**­­­­­­­­­­­­­CEDARBROOK RANCH - RESORT**

**CUSTOM BUILT OFF THE GRI­­­­­­D HOUSE IN TWIN PEAKS 268 Cedarbrook Drive**

**3800 Sq Ft / 2.3 Acres / Single Story Ranch / Low Maintenance / Great commuter Location / 180 Views /Easy walking distance to several hundred acre Gregory conservancy /Wrap around covered porch**

**House Features:**

1. **INTERIOR FEATURES:**

* **Construction**
* 2 x 6 construction. Heavily insulated
* 9 foot ceilings
* Two zone Air Conditioning
* **Floors:**
* Custom wood pine floors in great room, kitchen, hallways, study and exercise rooms
* Slate floors in entry way with inlays, entry bathroom, screen porch room, laundry room and craft rooms. Hallway bathroom is temperature controlled
* Tile floor in master bathroom is temperature controlled
* Hallway bedrooms are carpeted
* **Windows**
* Milgard duel pane
* **Doors:**
* Exterior Thermatru – fiberglass
* Interior-solid pine
* **HVAC**
* Duel zone
* New Air Conditioning installed
* **House Electronics:**
* Whole house music system
* Controls and speakers in each room
* Multiple electrical outlets in each room
* TV wired for each room
* Business phone system
* Front entry key pad
* Phone in each room
* Able to call individual room
* House intercom

1. **INTERIOR ROOM BY ROOM:**

* **Front Entry Way:**
* Slate entry way with cut out bear paws
* **Front Guest ¾ Bathroom:**
* Slate with custom designed arrowhead inlayed in floor
* Shower
* **Kitchen:**
* Large walk-in pantry
* Wolf double Electric oven
* Jen-air stove top
* Large island
* Granite countertops
* Custom cabinets throughout
* Insta hot
* Rettin Alkaline Water
* Large island with vegetable sink
* Garbage Disposal
* Trash Compactor
* **Master Bedroom**:
* Heat and Glow gas fireplace insert
* Custom carved fireplace mantel
* Custom pine ceiling
* Whole house music system with volume control
* Pine floor
* Ceiling fan
* His and Hers individual walk-in closets with custom shelving with electrical plugs
* **Master Bathroom**:
* Granite counter tops
* Double Sinks
* Original refurbished claw tub
* Updated tile floor heated - temperature controlled
* Separate toilet room
* Whole house music system with individual control
* Lots of storage
* **Screen Porch Room:**
* Large 3 X 6 removable windows
* Slate floor
* Ceiling fan
* **Study Room:**
* Separate and private
* Custom built cabinets
* Ceiling fan
* Built-in file cabinets
* Computer / printer desk
* Built-in safe cabinet
* Lots of storage
* **Living Room:**
* Custom log entertainment center
* 70” inch smart TV
* Built in surround sound components
* Custom carved mantle
* **Utility Closet:**
* House central location for music, security and phone system
* **Laundry Room:**
* Sewing table
* Kenmore Washer/dryer area
* Refrigerator / freezer area. Room for two
* Enclosed fold down ironing board
* Closet for hanging clothes
* Sink
* **Hall Bedroom One:**
* Whole house music system speaker with control
* Ceiling fan
* Cable TV hook-up
* Business phone system hook-up
* **Hall Bedroom Two:**
* Whole house music system speaker with control
* Ceiling fan
* Cable TV hook-up
* Business phone system hook-up

* **Hall Bedroom Three:**
* Whole house music system speaker with control
* Ceiling fan
* Cable TV hook-up
* Business phone system hook-up
* **Hall Bathroom:**
* Heated floor with control
* Slate floor
* Granite countertop
* Extensive storage
* **East Hall:**
* Natural gas stove (wood look alike)
* Whole house fan
* Light tubes in celling
* **Craft Room:**
* Slate floor
* Ceiling fan
* Whole house music system with speaker and control
* Extensive storage
* **Build-up Area:**
* Large storage area
* **Attached Oversized Four Car Garage**:
* 12 foot ceilings
* 9 foot doors
* Finished – drywalled, insulated and painted
* Custom cabinets
* Above garage storage in attic with ladder access
* Wash Sink

1. **Interior House Systems:**

* Monitored hardwired Fire / Police security system
* Business phone system throughout
* Whole house fans East and West wing
* Garage Systems:
* Welding outlet
* Electric cord roller
* Air compressor hose reel
* Multiple electrical outlets

1. **EXTERIOR FEATURES:**

* Covered porch
* Hand carved porch columns
* Above ground 9 X 12 brick garden boxes
* Fenced Dog run
* Boxed in eves – fire
* Wrap around gutters
* Alcoa vinyl siding
* Roof – 30 year Elk

1. **Exterior House System’s:**

* Fire Protection System
* Knox box
* House-interior fire sprinklers
* Two 2-inch fire hydrants
* Well- pump and fire connections
* Multiple hose bibs around house
* Alcoa vinal siding
* Fire pump in build-up not hooked-up yet
* Solar System
* 8.5 K System
* 30 panel’s located on south side of roof (deck side)
* Built by Peterson Dean
* With phone app
* Septic system
* Knox Box
* Party lighting 360 and Christmas lighting
* Trex Deck System
* Custom Lighting with dimmer
* Enclosed with 3 lockable gates
* Custom entertainment storage box for chair storage
* Reinforced to hold jacuzzi
* Dog run
* Natural gas connections
* BBQ
* Proposed jacuzzi
* Exterior generator with electrical panel
* Water System
* Well System Grundfos 3 phase sub-connect well pump
* Reconditioned in 2018
* Well house
* Extensive Fire protection system
* Extensive outdoor watering system
* Extensive 50 amp adjustable well pumping system with phone app
* Outdoor lighting
* Deionized car washing station
* 2’ underground copper pipe from house to well house
* Fire Pump - build-up
* 400-gallon fire pump holding tank – build up
* Two-119-gallon pressure Bladder tanks – build up
* 100-gallon water heater
* Hot water recirculation pump
* Two Fire Hydrants
* Sprinkler System
* 11 K Kohler Natural Gas Generator System – unlimited supply of fuel during an emergency
* Natural Gas System
* **Underground**
* Electrical System
* Underground
* Pond System
* Two separate waterfalls which flow into one pond
* Pond lighting
* All pond system on individual timers
* BBQ System
* Flagstone patio entertainment area
* Lion extensive BBQ island
* Lion BBQ grill – 5 burner
* Lion Built-in Refrigerator
* Lion built-in range
* Lion built-in sink
* Lion built smoker enclosure with interior Bradley electronic smoker
* Underground natural gas to area
* Underground water to area
* Exterior night lighting to area
* RV Parking
* Two 50 amp outlets
* One 30 amp outlet
* Water connection
* Electrical connection
* Sewer connection
* Engineered retaining wall
* Extensive underground infrastructure

1. **Yard:**

* Landscaped
* Hand carved bear at entrance with river rock stand
* Canoe yard art
* Multiple Fruit trees
* Berries
* 9 x 12 sprinklered garden boxes
* Automatic sprinklers with multiple timers

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