

ICONIC ST. HELENA FARMHOUSE 1817 MAIN STREET

OVERVIEW

An enchanting compound located on the most prestigious stretch of St. Helena's historic Main Street; the Iconic Yellow Farmhouse is available for the first time in over fifty years. Lovingly maintained with respect to its original character, this property is not to be missed.

- + 1.56 ± acre parcel
- + Built originally circa 1850
- + Compound Includes: Main Residence, Guest House, Water Tower with living quarters, Historic Icehouse & Carport.
 - o Main House: 3BD | 3BA
 - o Guest House: 1BD | 1 BA, with kitchenette
 - o Water Tower House: 2BD | 1.5 BA with full kitchen
 - o Icehouse: Wine Cellar, Compound Laundry, Workshop, Storage, and Attic
 - o Four-car covered Car Port
- + Over 1750± of grand wrap-around covered porch - 12 ft wide, ideal for entertaining
- + Gorgeous naturally styled in-ground pool designed to integrate with outdoor bar, redwoods, and lush landscaping to create a serene, private environment.
- + Single family ownership since 1971

MAIN HOUSE

First Floor

- + Beautiful, beamed 12ft ceilings
- + Spacious open-concept dual Living Rooms
- + Formal Foyer
- + Wide, natural archways providing open feel
- + Large open-concept, eat-in Chef's Kitchen, and Dining Room
 - o Colonial windows
 - o Cathedral ceilings
 - o Restaurant-grade steel hood
 - o Terracotta tile floors
 - o Large center island with additional seating
- + Full bath
- + Two wood-burning fireplaces
- + Wrap around covered 12-foot porch (wraps three sides of house)

Second Floor

- + Primary bedroom with office and second staircase to foyer
- + Multiple closets
- + Primary Bath includes shower stall, double sinks, and soaking tub
 - o Bathroom finished with vertical grain fir
- + Two additional bedrooms
- + Bathroom with double sinks
- + Laundry Room

COMPOUND AUXILIARY BUILDINGS

Water Tower Guest House

- + Full kitchen
- + Full Bath
- + Living Room (currently used as an overflow bedroom)
- + Second floor Bedroom/Office/Artist Studio
- + Third floor Bedroom, half bath
- + Ground-floor wrap around deck

Icehouse

- + Workshop
- + Wine Cellar
- + Secondary Laundry Room for Compound
- + Storage
- + Attic

Guest House

- + Open floor plan
- + Living room/Dining room
- + Kitchenette with 4-burner stove-top and undercounter refrigerator
- + Bedroom
- + Full bath

Outdoor Entertaining/Landscaping

- + Mature trees including Redwoods, Oaks, Magnolias, Walnut, Ginkgo, Crepe Myrtle, and Citrus (Orange, Grapefruit, Lemon)
- + Raised flower beds
- + Native grasses and flowers
- + Drip irrigation
- + Outdoor lighting
- + In-ground pool
- + Bar with seating
- + Fire Pit (wood-burning)

ERIN LAIL

THOMAS DIXON

- + Covered Carport with electrical
 - o Room for four cars
 - o Ample paved driveways for additional parking
- + Pool equipment shed

INFRASTRUCTURE

- + City Water
- + Septic (one for each dwelling)
- + Hook-up to city sewer possible (buyer to confirm with City of St. Helena)
- + Xfinity internet and cable television
- + Cistern in Water Tower (not in use currently)

corcoran

GLOBAL LIVING



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