

Feature Sheet

House

- 1) 2700 sq. ft. per seller.
- 2) Loft master bedroom with morning deck and master bath with Jacuzzi tub.
- 3) Great Room includes wood stove and hidden trundle beds for additional sleeping space. Slate entrance way & steps. All counters/cupboards, slate flooring and carpeting, and new entranceway to rest of house to be completed for sale.
- 4) Sunroom/Garden room floor already set up for installation of current type swimming pool.
- 5) Propane stove for heating rest of house.
- 6) Ceiling fans throughout for circulation.
- 7) Lots of cedar paneling throughout.
- 8) Open kitchen with island Jenn-Air propane range.
- 9) Large deck off kitchen/dining room and living room.
- 10) Lots of built in book cases in living room for your library.
- 11) 36" crawl space.
- 12) Large main floor bathroom with shower.
- 13) Two bow windows in living room.
- 14) 24' x 34' arbor with slate floor & fountain on north side of house to be completed for sale.
- 15) Metal roof.

Outbuildings

- 1) 12' x 20' Guest house with loft.
- 2) Bathroom with shower.
- 3) Wood paneling.
- 4) Electric heat.
- 5) Wrap around veranda.

- 6) Heated cedar pump house.

- 7) 48' x 40' Metal Hay Barn with power and water. Several large kennel cages.

- 8) 3 fenced 12' x 15' shelter barns with pasture panels. Power and water at each.

- 9) 36' x 48' Metal Horse Barn with 12' x 48' & 14' x 48' wings. Includes 4 stalls, a foaling stall, a tack room, and an office. Power and water. Lighted.

- 10) 24' x 24' covered breezeway between horse barn and indoor riding arena.
- 11) 56' x 72' Metal Barn housing Indoor Riding arena with power and water. West end opens into 240' perimeter outdoor riding arena. High heavy duty pasture panels.
- 12) 12' x 30' Feeder Barn with water.
- 13) Half acre of paddocks using metal pasture panels.
- 14) Two 8.5' x 26' Storage Containers.
- 15) Chain link dog run.

Additional Features

- 1) 121.68 Total acres.
- 2) Mt. Hood view from several points on the property.
- 3) Seasonal creek runs the entire length of the property.
- 4) Seasonal pond.
- 5) Diverse property ranging from pine and oak forest, to mixed pine/oak, to open range land.
- 6) There's a small forested canyon-like area culminating in cliff outcrops opening out onto open range land.
- 7) Six miles of outstanding riding/hiking trails.
- 8) Diverse & bountiful wildlife including deer, turkey, raptors, lots of nongame birds, coyote, etc.
- 9) Great hunting or birding area.
- 10) The north 40 is fenced and cross-fenced.
- 11) Zoned GR-5 (Dividable into 5 acre lots).
- 12) Good gravel road access and gravel circular driveway that accesses house and all outbuildings.