaic onyx wall + floor tiles – *1" x 1"*
  - Waterworks fixtures - *Ludlow*
- Custom floating dual vanity – *Cerused White Oak*
  - Quartz vanity top – *Miami white*
  - Boffi Cathino 3 vessel sinks
  - Boffi Lotus back-lit mirrors
  - Boffi Gio hanging pendants
- Boffi Fisher Island free-standing soaking tub – *65" x 31.5"*
- Waterworks fixtures, faucets + accessories - *Ludlow*
- Private water closet
- Recessed Lighting

### Walk-In Closet

- Custom cabinetry
- FA Pinecone round pendant
- Recessed Lighting

## GUEST SUITE 1

- French doors to front courtyard access
- Recessed Lighting

### Bathrooms

- Walk-in Frameless glass shower
  - Polished mosaic honed Bianco Bello marble wall + floor tiles – *1"x1"*
- Custom vanity – *Super matte white*
  - Quartz vanity top + waterfall edge – *Pearl Jasmine*
  - Waterworks undermount sink - Clara
  - Wall mirror *30" x 56"*
  - Pendants – *Lauren Rottet*
- Kohler Archer 60" bathtub
  - Quartz surround – *Pearl Jasmine*
- Waterworks faucets, fixtures + accessories - *Ludlow*

### Walk-In Closet

- Custom Cabinetry

## GUEST SUITE 2

- French doors to side yard access
- Recessed Lighting

### Bathrooms

- Walk-in Frameless glass shower
  - Polished mosaic honed Bianco Bello marble wall + floor tiles – 1" x 1"
- Custom vanity – *High gloss light grey*
  - Quartz vanity top + waterfall edge – *Pearl Jasmine*
  - Waterworks undermount sink - *Clara*
  - Wall mirror 30" x 56"
  - Wall sconces - *RH Barton Grande*
- Kohler Archer 60" bathtub
  - Quartz surround – *Pearl Jasmine*
- Waterworks faucets, fixtures + accessories - *Ludlow*

### Walk-In Closet

- Custom Cabinetry

## GUEST HOUSE (ADU)

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### INTERIOR FLOOR PLAN OVERVIEW

- Gym + Kitchen
- Bedroom
- Full Bathroom

### GYM + KITCHEN

- French doors to outside
- Custom cabinetry – *High gloss white*
  - Quartz countertop – *White Zeus*
  - Bocchi Sotto undermount fireclay 18" sink
  - Brizo Litze Faucet
- Geberit North America cooktop
- Dishwasher
- Refrigerator / Freezer w icemaker

### BEDROOM

- French Doors to outside
- Wall closet with built-in cabinetry
- Recessed Lighting

### BATHROOM

- Walk-in frameless glass shower
  - Polished mosaic honed Bianco Bello marble wall + floor tiles – 1" x 1"

- Quartz inset shelf – *Pearl Jasmine*
- Custom dual vanities – *Super matte light grey*
  - Quartz vanity top + waterfall edge – *Pearl Jasmine*
  - Waterworks undermount sink – *Clara*
  - Pendants – *Origo*
  - Wall mirrors – 30" x 56"
- Kohler Archer 72" inset bathtub
  - Quartz surround – *Pearl Jasmine*
- Waterworks faucets, fixtures + accessories - *Ludlow*
- Recessed lighting
- Private water closet

## **GARAGE + DRIVEWAY**

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- Attached 1-car garage: 354 SF
  - Concrete floor finish
  - Roll up steel + glass garage door
  - AV closet + storage closet
- Two (2) off-street parking spaces

## **OUTDOOR SPACE**

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### **FRONT ENTRY**

- Private hedged entry with steel trellis and entry gate
- Entry courtyard garden
  - Mature olive trees
  - Crushed rock with Napa Syar Stone pavers
- Covered main entry
  - Napa Syar stone surround
  - Cedar paneled ceiling – *Custom stain*
  - Concrete landing – *Sand finish, integral color*
  - Entry pendants + wall sconces - *Darlana*

### **OUTDOOR LIVING + DINING TERRACE**

- Expansive concrete dining / living patio – *Sand finish*
- Built-in outdoor kitchen
  - Custom Teak cabinetry – Medium stain
  - Brushed marble countertop + backsplash – *Absolute black, honed*
  - Built-In 36-inch BBQ – *Hestan*
  - Steel surround exhaust hood
  - Bocchi Sotto undermount fireclay 27" sink – *Matte black*
  - Brizo Litze Faucet
- Wood burning fireplace – *Syar stone*
- Pool + Spa with sitting ledge