

9 Bournemouth Rd., St. Helena CA 94574

Property Details / Summary Sheet

www.9Bournemouth.com

Price Upon Request

Description

Perched just above St. Helena, 9 Bournemouth is a private, gated sanctuary, brilliantly designed for family living and entertaining. The perfect blend of in-town living and hillside serenity with meandering walkways and bridges perfectly carved into the nearly 5-acre parcel, minutes from downtown St. Helena and world class wineries. This updated Modern Craftsman retreat will immediately make you feel a cohesive indoor-outdoor living experience with expansive views from every vantage point.

Main floor living includes three ensuite bedrooms, vaulted ceiling living room, formal dining room, and modern chef's kitchen and butler's pantry. The space flows out to the newly built outdoor kitchen and entertaining decks overlooking the valley. The outdoor home and landscape lighting allow for entertainment day or night.

The downstairs living space is an entertainer's paradise with a stunning glassed-in wine cellar, custom onyx bar, and double-sided fireplace. Just off the living area is an ensuite bedroom that opens to a private deck. At the end of a hallway loaded with closet storage, a large ensuite home office which could be used for guest overflow.

In addition, the property features the remnants of one of the first historic Napa Valley Bonded distilleries dating back to the late 1800s. A pending vineyard permit is almost complete if one is interested in planting a hobby vineyard

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
- Owner solar panels (\$0 electric expense to residents in 2021)
- 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

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

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
- 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 pending final approvals