

## 200 Sky Oaks Drive, Angwin – the Napa Valley!

Offered at \$688,000

Immaculate, Updated, Upgraded *Chic* and Beautiful Home is a short ride to St. Helena, the heart of the Napa Valley. Take Howell Mountain/Deer Park Road to College to Sky Oaks. *Easy peasy!*

### The Overview

Built in 1991

Purchased by Current Owners in 1996

Remodeled 2012

Large Modern Home with Beautiful Grounds

1,932± Sq. Ft. Home

1± Acre Parcel

HVAC with multiple ceiling fans

Recessed lighting throughout

Fully remodeled kitchen and bathrooms

Beautiful Hardwood Floors

Wonderful tile floors in kitchen, entry and bathrooms

Custom designer paint colors throughout

Berber-style carpets in all bedrooms

Designer drapes and window treatments included in the sale

Light and Bright with large picture windows and glass sliders

Big! two vehicle side-by-side garage with tons of storage space

Abundant storage and large closets throughout

### The Home

Formal entry – foyer

**Living room and Dining room** Large 30' x 18' – with separate spaces and an open plan feeling, a huge picture windows with an oversized slider opening to the patio and garden, a large stone wood burning fireplace with a heat source insert and a raiser hearth, beautiful hardwood floors

**Fully Remodeled Eat-In Kitchen** – Granite countertops – high end cabinetry, Stainless GE appliances included in the sale: 5 burner gas stove, side by side refrigerator, microwave, dishwasher; Kohler double sink, Grohe faucet, designer colors and abundant storage cabinets

**Fully Remodeled First Floor Powder Room** with granite counters

**Laundry Room** with a stackable washer/dryer included in the sale, laundry tub

Presented by,

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**Second Floor *En Suite* Master Bedroom** Huge! 19' x 16' bedroom with walk in closet and a rock star master bathroom – the fully remodeled master bathroom has Kohler fixtures and double sinks with quartz counters, Toto toilet, a large/double sized walk-in shower, opening skylight, recessed and pendant lighting, Restoration Hardware mirrors, custom tile design and beautiful cabinetry. Sliding doors to the private Trex deck make this bedroom truly a master suite

**Bedrooms Two & Three** are large with big windows to let the country view in and each have huge closets

**Fully Remodeled Guest Bathroom** with custom tiles, Hubbardton Forge fixtures, Kohler Memories fixtures a soaking tub and custom design shower and counter tiles

## The Property

APN 024-162-006-000

1± Acre Parcel

Standard Septic System

Natural Gas and Electricity – PG&E

Howell Mountain Water District

Internet Access

Gorgeous gardens/patio/decks and entertainment areas with mature landscaping

Excellent location – Close to Pacific Union College and the College Market complex

## The Location

Howell Mountain – Angwin – Napa Valley

Angwin and the Napa Valley are places of remarkable beauty, come and enjoy the Napa Valley lifestyle! Whether you're looking for the perfect weekend property where you can de-stress and enjoy a peaceful retreat, a full-time residence, or a home to raise a family, this property is an excellent choice. The best of both worlds – a wonderful rural feel with wine country amenities. Angwin offers a true “value proposition” in the highly desirable (and expensive) Napa Valley.

Approximately 90 minutes to San Francisco International Airport, the Oakland and Sacramento airports and the greater Bay Area. Enjoy easy day trips to cosmopolitan San Francisco, intellectual Berkeley, historic Sacramento and the beautiful California Pacific coastline.

Sky Oaks is located minutes above St. Helena, in the prestigious Howell Mountain. The Howell Mountain area is defined by its 2,000± foot elevation and provides you with cooler summer months than on the valley floor, a welcome respite. In the heart of the wine country, just minutes to downtown St. Helena and Calistoga, it is easy to enjoy all the many attractions for which the Napa Valley wine country is internationally famous.

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Howell Mountain is also home to the Las Posadas State Forest with a trail system providing everything a hiker or mountain biker could want. Shady lanes through manzanita tunnels, lazy table tops and beautiful, inspirational, views.  
<http://www.stateparks.com/lasposadas.html>. For guided hikes or public access to nearby Napa Land Trust properties contact: <http://www.napalandtrust.org/Activities/Wildlake-Public-Access>

## The Directions

### From the South

Head north on Highway 29 or Silverado Trail through the town of St Helena and take a right on Deer Park Road. Deer Park Road will turn into Howell Mountain Road as you go past White Cottage Road. Continue on Howell Mountain Road until you get into the town of Angwin. In Angwin you will reach a stop sign which is College Avenue, go left on College Avenue and in a short distance take another left onto Sky Oaks. **200 Sky Oaks Drive** is on the right.

### From the North

Head south on Highway 29 or Silverado Trail. Just North of the town of St Helena, take a left on Deer Park Road. Deer Park Road will turn into Howell Mountain Road as you go past White Cottage Road. Continue on Howell Mountain Road until you get into the town of Angwin. In Angwin you will reach a stop sign which is College Avenue, go left on College Avenue and in a short distance take another left onto Sky Oaks. **200 Sky Oaks Drive** is on the right.

*This property is easily shown by appointment.*

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