GINGER MARTIN & CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY

1572 VOORHEES | ST. HELENA

OFFERING PRICE: $1,995,000

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Sotheby's

INTERNATIONAL REALTY

GINGER MARTIN
415.516.3939
GINGER@GINGERMARTIN.COM
LIC # 00643485

1572 VOORHEES CIR, ST. HELENA

DESIGN & DETAILS

Architect: Terry Tracy
Builder: Roland Friedich
Landscape Design: Gary Peterson - Gary Peterson Designs

GENERAL

- MLS # 21810175
- APN 009-600-023-000
- .25ac near downtown St. Helena and parks
- Remodeled in 2017
- 3 Bedrooms/ 3 Full Baths
- 2258 ± sf main residence
- Solar heated pool
- Outdoor kitchen

INFRASTRUCTURE:

- City services
- Solar heated pool
- Exterior lighting automation
- Jandy Aqualinks control

MAIN HOUSE OVERVIEW

- Wood frame
- New farmhouse style lights
- New exterior paint
- Furniture grade wood panels installed on porch
- Slate and Belgrade pavers in front
- 5" baseboards
- Recessed lighting
- Marvin windows and doors throughout
- Restoration Hardware lighting, hardware and fixtures throughout
- French White Oak wood floors throughout
- Plantation shutters throughout

FOYER

- Wide foyer with French oak wide floors
- Oversized pendant light
- Board & batten walls

OFFICE/STUDY

- Oversized farm door access
- 40" Sony TV
- Vaulted ceiling

GREAT ROOM

- Abundant natural light
- Custom built-in with Restoration Hardware lighting in dining area
- Floor-to-ceiling Texas Limestone fireplace
- Retractable glass doors leading from living and dining room to grounds
- 50" TV
- Design within Reach lighting
- Haiku fan

KITCHEN

- French Oak floors
- Caeserstone counters with Blanco sink
- Carrara marble backsplash
- 6 burner Wolf range and oven with stainless hood
- Incognito Sub-Zero fridge
- Sub-Zero 110 bottle wine tower with dual climate zone
- Miele dishwasher
- Wet bar in kitchen Blanco sink
- Undermount lighting on cabinets

MASTER BEDROOM

- Double white farm doors lead to private bath
- Separate exit leads to grounds and pool
- French White Oak floors
- Large walk-in closet with built-in dressers and closet system
- 45" TV

Master Bath:

- Radiant Italian porcelain stone flooring
- Double vanity with Carrara marble backsplash
- Caeserstone counters
- Open walk-in shower with Carrara marble inlay and flooring
- MTI Alissa 1 soaking tub with private room and built-ins

GUEST SUITE 1

- 36" TV
    - En suite bath
        - Walk-in shower white subway tile and Carrara inlay
        - Double vanity with Carrara marble backsplash
        - Caeserstone counters

GUEST SUITE 2

- Brand new custom built-in cabinetry with RH hardware
- 32" TV

GUEST BATH

- Walk-in shower with white subway tile
- Vanity with Caeserstone counters
- Carrara marble subway tile

OUTDOOR KITCHEN

- Color concrete hand poured on site by Tom Price
- FireMagic Aurora A600 Outdoor built-in grill 3 burner BBQ & rotisserie,
- Separate 50,000 BTU side burner
- FireMagic insulated steel ice box
- Alfa Pizza oven, Allegro model
- Syar stone facade

OUTDOOR LIVING

- 10' x 36' Solar heated pool
- In pool spa
- Outdoor dining area
- Custom built 36" stainless steel wood burning fireplace from Malm Fireplaces
- Pergola
- Swing
- Fountain
- 2 custom planter boxes for raised vegetable gardens
- Lush gardens and grounds create privacy

DETACHED GARAGE

- 1-car garage header raised to accommodate SUV parking
- Attic stair system installed
- Custom garage door and side mount lift system installed

LIST OF IMPROVEMENTS BY CURRENT OWNER

1572 Voorhees Circle, St. Helena

Landscape and yards

- 100% of the property has been improved. All work completed by Price Landscaping. Outdoor design created by landscape architect Gary Peterson - Gary Peterson Designs. All plantings and features are new.
- New "Techline" irrigation system in front and back yards. This is a drip irrigation system which conserves water and ensure no surface level sprinklers. Everything is underground.

Backyard

- Pool - Pool was taken down to gunnite and refinished with new Pebble Tech surface (note Lake Tahoe color) which lasts twice as long as a traditional plaster surface. Spa system was constructed with new heating system. In addition the roof solar heating system for the pool was refurbished. Remote control panel installed in the house to turn on all pool systems.
- Outdoor Kitchen and fireplace design area custom constructed on site. Solid concrete counter surface with Syar stone facade. Kitchen consists of Fire Magic equipment - 3 burner BBQ and rotisserie, separate 50,000 BTU side burner and insulated stainless steel ice box. In addition there is a Alfa Pizza, pizza oven. Allegro model.
- The fireplace is custom built 36" stainless steel wood burning fireplace from Malm Fireplaces in Santa Rosa
- Backyard concrete tablets are custom made on site with "Salt" finish. Additionally, there are solar powered glass block pavers strategically installed in the patio to provide light in the evening.
- New patio lighting system throughout backyard
- Plantings in backyard are designed to create additional privacy

Frontyard

- New Olive trees planted across front yard
- All shrubs are newly planted and as with the backyard to provide privacy
- Custom walkway and Syar stone sitting wall built on site.
- Original driveway demolished and replaced with "Belgard" pavers
- Custom Syar stone mailbox built on site.
- Outdoor lighting systems installed for walkway lighting at night and to feature landscape design
- House: All remodel construction and installation completed by builder Roland Friedrich and design by Architect Terry Tracy

House Exterior

- Font porch - Slate tile installed over original concrete surface

- Furniture grade wood panels installed on the porch ceiling with installation of hard wiring and electric fan
- Exterior paint refreshed
- New farmhouse style lights installed in various places

House Interior

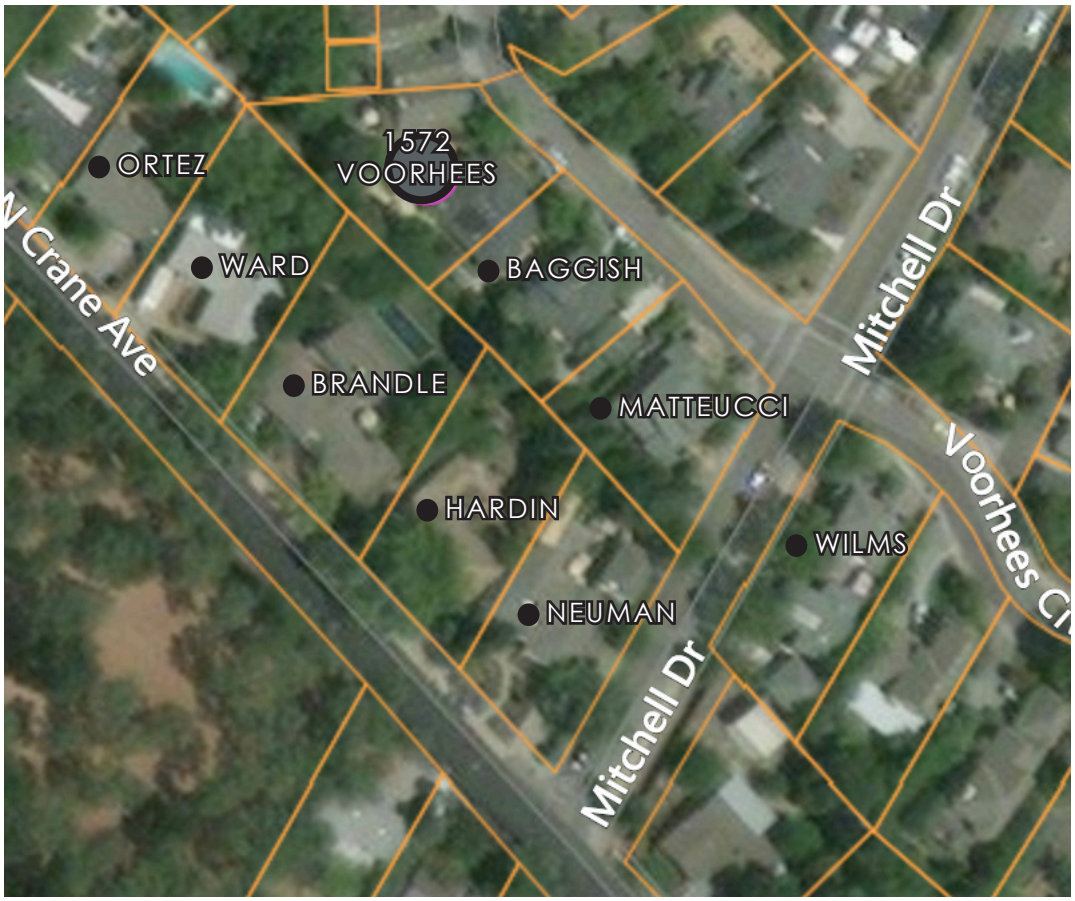
- Custom Barn door slider installed at entry of home at TV room / Office. Barn door by Rustica Hardware
- Kitchen wall extended and custom cabinetry built for new Sub Zero 110 bottle wine chiller with dual climate zones
- Custom Texas flagstone wall and hearth installed to enclose fireplace
- Custom TAP Plastics acrylic fireplace mantel with custom made stainless steel "floating pin" support system
- Rear wall opened to accommodate a third new French door to create "al fresco" feel to outdoor patio
- Walls and doors moved to enclose the first bath to the guest suite for an "ensuite" quarters.
- Third bedroom and bath added to the house with custom cabinetry
- Master bath suite created by building out the back of the house. Custom barn doors installed. Custom cabinetry built and installed. New MTI Alissa 1 bathtub installed with accompanying stainless steel fixtures. New windows and frosted glass door installed.
- Master bedroom closet expanded with custom cabinetry and shoe case installed.
- Toto commodes in all bathrooms
- Restoration hardware cabinetry knobs and bathroom faucets and lighting throughout along with additional lighting added by Design Within Reach

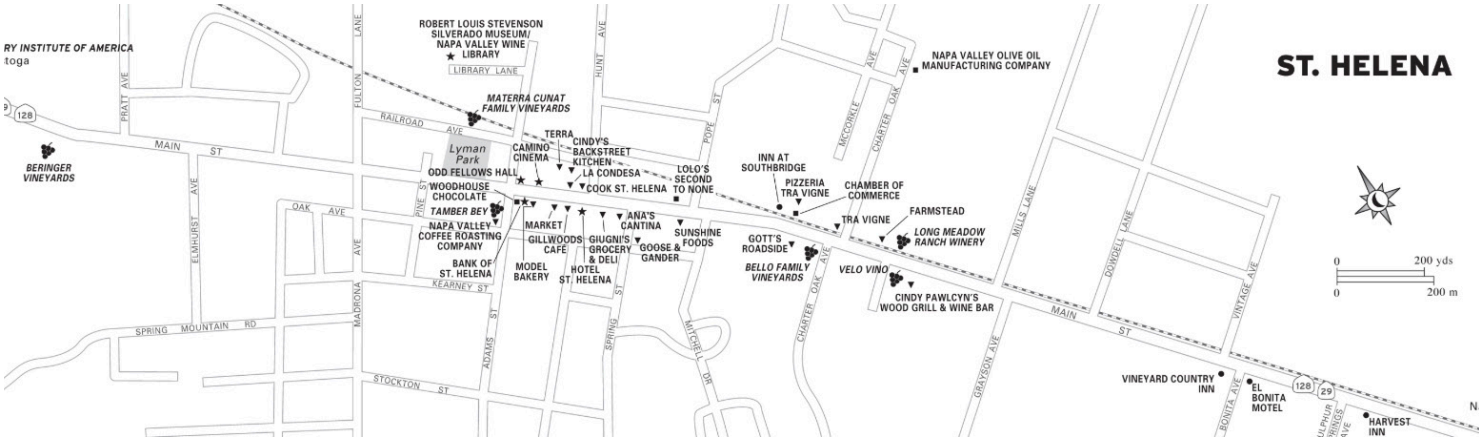
Garage

- Garage "header" raised to accommodate SUV parking
- Attic stair system installed with attic lighting and storage area added
- New custom garage door and side mount lift system installed

HVAC

- New Bryant Air conditioning system installed
- New Forced hot air heating system installed





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