



PROPERTY NOTES
1181 YORK LANE, ST. HELENA
APN: 022-220-031-000

OVERVIEW & HIGHLIGHTS

- Original Year built: 1913
- Current Owner Remodeled: 2015
- Lot Size: .75± acre
- Three dwelling units for a combined square footage: 4,925± sq.ft.
 - Main Home: 2,540± sq.ft., 3 BD | 2.5 Baths
 - Studio 960± sq.ft.
 - Second Dwelling/Cottage 975± sq.ft.
- Converted garage to gym/office space with standing seam metal roof, large wall of windows and sliding glass doors, recessed lighting, and mini-split heating and cooling
- Secluded setting with privacy hedges
- Mature landscaping and vineyard views yet only a short drive to town; there are just three homes on this quiet lane
- High-end finishes and appliances throughout
- Flexible living arrangements provide for potential guest or rental income: studio + guest cottage with permitted 2 bedrooms/1 bath + a separate office/gym/workshop

MAIN HOUSE

LOWER LEVEL

- Two guest bedrooms located partitioned by sliding barn door for ultimate privacy
- Full bath featuring tile floor, dual vanities with marble countertops, industrial pendant lighting, large stall shower with tile surround and glass enclosure
- Wood floors and smooth wall finish throughout
- Coat closet and abundant storage
- Laundry room with built-in cabinetry, utility sink, generous storage and a beverage refrigerator; stackable washer/dryer setup
- Galvanized gutters and downspouts with standing seam metal overhang on the main home



UPPER LEVEL

- Living room/kitchen/dining with vaulted ceilings, smooth wall finish, and abundant natural light
- Chef's kitchen includes a marble island with counter seating, built-in Sub-Zero refrigerator, built-in Miele dishwasher, island wine refrigerator, abundant storage, Wolf 4-burner gas stove with griddle, Wolf vent hood, recessed lighting, integrated speakers, and industrial pendant lighting
- Dining area located off the kitchen; French doors open to an upper deck with vineyard views
- Primary suite with built-in wardrobe and drawers; en suite bath features a marble counter, double vanity with Toto toilet, large stall shower with marble tile, and abundant natural light
- Upstairs powder room with Toto toilet, space-saving sink, and pendant lighting

STUDIO

- Kitchen with breakfast area
- French doors open to vineyard views and an outdoor seating area
- Full bath with stall shower, pedestal sink and sliding barn door enclosure
- Separate laundry room nearby

SECOND DWELLING/COTTAGE

- Permitted 2 bedroom, 1 bath dwelling
- Extra bedroom serves as office or additional guest room
- Large expansive deck overlooking vineyards and lush landscaping
- Full kitchen equipped with Bosch dishwasher and oven
- Nest thermostat controls the climate
- Simulated wood floors, smooth wall finish, and a large bank of windows providing abundant natural light
- Bedrooms configured to accommodate a Cal King, queen, and full-size bed respectively
- Single bathroom with stall shower, single vanity, tile countertops, built-in cabinets, and a linen closet
- Covered carport adjacent to the guest house
- Separate laundry room nearby

EXTERIOR & LANDSCAPING

- Flagstone pavers and patio
- Expansive lawn areas and gravel pathways winding through mature landscaping including fig trees and century-old olive trees



- Bocce court
- Plunge pool with solar heating; adjacent pool deck and multiple seating/dining areas
- Gas grill, gas fire pit, and water features create inviting outdoor entertaining zones
- Outdoor seating/dining area near the kitchen, plus additional “vignette” gathering zones throughout the grounds
- Privacy hedges provide seclusion and sound buffering while maintaining vineyard views

INFRASTRUCTURE

- Water: All three dwelling structures are on St. Helena City Water. All landscaping is on private well. High-output well drilled in 2015 producing 57gpm
- Sewer: Two separate septic systems for main house and auxiliary structures
- HVAC: Central heat and air conditioning with forced-air system; Nest thermostats
- Standard water heater
- New solar system installed 2023 powering the whole property and pool