



HILLARY  
RYAN  
GROUP

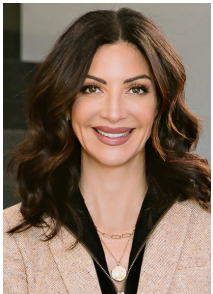
GINGERMARTIN+CO  
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



1760 DEAN YORK LANE | SAINT HELENA

[WWW.DEANYORKLANE.COM](http://WWW.DEANYORKLANE.COM)

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## DESIGN & DETAILS

- Developer, Designer, HurleyHafen
- Architect, Zak Architecture
- Builder, Kelley Construction
- Landscape Design, Price Landscaping

## GENERAL

- APN, 009-680-018-000
- Zoning, SFR (Single Family Residence)
- Year Built, 2023
- 0.7 ± Acres
- 2 Structures, Main House + ADU
- Total SF, 5,166± SF | 5BD | 6.5BA
- Main House, 4,112± SF | 3BR | 4.5BA
- ADU, 1,054± SF | 2BR | 2BA
- 3 Car Garage

## INFRASTRUCTURE

- Public Water
- Public Sewer
- Plumbed for Future Solar
- Plumbed for Future Generator
- Propane
- Central Heating + Cooling, Nest
- Internet, X-Finity

## MAIN HOUSE

## OVERVIEW

- Smart Home System, Crestron
- Home Sound System, Sonos
- Corrugated Metal Roof
- Board and Batten Siding
- Mesa Beige Concrete Flooring
- Recessed and Pendant Lighting Throughout
- Rohl + Phylrich Plumbing Fixtures Throughout
- Silestone Countertops Throughout

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## GREAT ROOM/DINING ROOM

- Chandeliers (Made in Italy)
- Wet Bar
- Fireplace, Plumbed with Propane
- Access to Outdoor Living | Sliding Glass Pocket Wall

## POWDER ROOM

- Michael Anastassiades Pendant
- Floating Vanity

## KITCHEN

- 1008 Bottle Temperature Controlled Wine Storage
- Cabinets, Bauformat, Made in Germany
- Gas Range, Miele 8 Burner
- Double Convection Ovens with Integrated Microwave, Miele
- Dishwasher, Miele
- Refrigerator + Freezer, Fisher Paykel
- Pantry

## SCULLERY

- Refrigerator + Freezer, Liebherr
- Dishwasher, Miele
- Washer + Dryer, Miele

## PRIMARY BEDROOM SUITE

- Dual Walk-In Closets
- Access to Outdoor Living

### BATH

- Countertops, Calacatta Oro Venatta
- Dual Vanities + Accent Wall, Handmade Moroccan Zellige Tile
- Dual Water Closets, Mosaic Travertine
- Soaking Tub

## GUEST SUITE ONE

- Walk-In Closet
- Access to Outdoor Living

### BATH

- Shower, Mosaic Travertine + Porcelain Tile

## GUEST SUITE TWO

- Walk-In Closet
- Access to Outdoor Living

### BATH

- Shower, Mosaic Travertine + Porcelain Tile

## GYM

- Walk-In Closet
- Access to Outdoor Living

## BATH

- Shower, Mosaic Travertine + Porcelain Tile

## ADU

## OVERVIEW

- Smart Home System, Crestron
- Home Sound System, Sonos
- Corrugated Metal Roof
- Board and Batten Siding
- Mesa Beige Concrete Flooring
- Electric Sun Shades
- Rohl + Phylrich Plumbing Fixtures Throughout
- Silestone Countertops Throughout

## KITCHEN | MAIN LIVING AREA

- Refrigerator, Fisher Paykel
- Cook-Top, Fisher Paykel
- Dishwasher, Bosch
- Access to Outdoor Living

## GUEST SUITE ONE

- Access to Outdoor Living

## BATH

- Shower, Mosaic Travertine + Porcelain Tile

## GUEST SUITE TWO

- Access to Outdoor Living

## BATH

- Shower, Mosaic Travertine + Porcelain Tile

## LAUNDRY ROOM

- Washer + Dryer, Miele

## OUTDOOR LIVING

- Fully Landscaped
- Firepit, Plumbed with Propane, Seating for 8
- Pool + Spa, Propane Heat
- Concrete Patios

## LOGGIA

- Outdoor Dining + Living Area
- Outdoor Kitchen, Hestan Grill
- Refrigerator, U-line
- Cabinets, Powder Coated Marine Grade Aluminum, Made in Germany
- Fireplace, Plumbed for Propane

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**GUEST HOUSE**



**MAIN RESIDENCE**

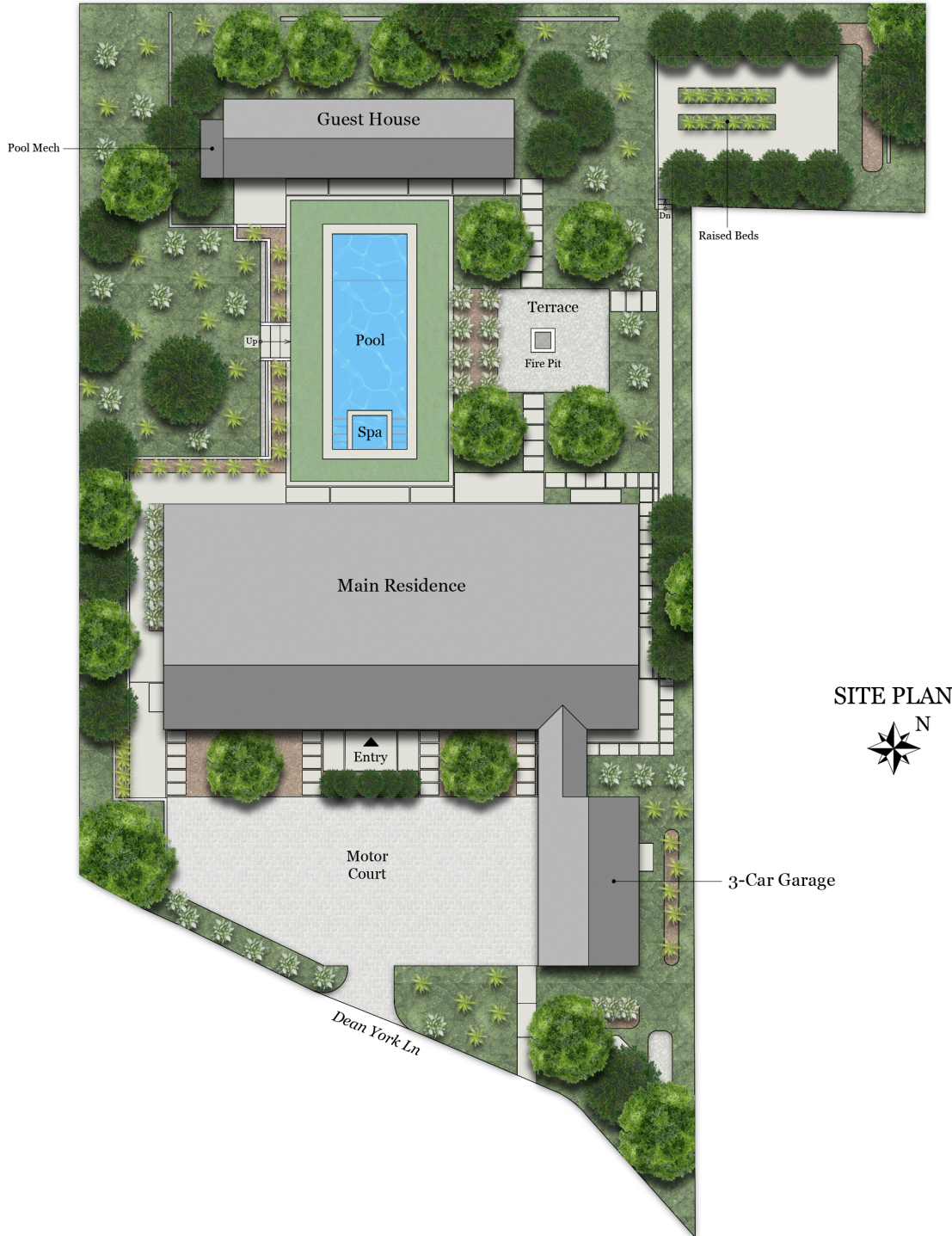


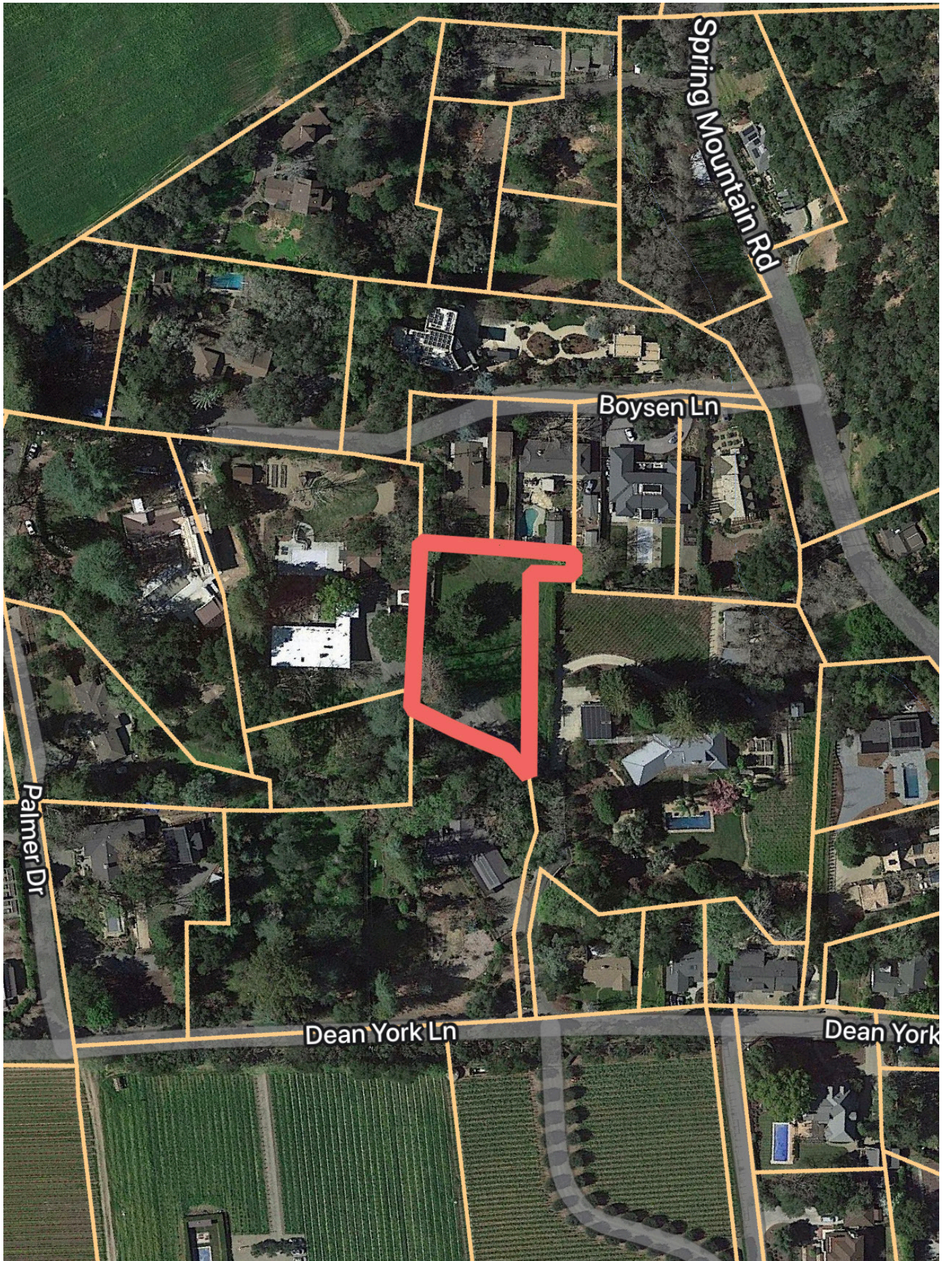
**DETACHED GARAGE**



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