



9 BOURNEMOUTH RD., ST. HELENA CA 94574

Property Details

Overview

- 4 Bedrooms
- 7 Bathroom (5 2) FP
- Year Built – 1982, remodeled throughout ownership
- 5350 ± sq ft
 - Additional 1700 ± sq ft of unconditional space
- Style: Modern Craftsman
- Lot Size: 4.96 ± acre
- Private gated entry
- 3 water features on property
- Vaulted Ceilings
- Walnut flooring
- Newly completed Chef's Kitchen
- Newly completed Outdoor kitchen
- 2000 ± sq ft of newly constructed entertaining decks
- Two car garage with epoxy flooring
- Extensive landscaping recently completed with lawns, bridges, pathways, and room for more
- 5 minutes from downtown St. Helena
- Views over vineyards and hillsides

Infrastructure

- Well
 - Shared water system, wells located on property
- Last well drilled in 2015 at 110 gpm
- Maintained regularly
 - Septic
 - Owned solar panels
 - Electrical
 - New electrical panel
 - LED lighting installed throughout
 - HVAC
 - New Carrier AC units
 - Central heat and air
 - All systems regularly maintained and mechanical room recently renovated for easy access and service
 - New Navien tankless water heaters
 - Wood siding
 - Standing seam metal roof
 - Property had extensive clearing of trees
 - Sonos music system
 - Internet: Xfinity currently
 - Average cost to run house: \$950/month



Energy Efficiency Highlights

- On site well system
 - Water independence
- Solar energy
 - \$0 Energy cost
- Tankless water heaters
- Standing seam metal roofing
- Upgraded electrical panel
- LED lighting
- \$950 total monthly running costs



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Foyer and Main Level

- Guard rails completely replaced with stainless and etched glass panels
- Sonos central bi-level indoor-outdoor audio system
 - Two 8-channel Macintosh amplifiers
 - Martin-Logan wall speakers
- Beautiful half bath 1 with custom tile and fixtures

Great Room/Living Room

- Open concept
- Double sided fireplace
- Floor to ceiling windows
- Opens out to expansive decks and outdoor kitchen

Dining Room

- Formal Dining area with RH Collection pendant lighting
- Double sided fireplace shared with living

Kitchen

- Custom kitchen by American Kitchen & Bath
- Quartzite island countertops
- Wolf gas range stove top, oven and hood exhaust
- Built-in convection and microwave
- Thermador refrigerator, freezer and wine refrigerator
- Built-in Miele coffee station
- Butler's pantry
- Zip Hydrotap filtered water station

Primary Bedroom

- Large room with large windows
- Walk-in Closet
- Vaulted ceiling
- Remote controlled window shades

Primary Bath

- Double shower
- Double sinks

Bedroom 1

- Custom built-in 4 bunkbeds with staircase
- Loft play area with staircase access, custom railing and rubber flooring
- Custom built closet system
- Upgraded electric and accent lighting
- Kids dream bedroom

Ensuite Bath 1

- Double sinks
- Bathtub and shower



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Bedroom 2

- Large room that looks out to views
- New closet system
- Wood burning fireplace

Ensuite Bath 2

- Double shower
- Double sinks

Laundry and Mudroom

- Washer/Dryer
- Built in cabinetry and storage

Lower Level

- Entirely remodeled 2018
- New walnut flooring
- Guest Bedroom 3
 - Custom built Murphy bed
 - Opens out onto private deck overlooking valley
 - Ensuite Guest Bathroom 3 outfitted with Restoration Hardware double-sink and fixtures
- Half bath 2 with Bath Collection by Restoration Hardware
- Office
 - Large office with access to deck
 - Custom built open shelving and closet storage
 - Space for 2 plus desks
 - Room could be used for overflow or additional sleeping if desired
- Ensuite Office bathroom 4
- Downstairs living entertainment area
 - Custom glass 1800 bottle wine cellar
 - 2 independent, combination lock entry
 - Mahogany wine rack with seismic control
 - 8,000 t.i. climate control
 - Wet bar with Onyx underlit countertop
 - Custom wall map mural by Michael Dute
 - Montigo 2-sided fireplace
 - Leather wall panels

Outdoor

- 3-Level 2000 sq ft deck with linked staircase
 - Steel construction and Trex lined
 - Extra wide stainless-steel railings
 - Electric-powered Sunseta awning
 - Completed in 2022
- Built in outdoor gourmet kitchen with wet bar
 - DCS grill with rotisserie and side burners
 - Ice Maker
 - Sub-Zero Refrigerator
 - Granite counters and custom cabinetry
- Beautiful bridge that leads to front door with peaceful waterfall that runs underneath
- Newly resurfaced Calstone, Sierra granite driveway



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- Gardens
 - Expansive lawn with beautiful peaceful blue stone fountain
 - Walkways with epoxied pebbled surfaces
 - Raised gardening beds
 - Extensive ornamental plantings and trees
 - Smart sprinkler system
- Multiple potential pool sites
- Vineyard permit started

