



4560 ST. HELENA HIGHWAY, CALISTOGA

OVERVIEW

- + APN: 020-180-059-000
- + Architecture style: Traditional Farmhouse style
- + Wood siding, recently painted
- + 3 Bedrooms
- + 3 Bathrooms
- + 2,744± sq. ft.
- + 2.8± acres
- + 2 Bedroom Bunk House
- + Private, gated ¼ mile driveway
- + Dramatic tree-lined driveway, circular entrance with center fountain feature
- + On site Well
- + Pool
- + New Tennis Court
- + Beautiful Original Barn

MAIN LEVEL

Entry Hall

- + Formal area
- + Closet

Living Area

- + Vaulted ceiling with exposed beams
- + Picture windows
- + Sliding doors with outdoor access
- + Large stone open-hearth fireplace
- + Dark stained oak floors

Office

- + Wrap-around picture window with Vineyard and Mountain views
- + Storage

Kitchen

- + Painted wood cabinets
- + Pantry closet
- + Stone counters

- + Wrap around island with counter seating
- + GE Refrigerator
- + GE Profile electric range and oven
- + GE profile Dishwasher
- + Double sink
- + Insinkerator disposal system
- + Marvel wine fridge
- + Wood floors

Dining Area

- + Wood burning fireplace with limestone hearth
- + Chandelier over table
- + Wrap around glass corner and glass slider to garden
- + Patio access along Napa River

Guest Bath 1

- + Single vanity
- + Tiled shower stall with glass door

Family Room

- + Terra cotta tile
- + Wall to wall windows
- + Outdoor access

Guest Bedroom 1

- + Closet
- + Windows on two walls

UPSTAIRS

Primary Bedroom Suite 1

- + Large sitting area
- + Wall to wall windows
- + Heater
- + Walk in closet
- + Ensuite Bath
 - o Vanity
 - o Mirror
 - o Bathtub
 - o Glass closure shower
 - o Built in linen storage

Ensuite Bedroom 2

- + Walk in closet
- + Multiple windows
- + Heater
- + Ensuite Bath
 - o Soaking tub
 - o Shower with glass door closure
 - o Single vanity

BUNK HOUSE

Bedroom 1

- + Currently includes 3 twin beds
- + Closet
- + Ensuite Bath
 - o Shower and sink

Laundry Room

- + 2 sets washers and dryers

Bedroom 2

- + Currently includes queen bed
- + Closet
- + Ensuite Bath
 - o Shower and sink

BARN

- + Storage for Equipment

OUTDOOR ENTERTAINING

- + Concrete tiled patio
- + Built-in extra-large Pool
- + Above ground hot tub
- + Tennis court, newly resurfaced
- + Large, picturesque lawn areas
- + Seasonal creek

INFRASTRUCTURE

- + Water: Well and Public
- + Sewer: 2 separate Septic systems, one for main house, one for Bunk House
- + Gas & Electric: PG&E and propane
- + WIFI/TV: Xfinity
- + Foundation: Poured Concrete Perimeter
- + HVAC: Central in main house with additional window units