

WILLAMETTE VALLEY CONTEMPORARY ESTATE

"Embracing the art of modern living in a wine country farm estate"

Cascade | Sotheby's
INTERNATIONAL REALTY

Property details and inspiration

Outdoors

Estate entrance

40 Autumn Blaze Maple trees planted in 2018 line the 1/3-mile-long driveway that winds to top of hill.

Completed in 2017, a modern, well-crafted and energy efficient 4,300 sq foot home sits at roughly 300 ft elevation.

- Designed by renown Berkeley, California-bred, Brian Pometta who specializes in refined modern aesthetic and produces elegant designs that are also functional and cost-effective; utilizing honest, unadorned, natural materials in a simple and forthright way.
- Unmatched view corridor from the top of hill: Mount Hood, 3 different AVAs (McMinnville, Eola Amity and Dundee), coastal range, vineyards, and agriculture.
- Situated to maximize the views, natural beauty of the area, and big skies.
- Designed to capture these views from every room and angle.
- Exterior materials create an aesthetic in tune with the natural environment:
 - Siding alternates smooth surface Hardiplank and painted corrugated metal siding
 - Champagne colored Metal Roofing is Class S1
 - Gutters set up for rainwater collection (no tanks in place)
- (32 x 80ft) 2560 sq foot Shop and studio share the home's shed roof design and materials and sits at roughly 350 ft elevation.

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Roughly 5 acres are landscaped and include:

- Fenced 1/4 acre Orchard One: Cider apple trees, cherry, pear, several varieties of raspberries, black and white currant, blueberries
- 1/4 acre Orchard Two: 15 Mature Olive trees, 3 varieties
- Deer-resistant, professionally designed, eco-friendly landscape surrounds the home (see original plans and photos); drip irrigation set on multi-zone timer.
- Path lighting: Outdoor gravel and concrete pathways lead you around the home and up to the shop area, bordered by grasses, lavender, hydrangea, rhododendron, and other plants.
- 30-foot-wide wildflower meadow/butterfly band surrounds the lawn and defines the perimeter of home, providing separation from the grass seed-farmed area
- Naturalized eco lawn requires low maintenance or water: PT 770 Water Less Eco-Lawn Mix
- 10 oak trees planted in 2016-2018
- 6 maple trees lining driveway at top of hill



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Farming

42 acres have been leased to neighborly farmer, for the last 5 years, and are currently in tall fescue.

- New lease signed on October 15, 2022, rent paid annually on November 15, with a 3-year term and will continue thereafter until written notice of termination is given by either party with at least 12 months' notice. Cash rent is \$150/acre which is current benchmark price for this type of land.
- The Eastern and Southern borders of the property are planted in a mix of Doug fir and Willamette Valley Ponderosa pine trees. Approximately 1300 in total, planted in 2018.
- From a viticultural standpoint, the property is in the McMinnville AVA – Willamette Valley AVA, Oregon. The property is located a mile south of Brittan Vineyards, Hyland and Maysara wineries, producers of top-tier pinot noir and chardonnay with much acclaim from the wine press.
- 320 AMP continuous Electricity to property, buried underground and connecting to PGE lines directly across the main road.
- Electricity to the shop: 220 power

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Interiors

The main house is approached through an architecturally distinctive courtyard (Virginia blue stone pathway and concrete contour filled in with 1-inch river stone), leading to a 50-foot-long, glassed-in entry corridor which offers north-east views of Mount Hood and links the main house to the guest suite.

- You enter through a dark brown tarnished 900 lb custom-made steel pivot door from Modern Steel Doors, Rustic Elegance based in Tucson, Arizona.
- Key house features include:
 - View corridors framed with black anodized aluminum-framed Fleetwood windows and doors (California): best in class eco-friendly¹, LEED-certified, energy-efficient, and sustainable technology, with transferable limited lifetime warranty.
 - Covered outdoor entertainment area, with Mount Hood views: custom outside wood burning fireplace designed with natural Warwick stone veneer surround from Willamette Graystone and an Isokern fireplace and chimney system.
 - Provisions for outdoor kitchen in place.

Custom cabinetry throughout the house by Carey's Custom Woodworking finished in Anigre exotic hardwood

Pull-Out Shelves with Blum Soft Close Slides

Main living area

- 10–15-foot sloped ceilings
- 8-inch-wide Carlisle wide plank engineered white oak floors, sliding glass doors leading out to the entertainment garden area.

¹Fleetwood windows and doors use **recycled aluminum and glass** and offered in inert coatings and finishes. To further promote global sensitivity, **100%** of our aluminum scrap is recycled.

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Living room centerpiece is a hearth designed with imported HONED SILVER CASTILLE French stonework (8 ft wide x 10-foot height); a 45,000 BTU Gas Fireplace from Fireplace Xtrordinair, and a cantilevered bench wrapped in Caesarstone Sleek Concrete.

Dining area sits 12 people at a 10-foot-long dining table. Professional kitchen area with 10x10ft. Carrera lightly veined white and grey marble:

- Two commercial-sized sinks and high-end Grohe fixtures and garbage disposals
- Built in Subzero refrigerator
- Wolf 6 burner, 36-inch gas range and oven
- Architecturally-designed steel vent and make up air damper (through the ceiling)
- Two Bosch dishwashers
- Under counter microwave, warming oven; double Bosch wall ovens
- Counters are 3cm Caesarstone Sleek Concrete, including generous backsplash and windowsill
- European style cabinet frameless cabinets
- Shaker & Flat Panel Door Style with Concealed European Hinges with Soft Close
- 8 ft high pullout pantry cabinets
- Dowel Drawer Construction with Under Mount Soft Close
- Stunning wall of cabinets finished with Anigre wood doors and pullout shelving
- Additional pantry with sink and extensive storage cabinetry

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Master bedroom features

- 10-15- foot sloped ceilings
- Art room accessed through pocket door
- Evening sunsets through two walls of window
- Marquis Spirit Hot tub accessed directly, through outside master door (2017).

Master bath features

- Floating cabinet counters wrapped in 3 cm Caesarstone and Sleek Concrete
- Custom Raw Linen Matt - Artistic tiled floors
- Hansgrohe faucets and above-counter Amalfi sinks
- Raindance shower head
- ICO Towel warmers
- matching same level as vanity backsplash 10 ft high sloped ceiling
- Clear glass shower walls Infiniti drains
- Radiant-heated floors
- Custom designed walk-in closet with shoe shelves and drawers

Third bedroom or office

- Pull down murphy bed and custom cabinets finished with Anigre hardwood
- Window seat with views of coastal range

Third bathroom follows similar design as Master

Guest suite bathroom follows same design as other bathrooms with the addition of a square, deep Mirabell soaker bathtub and Lour bath spout.

Guest suite has two walls of large glass windows with views of Mt Hood. Double glass door opens onto porch and guest room sensory garden.

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Mud room

- Tiled utility shower wall and linoleum floor
- Custom cabinetry storage with Formica Matt Mouse Laminate doors (White Melamine Interiors)
- 18 cuft Whirlpool Refrigerator
- Washer and Dryer
- Covered walkway leading to garage

3 car, insulated garage with electric door openers and exterior remote access

Wine cellar accessed through separate entrance

Additional storage area accessed through separate entrance

HVAC systems

Main house: Two zone Carrier GreenSpeed High Efficiency 18 SEER / 12.7 EER / 12 HSPF

Variable speed Heat Pump and matching Variable speed electric Fan-coil using 410A refrigerant for main floor³

Guest suite: Remote-controlled Mitsubishi Ductless Mini-split High Efficiency 21 SEER /

12 HSPF Heat Pump with 410A refrigerant

Alarm system owned

Shop details

(32 x 20ft) Insulated area, and conditioned office or studio space with Mitsubishi Ductless Mini-split

High Efficiency 21 SEER / 12 HSPF Heat Pump with 410A refrigerant

- Permitted 1/2 bathroom
- 3 12 ft roll up doors
- 5-inch concrete slab with rebar
- Back eave 12 ft; front eave 22 ft
- Clear span trusses

³ Fan-coil model #FE4ANB006L (20 Kw); Heat Pump model #25VNA060A003; Carrier Infinity 7-day programmable thermostat

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