



691 SILVERADO TRAIL, ST. HELENA

OVERVIEW

- + Originally Built in 1962, remodeled since 2021
- + Main House: 1321± Sq Ft
- + Garage: 2 car
- + 2 Bedrooms
- + 2 Full Bathrooms
- + 1.14± acres
- + Sold completely furnished with many custom-made pieces (Art does not convey)
- + Turnkey retreat or rental
- + Rental income between \$9700-17,000 month
- + Smooth finish plaster walls
- + Private driveway
- + Views or river front and hillsides
- + Beautiful outdoor entertainer's space
- + Possible 1031 Exchange

HOUSE

- + Entry area with large coat closet
- + Beautiful Engineered French Oak floors
- + Open floor plan

Living Room

- + Openly flows from entryway to dining and kitchen
- + Gas starter fireplace
- + Custom modular couch by California Sofa Marin
- + Vaulted ceilings
- + Walnut propeller fan

Dining Room

- + Formal area
- + Wrought iron chandelier
- + Custom Farmhouse dining table
- + Sliding doors to entertaining deck

Kitchen

- + French Lime-Plaster counters
- + Large island with counter seating for five
- + New Italics Tile backsplash subway tile

- + Whirlpool Refrigerator
- + Bosch Dishwasher
- + Hi-Sensor undercounter Wine Refrigerator
- + Sharp Microwave
- + GE Monogram 6-burner gas stove and oven
- + GE Monogram Hood over range
- + Insinkerator disposal
- + Brass Faucet over sink

Guest Room #1

- + Custom bed with integrated lighting
- + Large closet
- + Propeller fan
- + Ensuite Bath with 2nd access from living area
 - o Single custom built-in designed limestone vanity
 - o Glass finish walk-in Shower with limestone tile
 - o Kohler fixtures

Primary Bedroom Suite

- + Large room with custom designed bed
- + Propeller fan
- + Walk-in closet
- + Ensuite Bath
 - o Single custom built-in designed limestone vanity
 - o Glass finish walk-in Shower with limestone tile
 - o Kohler fixtures
- + Laundry Closet
 - o Large load GE stacking washer Dryer

Garage

- + 2 car garage
- + Remote entry

Outdoor Entertainment

- + Approximately 12x40' patio, perfect for entertaining, with access from kitchen
 - o Hot Tub
- + Extensive front landscaping and privacy landscaping
- + Water fountain, front of house
- + Small Olive grove with old established trees
- + Coconut Fiber shade sail canopies
- + Large dining and lounge area
- + Gas starter Firepit

Infrastructure

- + Central HVAC plus splits

- + Well
- + Septic
- + Starlink internet
- + Raised Foundation
- + Slate Roof
- + Tankless Water Heater