

335 PINE BREEZE DR., ANGWIN

OVERVIEW

- 7,084± sq. ft. of living space
 - Main house:5,013 sq. ft.±,
 - Guest house: 800 ± sq. ft.,
 - Basement:1,271± sq. ft.)
- 5.40± acres
- Quality Construction: Valley Architects
- Stucco siding with slate roof
- Custom built in 2002
- Current owners purchased in 2005
- 4 bedrooms plus Office
- 3 full, 2 half Bathrooms
- Solar heated inground pool with automatic cover
- Custom Wine Room holding 3500± bottles
- Extensive outdoor entertaining areas
- Private and serene

HIGHLIGHTS

- Elevator to all three levels
- Generac automatic generator
- Spectacular three-level outdoor entertaining areas
- City and well water
- Conveniently located 10 minutes from downtown St. Helena

FEATURED THROUGHOUT

- Crown molding
- Custom cabinetry
- Brazilian Cherry Wood throughout Library/Den, Living Room, and Dining Room
- Pella windows and doors throughout
- Recessed lighting
- Abundant natural light
- 11" baseboards

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MAIN

First Floor

- Entry Hall
 - Grand foyer opening to Living Room
 - Custom wood door
 - Coat closet
 - Travertine floors
 - Access to lower-level stairway and Media Room
 - Motorized chandelier that lowers for cleaning and maintenance
- Library/Den
 - Hardwood floors
 - Custom built-in bookshelves
 - Chandelier lighting
- Living Room
 - Multiple sets of French doors that access Library/Den, Sunroom, and formal Dining Room
 - Wood burning fireplace with decorative stucco surround
 - Hardwood floors
- Sunroom
 - Honed tile floors
 - Board and batten wood paneled walls
 - Views of pool and gardens
 - Fabulous natural light
- Powder Room
 - Kohler pedestal sink
 - Travertine floors
 - Chandelier lighting
 - Kohler toilet
- Formal Dining Room
 - Access to Patio, Butler's Pantry, and Kitchen
 - Hardwood floors
 - Abundant natural light; lots of windows
 - Can extend table for large parties
 - Crystal chandelier
- Butler's Pantry
 - Connects to Kitchen and formal Dining Room
 - Custom built-in cabinets and drawers for abundant storage
 - Granite countertops
 - Sink
- Chef's Kitchen
 - Recessed, chandelier and under cabinet lighting
 - Custom built-in cabinets

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- French door access to upper patio
- Dining area
- Granite counter tops
- Viking 6-burner gas range with gold accents and stainless-steel hood
- Stacked stainless steel Kitchen Aid ovens
- Stainless steel KitchenAid dishwasher
- 42" Sub-Zero refrigerator with cabinet front
- Under mount porcelain Kohler sink with Insinkerator garbage disposal and large window above
- Abundant storage
- Large center island
- Travertine floors

Second Floor:

- Primary Suite
 - French door access
 - Carpeted floors
 - Spacious double walk-in closets with hanging space
 - Vaulted-coffered ceiling
 - Chandelier
 - Gorgeous property and garden views
 - Multiple windows with abundant natural light
- Primary Bathroom
 - Travertine floors
 - Double sink vanity with porcelain Kohler sinks, golden-brass fixtures, and windows above
 - Kohler toilet and bidet
 - Clawfoot tub with shower wand and brass fixtures
 - Custom, built-in floor to ceiling storage and medicine cabinet
 - Walk-in shower with glass door, tile surround, double showerheads, brass fixtures and bench seat
- Office
 - Vaulted coffered ceiling
 - Chandelier lighting
 - Access to patio and steps down to pool
 - Paneled French door entry
 - Carpeted flooring
- Laundry Room
 - Large stainless-steel sink
 - Storage cabinets
 - Folding space

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- Hanging rack
- Side-by-side Whirlpool washer and dryer
- Exhaust fan
- Guest En-Suite Bedroom #1
 - Carpeted floors
 - Large picture window
 - Vaulted coffered ceiling
 - Chandelier lighting
 - Walk-in closet
 - Access door to patio and steps down to pool
- En-Suite Bathroom #1
 - Travertine tile floors
 - Single sink vanity with chrome fixtures and window above
 - Kohler sink and toilet
 - Walk-in shower with glass door
- Guest Bedroom #2
 - Carpet floors
 - Chandelier lighting
 - Coffered ceiling
 - Abundant natural light
- Guest Bedroom #3
 - Carpet floors
 - Valley and pool views
 - Coffered ceiling
 - Walk-in closet with shelving and hanging racks
- Jack & Jill Bathroom (connecting guest bedrooms #2 and #3)
 - Walk-in shower with sliding glass doors, tile surround and chrome fixtures
 - Single sink vanity with porcelain Kohler sink and chrome fixtures

Finished Lower Level

- Hall
 - Tile floors
 - Walk-in storage room
 - Access to 2 car garage with added work and storage space and automatic garage doors
 - Walk-in coat closet lined with cedar
 - Custom beautiful walk-through wine room with Platinum Split by Whisper Kool and holding up to 3500 bottles±
- Large Media Room
 - French door access to back yard and pool
 - Adobe style tile floors
 - Powder Room with access door to Garage

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- Exercise Room
 - Concrete floors
 - Mirrored wall

GUEST HOUSE:

- Open floorplan including Kitchen, Dining, and Living space
- One level
- Hardwood floors
- Recessed lighting
- Glass French doors to access covered private patio
- Kitchen
 - Stainless steel Maytag electric 5 burner range with double ovens
 - Kohler sink with window above
 - Built-in GE stainless steel microwave
 - Stainless steel Electrolux dishwasher
 - GE Profile stainless steel refrigerator
 - Galvanized steel countertops
 - Abundant storage
- Powder room with Pegasus pedestal sink
- Bedroom
 - Recessed lighting
 - Ceiling fan
 - Hardwood floors
 - Abundant natural light
 - Walk-in closet with built-in shelves, hanging space and laundry (Frigidaire stacked washer and dryer)
 - En-Suite Bathroom
 - Walk-in shower with glass enclosure and honed marble tile surround
 - Pedestal sink with mirrored medicine cabinet above

LANDSCAPING

- Fountain
- Beautiful gardens
- Beautiful rose, gardenia, and lavender bushes; hydrangeas
- Established fruit trees including various citruses, fig, apple
- Lawn area
- Outdoor lighting
- Automated drip system

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EXTERIOR & OUTDOOR ENTERTAINING

- Solar heated Pool with automatic cover (40 ft x18 ft)
- Large flagstone entertaining patio that transitions into pool patio
- BBQ patio; tile floors
- Fabulous private views of property and pool

INFRASTRUCTURE

- Well water: 11.5 gpm
- City water
- Sewer: Engineered Septic
- Electric: PG&E
- Natural Gas: PG&E
- Internet/Cable/Phone: Xfinity
- Water heaters: Standard water heater
- Generator: Generac; automatic
- Security system and entry gate
- New water tank
- House interior painted in August 2022