



## 640 BELL CANYON RD, ANGWIN

### OVERVIEW

- + APN: 024-020-006-000
- + Two story Contemporary Craftsman
- + Shingle siding
- + Originally built in 1995, recent updates
- + 3 Bedrooms
- + 3.5 Bathrooms
- + 2,588± sq. ft.
- + 0.94± acres
- + 3 car attached Garage
- + Bucolic country lane with few homes
- + Sited amongst vineyards
- + Meticulously landscaped front and back yards
- + Private, gated driveway
- + Recessed lighting throughout
- + Nest smart-thermostat system
- + Well
- + Tankless Water Heater
- + Windows with cordless built-in blinds
- + 15 minutes to downtown St. Helena

### FRONT YARD – ENTRY

- + Gated Driveway
- + Paved Driveway
- + Outside parking for 6 cars
- + Parking for RV or Boat
- + Flagstone walk ways and planters throughout
- + Large front entry porch with Mountain and Vineyard views
- + Portico over door
- + Patio surrounded by landscaping; Olive trees, seasonal blooming trees and flowers, greenery
- + Landscape pathway lights and uplighting on trees
- + Flagstone steps and path directly to backyard entertaining areas

## MAIN LEVEL

### Living Room & Dining Room

- + Large room for entertaining
- + Vaulted ceiling
- + Oak floors
- + Windows surround both areas
- + French doors from dining area to patio

### Kitchen

- + Custom Alder wood cabinetry
- + Granite counters
- + Oversized center island
  - o Under counter cabinets
  - o Pendant lighting
  - o 6-burner Viking range with built in venting
  - o Counter seating
- + KitchenAid built-in refrigerator
- + KitchenAid dishwasher
- + KitchenAid built in oven and microwave
- + Undermount double sink
- + Instant Hot Water
- + Insinkerator disposal
- + Granite countertops
- + Appliance garage
- + French doors open to patio

### Powder Room

- + Large custom single vanity
- + Mirror
- + Toilet

### Hall

- + Coat closet
- + Drop zone from garage entry

### Bedroom 1

- + Currently an office
- + Double closets
- + Window with garden views and natural light

## UPSTAIRS

### Bedroom 2

- + Currently a media room
- + Vaulted ceiling
- + Ceiling fan
- + Closet
- + Ample natural light
- + Carpet floors

### Bathroom 2

- + Tile floors
- + Large single vanity
- + Tub with shower over
- + Fan
- + Toilet

### Laundry Room

- + Built-in cabinets
- + Folding station
- + Side-by-side Whirlpool washer and Samsung dryer
- + Overhead storage
- + Fan
- + Tile floors

### Primary Bedroom Suite

- + Carpeted floors
- + Vaulted ceilings
- + Windows on three sides
- + Large walk-in closet with built-in system
- + En Suite bathroom
  - o Linen closet
  - o Custom tile double vanity with storage, and full width mirror
  - o Tile throughout
  - o Large soaking tub with window, views of gardens
  - o Walk-in shower – with glass closure
  - o Water Closet

## LOWER LEVEL

### Guest Studio

- + Dedicated separate entrance
- + Wood laminate floor
- + Large sitting area
- + Bedroom area
- + Window
- + Split for separate temperature control
- + Closet
- + Acoustic tile ceiling

### Guest Bath 3

- + Pedestal sink
- + Large walk-in shower with glass closure
- + Toilet

### Storage

- + Large unfinished space
- + Ideal for wine storage

### OUTDOOR ENTERTAINING

#### Back

- + Large flagstone patio able to seat forty guests
- + Small hobby vineyard planted to Cabernet Sauvignon
- + Built-in Pool
  - o Pool Sweep
  - o Bench seating
  - o Pool shed for equipment & additives
  - o Infrastructure in place for possible addition of Spa
- + Outbuilding
  - o Currently used as landscape storage, could be office or yoga studio
  - o Nice size space with windows on 3 sides
- + Olive Grove with 50+ trees
- + Large manicured lawn area
- + Pristine landscaping with thoughtfully selected perennial plants and blooms
- + Flagstone walkways
- + Irrigation
- + Outdoor garden lights
- + Citrus trees

#### INFRASTRUCTURE

- + Full house and water pump Generac Generator
- + Tankless Water Heater
- + Instant Hot Water
- + Water: Well
- + Sewer: Septic
- + Gas & Electric: PG&E
- + WIFI/TV: Xfinity
- + Foundation: Concrete Raised Perimeter
- + HVAC: Central, with Nest smart-thermostat system