

MAIN RESIDENCE
MAIN LEVEL
 3,105 SQ FT

The floor plan includes the following rooms and areas:

- WINE ROOM:** 250 SQ FT
- Spa:** 11' x 19'
- BBQ:** Located near the spa.
- Raised Bed:** Located near the BBQ.
- Fire Pit:** Located near the raised bed.
- Terrace:** (3550 SQ FT) - Located at the top of the plan.
- Breakfast Area:** 13' x 9'
- Kitchen:** 21' x 20'
- Family Room:** 17' x 18'
- Bath:** Located near the family room.
- Dining Room:** 18' x 13'
- Living Room:** 24' x 18'
- Foyer:** Located near the living room.
- Office:** 16' x 13'
- Entry:** Located at the bottom of the plan.
- Butler's Pantry:** Located near the dining room.
- Ref:** Refrigerator location.
- Server Closet:** Located near the office.
- PR:** Powder room.
- L:** Linen closet.
- Laundry Room:** Located near the office.
- W/D:** Washer/dryer location.
- Mech:** Mechanical room.
- Terrace:** (315 SQ FT) - Located near the office.
- 3-Car Garage:** Located on the right side of the plan.
- Stor.:** Storage areas throughout the plan.
- Up/Dn:** Stairs indicating up and down directions.
- FP:** Fireplace locations.
- Covered Terrace:** Located near the wine room.

SHED
 120 SQ FT

16' x 5'

Rendering by:



2  Single Family  6,840

3-Car
Garage

6 Bedrooms +
1 Office



5 Baths +
1 Pwdr

Presented by:

Erin Lail
Coldwell Banker Brokers of the Valley
Direct: 707.333.5596 | Lic# 02027696
www.erinlail.com

The overall presentation style is subject to copy right. All measurements are approximate & individuals should rely on their own information.



1837 FIR HILL DRIVE

ST HELENA, CA 94574

Total Finished Floor Area
Square Footage: 6,840 SQ FT

Above-Grade: 6,840 SQ FT Below-Grade: N/A

- **Main Residence: 6,590 SQ FT**

Main Level: 3,105 SQ FT

Upper Level: 3,485 SQ FT

- **Wine Room: 250 SQ FT**

+Additional 955 SQ FT 3-Car Garage (Main Residence - Main Level)

+Additional 170 SQ FT Storage (Main Residence - Main Level)

+Additional 30 SQ FT Mech (Main Residence - Main Level)

+Additional 5 SQ FT (Main Residence - Upper Level)

+Additional 120 SQ FT Shed

Measured per  **ANSI Standard Z765-2021.**

Total Finished & Unfinished Floor Area SQ FT: 8,120 SQ FT

+Additional 4,410 SQ FT Non-Living Space (Covered Terrace/
Terrace/Balcony/Stairs)



Rendering by: _____



2 Single Family  6,840  3-Car Garage  6 Bedrooms + 1 Office  5 Baths + 1 Pwdr

Presented by:
Erin Lail
Coldwell Banker Brokers of the Valley
Direct: 707.333.5596 | Lic# 02027696
www.erinlail.com

The overall presentation style is subject to copy right. All measurements are approximate & individuals should rely on their own information.