

NAPA VALLEY | ST. HELENA | PIED-À-TERRE LIVING ELEVATED

COMPASS



1171 Mountain View Ave
St. Helena, CA 94574

MAIN HOME
1 BD 1 BA

SEPARATE
STUDIO SHED

LAUNDRY
UNIT



MAIN HOME

- Freshly painted exterior and interior
- Matte black fixtures & decora switches/outlets
- Luxury vinyl plank floors
- Light-filled living room and wall-mounted TV
- Primary bedroom with a ceiling fan, extra heating unit and a sliding barn door closet
- Mini-split heating and air conditioning system for year-round comfort

UPDATED KITCHEN

- White shaker cabinetry
- Butcher block countertop
- Stainless steel appliances
- Fully stocked



RENOVATED BATHROOM

- Matte black shower system, faucet, and hardware
- Walk-in shower with subway tile
- High-end exhaust fan with heating feature





STUDIO SHED

- Media space with a sleeper sofa and a lounge chair
- 65" flat screen TV
- Modern board-and-batten exterior
- Deck with weathered wood decking, yellow lounge chairs, and potted planters
- Bright open studio space with a dedicated workspace/home office area with a desk, task lighting
- Mini-split heating and air conditioning system for year-round comfort
- Updated insulation & drywall
- 2023 roof



LAUNDRY UNIT

- Laundry room with stacked GE washer/dryer unit, utility sink, and barn door cabinet
- Stocked with multiple sets of linens, cleaning supplies, a vacuum cleaner, and an iron/ironing board
- Flexible use: studio, workshop, or creative space





Live. Work. Uncork.

Flexible wine country living on 1/4 acre.

FRONT & BACKYARD SPACES

- Striking yellow front door with coordinating shutters
- Custom wood-framed entry gate with hog-wire fencing
- Covered front porch with white wood railings, lantern-style sconces
- Professional landscaping and hardscaping
- Solar lighting throughout the garden
- Large sail shade canopy over paver patio seating area with Adirondack-style chairs and a coffee table

- Freestanding hammock
- Drought-tolerant, low-maintenance landscaping & hardscaping with gravel bark mulch and statement boulders
- Native shrubs, Italian cypress, white crepe myrtle, ginkgo and maple tree

PROPERTY FEATURES

- Guest parking
- Wi-Fi-enabled sprinkler system, exterior lighting system on Cottage & Studio
- Mini-split HVAC system
- Trash enclosure space
- Septic tank system with copper plumbing
- Updated Gas & Water heater
- Water main shutoff valve



Heather Dene
Compass | DRE# 02105286

M: 707.804.9577
heather.dene@compass.com
heather-dene.com



Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 01527235, 01527365. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

*Price available upon request