

917 SIGNORELLI CIRCLE, ST. HELENA

OVERVIEW

- Total Living Space: 2,467± sq. ft.
- 0.28± acres
- Two Story, Single Family Home
- Stucco siding and composition roof
- 4 bedrooms
- 2 full baths, 1 half baths
- Built in 1998
- Current owners purchased in 1998
- Attached 2 car garage

HIGHLIGHTS

- Lovingly maintained inside and outside
- Freshly painted interior & exterior (May 2023)
- New Berber carpet (May 2023)
- New vinyl floors in full baths & laundry room (May 2023)
- High ceilings
- Outdoor entertaining area
- Green house
- Mobile galvanized planter boxes
- Private street
- Sizeable lot backs up to running creek and Jacob Meily Park
- 2 car garage
- Cummins automatic whole house generator (2021)
- Conveniently located 3 short blocks from downtown St. Helena
- Great walking areas

RECENT CHANGES MADE

- 2023
 - Interior & exterior paint
 - Berber carpet
 - Bathroom floors
 - Dining chandelier

FIRST FLOOR

- Entry
 - Opens up to living room
 - Tile floor

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- Living Room
 - Carpet floor
 - Wood burning fireplace with tile surround
 - Adjacent to powder room
- Formal Dining Room
 - Located to the right of entry
 - Chandelier lighting
 - Wood floors
- Laundry Room
 - Access door to garage
 - New vinyl tile floors
- Primary Suite
 - New carpet floors
 - Glass sliding door to access back patio
 - Walk-in closet
 - En-Suite Bathroom
 - Renovated in 2021
 - Vinyl tile floors
 - Dual vanities with quartz countertops and custom cabinets
 - Chandelier and mirror lights
 - Jet jacuzzi tub with reverse osmosis cleaning and heat maintenance control
 - Walk-in shower with glass enclosure, quartz surround and corner seat
 - Abundant storage
- Kitchen
 - Granite countertops
 - Custom built-in cabinetry with abundant storage
 - Center island
 - Large storage pantry
 - Stainless steel sink with filtered water dispenser and garbage disposal
 - KitchenAid stainless steel refrigerator
 - GE 4-burner gas stove top
 - GE in cabinet microwave
 - KitchenAid oven, electric
 - Dining nook
 - Bar seating
 - Opens up to family room

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- Family Room (located off kitchen)
 - Sliding glass door access to back patio

SECOND FLOOR

- Guest Bedrooms #1, 2 & 3
 - Closet with hanging space
 - Large window
 - New carpet floors
- Guest Bathroom
 - Double sink vanity with cabinetry
 - Tub and shower combo
 - New vinyl tile floors

EXTERIOR

- Travertine stone patio
- Custom designed metal pergola
- Roses
- Flower garden
- Mobile galvanized planter boxes
- Automatic drip
- Outdoor lighting
- Fountain
- Gardening maintenance- Approximately \$4,700/year

INFRASTRUCTURE

- Water & Sewer: City of St. Helena- Approximately \$5,000/year
- Electric & Natural Gas: PG&E- Approximately \$8,000/year
- Garbage: Upper Valley Disposal- Approximately \$650/year
- HVAC: Bryant; central heat and air, 2 zones, smart technology, expanded AC in upper front room, expanded heat/AC in primary bath- Installed 2019
- Cable: DirectTV
- Foundation: Slab
- Water Heater: 50 gallon tank; natural gas
- Cummins automatic whole house generator
- New circuitry and electrical panels in garage