

2441 OLD PIONEER RD OWNERS AMENITIES LIST

Notable features not visibly apparent:

- All millwork and lumber (with exception to the engineered trusses) in this home came from timber harvested off of this 80 acre property and custom milled to specific specifications for construction of the custom doors, custom cabinets, Hardwood flooring, timber beam trusses and posts.
- 8 tons of natural stone in the Great Room fireplace came off the ranch
- Several hundred yards of year round Calapooia Creek frontage and pristine swimming hole
- Abundant water supply with plenty for vineyard expansion.
- 40 foot insulated & climate controlled shipping container for wine storage
- Custom 30x80 doors and hinges
- Multiple huge picture windows with incredible mountain and valley views
- Supreme Horse property
- Hay production and Cow Calf operation

KITCHEN

New kitchen tile

Custom cabinets

Wine rack and wine refrigerator

Trash compactor

Walk-in pantry

48" 6 burner double oven range

Custom tile backsplash and intricate mosaic

Primary sink with industrial faucet

Thick granite

Island with sink

GREAT ROOM

8 tons of natural stone wood fireplace with propane gas assist

Walk-in wood storage room

Timber beam trusses with 26' vaulted ceiling

Douglas Fir Tongue & Groove on vault

10' ceiling 8 foot doors throughout main level

Madrone hardwood floor with Black Walnut inlay

PRIMARY SUITE (Main level)

Oversized bedroom with picture windows and valley views

French doors to outdoor living space & hot tub

Double vanity
Double Roman soaker tub with custom fixtures
10-head adjustable custom shower
Steam Shower
Bidet & Primary toilet
Travertine tile in shower and floor

LAUNDRY ROOM

Laundry chutes in primary bedroom and upstairs
Utility sink and cabinets
Built in folding table
Tile floors
Storage

UPSTAIRS

Heat pump with separate zone
Large den/bunk room & attic storage nooks
Two large bedrooms
Full bathroom with tub/shower combo
New carpet

EXTERIOR

Roughly 2000 sq ft outdoor living space
28x32 Portico w/ douglas fir tongue and groove in front
24x36 Portico w/ in back
Approximately 4000 sq ft stamped concrete
12' timber eaves
Propane backup generator with automatic transfer switch
Geothermal heat pump downstairs
4-car garage and workshop
Gazebo with concrete & hot tub
Treehouse
65x40' concrete barn with storage loft
25x40' shop and half bathroom
Ideal setup for horses
40 fruit trees
Stock pond
2000' creek front with pristine swimming hole
2.5 acres established vineyard (Seller interested in leasing back vineyard)
Custom decorative security gate with automatic opener

Circle driveway
Fenced and cross fenced
Incredible wildlife and monster blacktail bucks
Chicken Coop
Dog kennel
Copper colored metal roof
Fire resistant siding
Abundant defensible space surrounding home
Tall crawl space for easy maintenance