



1590 SYLVANER, ST. HELENA

OVERVIEW

- + APN: 009-531-012-000
- + Architecture style: Contemporary/Modern
- + 4 Bedrooms
- + 3.5 Bathrooms
- + 3622± sq. ft.
- + 0.35± acres
- + 3 level home
- + Wrap around decks with Spa
- + Vaulted ceilings in nearly every room
- + Beautiful custom lighting throughout
- + Tesla Solar Equipped

MAIN LEVEL

Entry Hall

- + Formal area

Living Area

- + Vaulted ceiling with exposed beams
- + Floor to ceiling windows with views
- + Large modern chandelier lighting
- + Sliding doors with outdoor access
- + Large stone to ceiling, open-hearth fireplace
- + Oak floors

Wine Cellar

- + Show piece – custom built
- + Glass Closure
- + Temperature Controlled - Extreme 3500 by Whisper-Kool
- + Multiple format storage
- + Marble tile
- + Lighted barrel feature

Kitchen

- + Large Island with waterfall Quartz counters, with seating and storage
- + Krause sink with window

- + Insinkerator disposal
- + Sharp built-in microwave
- + Wolf 6-burner with oven
- + Fan
- + Bosch Silence Plus 44 Dishwasher
- + Subzero with Double Drawer Freezer
- + Large Pantry Closet
- + Under Cabinet & Floor lighting
- + Quartz countertops
- + Custom lit glass storage
- + Wood floors

Dining Area

- + Open to Kitchen and Living Room
- + Chandelier over table
- + Patio access with glass sliders

Guest Bath 1

- + Single vanity
- + Quartz tile
- + Toto toilet

Primary Bedroom 1

- + Sitting area
- + Vaulted ceilings
- + Walk in closet with hanging system and safe
- + Sliding glass doors with patio access
- + Ceiling fan
- + Ensuite Bath
 - o Large double Vanity with make-up station, Corian counters
 - o Sconces
 - o 3 Mirrors
 - o Soaking Tub
 - o Glass closure double Shower with Shower Niche
 - o Built in Linen Storage
 - o Stone tile
 - o WC

Laundry room

- + Counter with storage folding area and sink
- + Cabinet storage
- + Workstation

- + Hanging area
- + Maytag Extra Power commercial front loader Washer and Dryer

UPSTAIRS

Primary Bedroom 2

- + Sitting area
- + Vaulted ceiling
- + Ceiling fan with light
- + Berber carpet
- + Walk in closet
- + Ensuite Bath
 - o Vanity with quartz-like counter
 - o Mirror with light
 - o Glass closure double shower with built in niche

Ensuite Bedroom 3

- + Wall to wall closet
- + Sliding doors to Juliette Balcony with views of fountain
- + Ceiling fan with light
- + Berber carpet
- + Ensuite Bath
 - o Tub with Shower over
 - o Glass door closure
 - o Single vanity
 - o Second door for hallway access

Bedroom 4

- + Wall to wall closets
- + Vaulted ceiling
- + Ceiling fan with light
- + Sliding doors to Juliette Balcony with views of fountain
- + Berber carpet

LOWER LEVEL

Media Room

- o Statement light fixture Laminate floors
- + Naturally Cool storage
- + Storage closet

GARAGE

- + Double doors

- + Epoxy floors
- + Workshop
 - o Cabinets with sink
 - o Storage for Equipment

OUTDOOR ENTERTAINING

- + Wrap around patio
- + Spa
- + Garden beds cascade up the stairs
- + Water feature
- + Very private

INFRASTRUCTURE

- + Water: Public
- + Sewer: Public
- + Gas & Electric: PG&E and propane
 - o Tesla Solar panel and storage
- + WIFI/TV: Xfinity
- + Foundation: Poured Concrete Perimeter
- + HVAC: Central