

## PROPERTY DETAILS

## 1597 ARROWHEAD DRIVE, ST. HELENA

## OVERVIEW

- + Architecture style: Modern Ranch completed May 2025
- + Built by Vine Homes Construction
  - o Designed by Joseph Farrell
  - o Interiors by Vine Design
- + 2473± Sq Ft
- + 3 Bedrooms
- + 4 Bathrooms
- + 0.33± acres
- + Open concept Living, Dining and Kitchen
- + Wide plank engineered white oak floors throughout
- + Expansive vineyard and mountain views
- + New landscaping and hardscape/driveway, and pool/spa designed by Paradise Pools
- + Just south of downtown St. Helena

## MAIN HOUSE

## Entry Hall

- + Custom Cedar front door
- + Formal space
- + Coat closet

## Dining Area

- + Formal Room
- + Vaulted ceiling
- + Exposed wood beam ceiling, locally made in Sonoma

## Office

- + Built in shelving

## Living Area

- + Vaulted ceiling
- + Exposed wood beam ceiling, locally made in Sonoma
- + Large brass chandelier
- + Gas-log fireplace
- + Custom built-in shelving and storage book end fireplace
- + Wall-to-wall glass leads to outdoor entertaining

## Kitchen

- + Oversized center island with two hanging pendants
- + Taj Mahal Quartzite counters and backsplash throughout
- + Custom two-toned cabinets by Kirk Brown with brass hardware and fluted wood accents
- + Zephyr Dual-zone, undercounter wine fridge
- + Arched workstation or bar
- + Miele Appliance package
  - o Refrigerator with integrated panel exterior
  - o 8-burner range with double oven
  - o Hood over range with integrated panel exterior
  - o Dishwasher with integrated panel exterior
  - o Undermount deep sink
- + Insinkerator disposal
- + Brass pulls and fixtures throughout
- + Walk-in pantry

## Hall

- + Linen Closet

## Powder Room

- + Marble vanity with sink
- + Mirror with 2 sconces
- + Marble jigsaw mosaic tile backsplash
- + Ressa Smart toilet with heated seat
- + Fan

## Guest Bedroom 1

- + Vaulted ceiling with pendant light
- + Closet
- + French glass doors to patio and yard
- + Ensuite Bath
  - o Willow Collection fluted wood vanity with brass fixtures
  - o Mirror with light
  - o Double shower with built in bench seating and built in nook
  - o Subway tile
  - o Glass closure
  - o Fan

## Guest Bedroom 2

- + Hanging chandelier
- + Vaulted ceiling
- + Large picture window
- + Large walk-in closet
- + En suite Bath
  - o Single Vanity with brass fixtures
  - o Quartz counters
  - o Brass framed mirror with 2 hanging sconces
  - o Bath with shower over and glass closure
  - o Subway tile
  - o Fan

## Primary Bedroom

- + Vaulted ceiling
- + Bespoke pendant light fixture
- + Glass French Doors with outdoor access to large patio and pool
- + Vineyard views
- + Primary Bath
  - o Wet Room with fluted marble surround tile
    - Freestanding soaking tub
    - Dual shower heads
    - Large arched nook
  - o Slate tile floor
  - o Heated floors
  - o Kohler double vanity with quartz counter and brass fixtures, two mirrors and hanging sconces
  - o Large walk-in closet
  - o WC with full length mirror and window
  - o Ressa Smart Spa Toilet with heated seat
  - o Fan

## GARAGE

- + Custom Carriage Fluted Wood Door
- + Remote operated
- + Room for 2 cars
- + Garage wired for EV Charger
- + Epoxy floors

## OUTDOOR LIVING &amp; ENTERTAINMENT

- + Back yard fenced
- + Vineyard and mountain views
- + New landscaping front and back
- + Three Batu wooden decks from home to backyard
- + New Custom Built-in Pool
  - o Baja Bench
  - o Built-in spa
  - o Automatic Pool Sweep
  - o Electric Pool Cover
  - o Pentair Filtration System
- + Outdoor dining area
- + Outdoor lighting throughout
- + Galvanized Raised Beds for Vegetable Garden
- + Olive trees

## INFRASTRUCTURE

- + Fire Suppression: Sprinklers, Fire alarms and Carbon Monoxide detectors
- + Kohler Whole House Generator
- + Bonderized Half-Round Gutters
- + New Kolbe Windows and Doors
- + Batu Wood Decks – rot and pest resistant
- + Water Heater: Navien Tankless
- + Roofing: Standing Seam Metal
- + Exterior Walls: Hardie Board and Batten siding
- + Sewer: Septic
- + Gas & Electric: PG&E
- + Upgraded Electrical Panel and Gas Meter
- + Nest Programmable Thermostat
- + WIFI/TV: Xfinity
- + Garden Irrigation: Hunter Direct ADD Wi-Fi with Smart Features, App Controlled
- + Foundation: Raised
- + HVAC: Coleman Central Air