

1300 INK GRADE  
PROPERTY DETAILS

OVERVIEW

- + 33± Total Acres
- + 2867± sq ft 3BD/3BA Farmhouse Style home with Craftsman Interior
- + 750± sq ft Artist's Studio with 1 BA
  - o Artist's studio built in 1993
- + 660± sq ft 1BD/1BA guest house
- + 14'x48' built-in pool with electric cover and pool sweep
- + 3± Acre Walnut Grove, may qualify for Track II Vineyard Conversion
- + Water-water-water!
  - o 3 Natural Springs
  - o Spring-fed pond - a unique property feature waiting to be revitalized for swimming and fishing
  - o Abundant well-water with Water Treatment Systems for Home, Artist Studio, and Guest Cottage
- + 1± Acre of fruit-bearing trees including
  - o Cherry, Lemon, Apricots, Pluots, Plums, Apples, Avocado and Persimmon
- + Historic 3 BD Bunkhouse (currently not habitable) - may be possible for expansion
- + Howell Mountain Appellation
- + 20-minute drive to downtown St. Helena
- + Generator purchased in 2020, can power both Main Home and Artist's Studio

MAIN HOME

- + Oak floors throughout
- + Wainscoting throughout
- + Main house built in 1929
- + Wrap-around porch
- + Entertaining deck

KITCHEN

- + Updated Craftsman-style wood cabinets
- + Granite counters
- + Kitchen Aid refrigerator
- + Skylight
- + Wrap around windows with sweeping views

Erin Lail DRE# 02027696

Craig Cazet DRE#02101176

- + Built-in Thermador Oven
- + Built-in Thermador Microwave
- + Trash compactor
- + Insinkerator disposal
- + Porcelain farmhouse double sink
- + Room for kitchen table
- + Built in pantry

#### FAMILY/SITTING ROOM

- + French doors to large entertainer's deck
- + Large windows, great natural light
- + Built-in cabinets and shelving
- + Built-in speakers

#### DINING ROOM

- + Formal dining area
- + High ceilings and wainscoting

#### LIVING ROOM

- + Library with built in shelves
- + French doors to large wrap-around porch
- + Brick wood-burning fireplace
- + Coat Closet
- + Built-in speakers
- + Custom Craftsmen-style display cabinet

#### BATH 1

- + Serves as powder room as well
- + Bath with shower over
- + Sky light
- + Utility closet
- + Honeycomb tile

#### OFFICE

- + French doors to deck
- + Built-in desk and cabinets
- + Skylight

#### BEDROOM 1

- + Door to wrap around porch
- + Walk-in closet
- + Carpet
- + Skylight

#### BEDROOM 2

- + Door to wrap around porch
- + Carpet
- + Ensuite bath
  - Honeycomb tile
  - Single sink with large vanity
  - Tub with shower
  - Skylight

#### LAUNDRY ROOM

- + Side by side Whirlpool front loading washer dryer
- + Folding station

#### PRIMARY SUITE

- + Large ensuite bath
- + Deep soaking tub
- + Large glass enclosed shower
- + Water closet
- + Forest views
- + French doors open to Private deck
- + French door access to separate entertaining deck
- + Walk-in dressing closet
- + Sconces over bed

#### ADDITIONAL FEATURES

- + 2 Koi Ponds
- + Extensive gardens, and raised garden beds
- + Multi-varietal rose garden
- + 2 car garage with workshop attached
- + Pool with electric cover

- + Poolside outdoor kitchen
- + Propane water heaters
- + Two Septic Systems
- + Internet: Broadband service provided by Starlink and Valley Internet
- + Central air and heat
- + Irrigation connected and fully automated
- + Automated gated entry