



Property Address: 480 Taplin Road, St. Helena, California  
APN: 025-070-059-000

## Overview & Highlights

- Built in 2004
- Newly painted in 2026
- Cape Cod-inspired estate centered around esteemed heritage black oak tree
- Residential Lot Size: 14± acres
- Combined 8,245± square feet
  - Main Residence: 6,885± sq. ft.
  - Carriage House: 920± sq. ft.
  - Pool House: 440± sq. ft.
- Combined 4 bedrooms | 8 bathrooms
- Incredible storage solutions throughout
- Residential elevator for seamless multi-floor access
- 4,700± bottle conditioned wine cellar
- Expansive lawns and outdoor pavilion with kitchen, infinity-edge pool, and spa
- Designed for entertaining, multigenerational living and extended guest stays
- Gated driveway in private St. Helena setting neighboring Joseph Phelps Winery
- Approximately 8 minutes to downtown St. Helena

## Main House – First Level

- Grand foyer with dual coat closets and wide-plank floors
- Thoughtful Cape Cod designed home; plantation shutters, custom millwork, built-ins, custom architectural details, and white oak wood floors throughout
- Sunken living room with wood-burning fireplace, integrated bookshelf, cabinetry and French doors opening to the rear terrace
- Formal dining room with paneled chair-rail walls, integrated sound, custom cabinetry and chandelier lighting



- Chef's kitchen with marble countertops, oversized island with prep sink, Thermador six-burner range, double wall ovens, Sub-Zero refrigeration and adjoining breakfast area with skylight, built-in bookcases and wood-burning fireplace
- Scullery prep area with sink, marble countertops, additional Sub-Zero refrigeration, wine storage, ice maker and secondary dishwasher
- Enclosed sunroom with sliding glass doors and screens, seamless indoor-outdoor living, bluestone flooring, and wood burning fireplace
- Two powder rooms on the main level: one in main hallway near the elevator and front entrance, the second is adjacent to laundry room and side door to breezeway
- Laundry room with Shaw sink, built-in cabinetry, concealed ironing station, bench seating and Dutch-door access to breezeway
- Primary en suite with wood-burning fireplace, French doors to terrace, dual walk-in closets, and custom built-in storage
- Primary bath with two vanity rooms, two water closets, radiant-heated floors, soaking tub, stall shower, and heated towel rack

### Main House – Second Level

- Large bonus room suitable for media, recreation, fitness or flexible family living
- Bedroom en suite with dormer windows, balcony access and vineyard outlooks
- Dedicated office with custom built-ins and workspaces
- Secondary office with custom built-ins and balcony (currently staged as 3<sup>rd</sup> bedroom)
- Full bath with steam shower
- Elevator access

### Lower Basement Level

- Conditioned wine cellar with approximately 4,700± bottle capacity
- Mechanical and technology rooms
- Extensive storage closets and cabinetry throughout
- Elevator access

### Carriage House



- Detached carriage house above 3-car garage
- Living room with shiplap detailing throughout
- Kitchenette with limestone counters
- Two en suite guest bedrooms; one with stall shower, the other with shower over tub
- Private bluestone terrace and seating area
- Ideal for guest overflow, long-term stays, caretaker housing or flexible family living

### Pool House | Pavilion

- Outdoor fireplace and built-in barbecue
- Heated infinity-edge pool with automatic cover, and separate spa
- Pool house with full kitchen and changing room
- Half bath and private outdoor shower
- Equipment storage area

### Exterior & Grounds

- Tree-line approach and arrival courtyard with stone fountain
- Multiple bluestone terraces and entertaining patios
- Fruit trees and fruitless olive grove
- Raised garden beds and dedicated garden area
- Bocce court with lighting and picnic area
- Terraced lawns and multiple outdoor gathering spaces
- Vineyard, mountain and mature tree views

### Infrastructure & Systems

- Water: Two wells: lower 52 gpm, upper 50 gpm; water filtration + 10,000-gallon tank
- Sewer: Standard septic system with pump tank; 1,500 gal. concrete tank
- Roof: Composition shingle
- Propane tank; seller owner
- HVAC: multi-unit forced heating and air conditioning (new furnace 2026)
- Solar system; seller owned



- Lutron lighting controls and integrated sound
- Central vacuum system
- Elevator serving all levels
- New tankless water heater (Carriage House 2026)

### Vineyard

- The adjacent 19-acre vineyard parcel is available for purchase with the residential parcel. The 9.25 net vine acres are planted with Cabernet Sauvignon. The grapes are currently sold to HSWW and used in the winery's BOND program, predominantly bottled under the Quella label. A signed non-disclosure agreement will be required before details of the vineyard listing price and agreements are shared.