

124.5 Acre Modern Wine Country Estate

House Features

Both Guest House and Main House have been built to commercial standards to enable a broad range of use.

- Extensive use of manufactured lumber, including glue-lam beams throughout the structures.
 - Built with oversized footings and reinforced concrete for earthquake resistance.
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Main House – General Features

- Heating and cooling from 2 large geothermal units, enabling low-cost heating and cooling throughout the year.
 - Supplemental hot water from a Navien Tankless system.
 - ~40 GPM well near equipment storage building.
 - Extensive water filtration system and holding tank in garage.
 - 30 kW propane generator with automatic transfer keeps the house running regardless of weather.
 - Buried 500-gallon propane tank is fire-safe and supports the generator, water heater, stove, and fireplace.
 - 400-amp service at the house.
 - Pool retaining wall pre-wired and built for a 20x40 container pool or swim spa.
 - Hot and cold water outdoor hydrants.
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Interior Features

- Control4 Smart Home-enabled lighting, security system, and sound system.
 - State-of-the-art, fully programmable and expandable system.
 - Exterior camera system.
 - Monitored security system.
 - Central sound system, interior and exterior.
 - Touchpad controls and phone app compatible.
- Central wired control center hub.
- Mesh wired router system for broad internet access inside and out.

- 3 bedroom suites, each with a full bathroom.
 - Large, climate-controlled wine cellar – capacity >1,500 bottles.
 - Large theater room with Control4 central control and 130" screen.
 - Porcelain tile flooring throughout the main floor.
 - Heated flooring in master bathroom.
 - Custom cabinets throughout the house.
 - Quartz waterfall kitchen island.
 - Imported lighting fixtures.
 - Commercial-grade appliances, including main floor wine fridge and ice maker.
 - Second-floor office – convertible to a 4th bedroom with ¾ bathroom (plumbing in wall).
 - Polished concrete floors in basement.
 - Abundant storage in basement and outbuildings.
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Exterior Features

- Expansive NW territorial view of the coastal range.
 - Outdoor family room with heat, wood-burning fireplace, weatherproof TV, and full-service cooking island.
 - Outdoor speakers across back patio.
 - Extensive brush clearing to decrease fire risk.
 - 2,500-gallon water holding tank.
 - 10' overhang over back patio.
 - 24'x9' 4-panel sliding glass wall.
 - 3 commercial-grade sliding glass doors.
 - Milgard Ultra composite windows.
 - Marvin oversized glass doors.
 - Metal exterior roofing and siding.
 - Maintenance-free and fire-resistant.
 - Extra-large, freestanding carport enables covered entrance and shelter from weather.
 - 2.5 cars wide, 24' long.
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Garage

- Oversized: 30' depth and 48' wide.
- Insulated and heated.

- 3 large 10x9 high-mount doors.
- Side-mount door openers with battery backup.
- Epoxy floor coating.
- Metal upper cabinets and sink base.
- Insulated room for water systems.
- 8' overhang over garage doors.

- 30-amp, 220-volt outlets in wall.
- EV car charger.
- Metal exterior roofing and siding.
- Maintenance-free and fire-resistant.

Guest House

- Large open floor plan.
- Metal exterior roofing and siding.
- Maintenance-free and fire-resistant.
- Commercial-grade build standards to enable a broad range of use.
- 18'x10' sliding glass wall.
- Full kitchen.
- 11' kitchen island.
- Bedroom loft facing the coastal range.
- Carport storage space.
- Car charger.
- Generator connection.
- Polished concrete heated main floor.
- Mini-split heat pump for AC and backup heat.
- Marvin composite windows.
- Marvin entrance door.
- LED accent lighting.

Horse Barn

- 4 stalls with rubber mat floors.
- Inlaid rubber mat aisle.
- 4-ton hay/feed storage.
- Interior waterproof wash/exam rack with heat.
- Hot water.

- Insulated storage room for hot water heater.
 - 12' overhang in each paddock.
 - Hardie board siding.
 - Metal roof.
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Storage Building

- Metal storage building.
- 3 10'x10' roll-up doors.
- 30'x50' footprint.
- Shop space.
- Stores 4 pieces of equipment, attachments / implements and recreational vehicles.