



541 Sunset Drive, Angwin
APN: 024-370-008-000

OVERVIEW & HIGHLIGHTS

- Year built: 1974
- Lot size: .5± acre
- 2,454± square feet
- 3 bedrooms | 2 full baths | 1 powder room
- Ranch-style, single-level home
- Quiet mountain setting above the fog line
- Approximate 1,500' elevation; minutes to St. Helena
- Peaceful ambiance; strong indoor-outdoor connection

MAIN HOUSE

INTERIOR DETAILS

- Entry: Tile floors, glass panel door with sidelights, recessed lighting, smooth wall finish throughout
- Living Room: Spacious area with wood-burning fireplace accented by decorative tiles; abundant natural light
- Dining Room: Features a decorative chandelier and French doors opening to the backyard
- Kitchen: Wood cabinetry with granite countertops and stainless steel sink. Four-burner gas range with stainless hood mounted above the island. Island includes built-in oven and counter seating. Freestanding stainless refrigerator and ample built-in cabinetry for storage
- Laundry Room & Powder Room: Laundry room separated by glass door off the kitchen. Stackable washer and dryer with built-in cabinetry and laundry sink. Adjacent powder room featuring a wood vanity with granite countertops.



- Primary Suite: Large bedroom with abundant natural light, ceiling fan, and spacious walk-in closet. Adjacent bonus room with built-in cabinetry that can serve as an office, workout room, or nursery.
- En Suite Bathroom accessed via sliding barn door featuring tile floors, linen closet with glass enclosure, private water closet with glass enclosure, large two-person shower with granite surround and stainless fixtures, bathtub, built-in cabinetry with granite countertops, wood vanity, double sinks, and views overlooking the backyard.
- Guest Bedrooms: Closet, carpeted floors, and abundant natural light.
- Hallway: Equipped with linen closet
- Guest Bathroom: Guest bath off hallway featuring tile floors, stall shower with glass enclosure and built-in cabinets for storage. Single-sink wood vanity with stone countertop, accented by decorative tile backsplash

INFRASTRUCTURE

- Water: La Tierra Water Company
- Sewer: Private septic system
- HVAC: Central heat & air with Nest thermostat
- Standard water heater located in laundry room