



Chic Napa Valley Home and Pool House

258ViaMonteAvenue.com

Saint Helena, California

Offered at \$2,595,000

KC Garrett

KCGarrettProperties.com
kc@kcgarrtproperties.com
C: 707.477.6858
DRE: 01431179

Latife Hayson

LatifeHayson.com
Latife@LatifeHayson.com
C: 707.738.4820
DRE: 01341252

258 Via Monte Avenue, Saint Helena



Chic, Private, Modern Home with Pool House and Views

Nestled in the eastern hillsides of Saint Helena, just off Silverado Trail, about 2.0 miles from Meadowood Resort, a beautifully renovated three bedroom, three bathroom home, with a separate air conditioned office/workout room and screened outdoor dining pavilion, awaits a discerning buyer, in search of stunning views, sunsets, serenity, and a place to relax in style and entertain family and friends.

Expansive French doors in the Great room open out to a large deck with beautiful views of the valley and western mountain range. Amenities include stainless steel appliances with Wolf stove top, a media room with hand-milled wood paneling and B & W in-ceiling speaker system, new wool carpet, Mediterranean collection wood floors and K. Fowler lighting fixtures throughout. The stylishly designed bathrooms have Walker Zanger stone with Kohler Purist and Brizo fixtures.

The owners completed the installation of a fabulous inground pool and spa in 2021, complete with Pebble Tech, handmade porcelain and an electric pool cover. This ambitious undertaking has proven to be an amazing contribution to the property and the perfect place to gather, unwind and bask in the beauty of the property.

The offering includes a full set of county approved plans for an additional master suite above the garage with expansive views of the valley floor and western hills, and plans to expand the kitchen and add a casita with a full bathroom.

258 Via Monte Avenue, Saint Helena

Asking Price	\$2,595,000
Assessor's Parcel Number	025-342-002-000
Zoning	Ag Watershed
Parcel Size	Approximately .58 of an acre
Location	Approximately 2 miles to Main Street Saint Helena Approximately 2 miles to Meadowood Resort Approximately 8 miles to Lincoln Avenue, Calistoga Approximately 80 miles to S.F. International Airport Approximately 72 miles to Oakland International Airport Approximately 27 miles Charles Schulz - Sonoma Airport Approximately 28 miles to Napa County Airport Approximately 65 miles to the Golden Gate Bridge Approximately 63 miles to the Bay Bridge
Background	Built in 1972 Remodeled in 1998 by Frank Borges of Borges Construction Renovated again in 2018/2019 Sellers bought the property in 2019 Sellers renovated the house in 2020 Swimming pool and spa installed by Paradise Pools in 2021
Main House	Approximately 2,103 square feet 3 bedrooms 3 bathrooms, 2 are en-suite Andersen Wooden French doors New expansive timber tech deck with railing overlooking the valley New wood carpet New Mediterranean collection wood floors Internal laundry room off garage Composition roof Attached double car garage with automatic doors Walker Zanger throughout house
Great Room	Open plan Living and Dining room Gas fireplace

258 Via Monte Avenue, Saint Helena

Kitchen	Opens out to backyard Kitchen Island New Wolf stove top 4 burner Wolf range with grill Stainless steel appliances Shaw's Farm house sink
Separate Office/ Workout Room	Next to swimming pool and spa Approved plans to expand this to a casita with a bathroom
Outdoor	Swimming pool & spa – Approximately 30 x 15 feet Automatic cover Pool sweep Natural gas heater
Landscaping	Automatic drip system for all landscape
Infrastructure	Standard septic City water Natural gas ADT Alarm plumbed throughout Central heat & air Fans in guest bedrooms Automatic watering system that is iPhone compatible Satellite for TV Cat 6 cable in media room Outdoor lighting in front and backyards Driveway, walkway and sidewalks concrete French wood doors Clopay garage door with Lifemaster 8500 electric opener and iPhone compatible Decora Leviton wifi switches in media, kitchen, living room and master suite. Rachio irrigation box - for remote watering and weather sensing My Leviton- for remote light operations in media, kitchen, family and flood lighting MyQ - for remote garage door operation. Ring - front door, pool and garage camera ADT alarm system Pentair - ScreenLogic for remote pool/jacuzzi operation

258 Via Monte Avenue, Saint Helena

Approved Expansion

For Master bedroom above garage and expansion of the Kitchen, adding 755 sq. ft. to the main house, and expansion of the pool house to 352 sq. ft. that will include a bathroom

258 Via Monte Avenue, Saint Helena

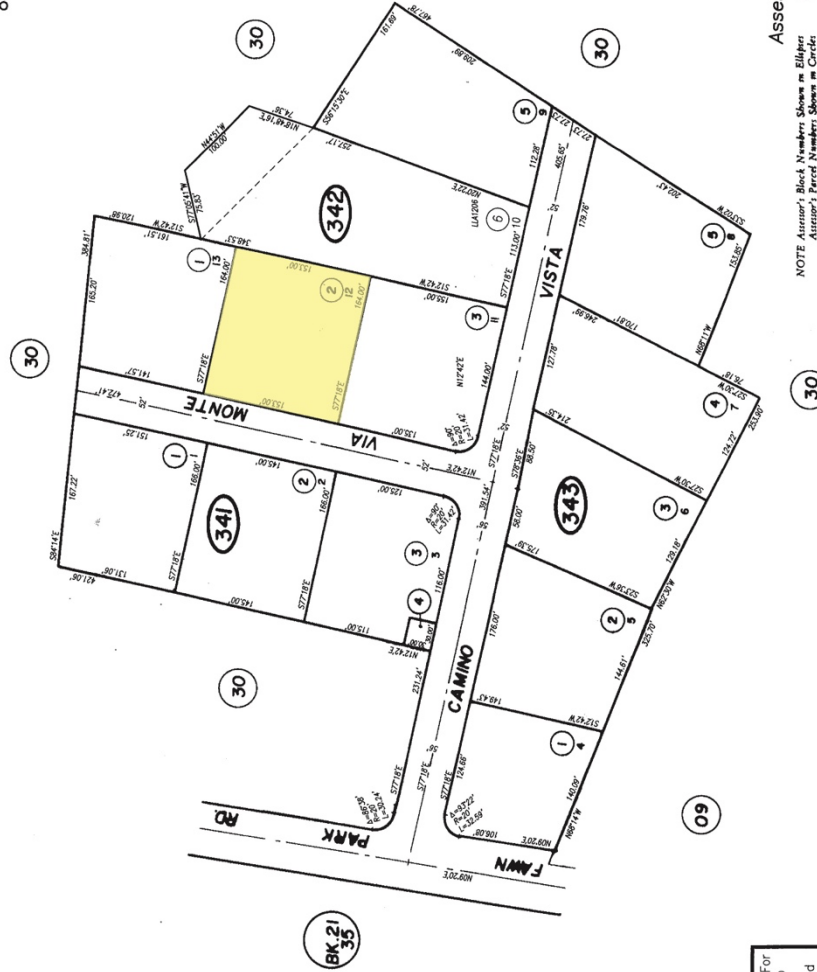
25-34

PRN 25-30

Tax Area Code
85001

DEER PARK ESTATES UNIT NO.1

B.M. BK. 7, PG. 34



REVISION	DATE
5-6-66	
7-13-81	
342-06 LA	12-20-00

Assessor's Map Bk. 25 Pg. 34
County of Napa, Calif.
1964

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

NOTE: This Map Was Prepared For
Assessment Purposes Only. No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.

APR 11 2001

258 Via Monte Avenue, Saint Helena

