

### **15268 AIRPORT RD KEY FEATURES**

1. Beautiful natural cedar siding, newly stained in June 2025
2. Owned solar array, installed in 2022-2023
3. New composite shingle roof, new gutters, downspouts, metal gutter guards, installed in 2022
4. Propane gas fireplace in living room
5. 10 Kw Generac backup generator
6. Strong well with 18 gpm at last test; NID county water access present at curb, could add to well for additional water supply
7. Owned calcite filtration system, carbon filtration system, and water softener system for all incoming water into house; reverse osmosis system under kitchen sink
8. Higher-end kitchen appliances: 5 burner Bertazzoni gas range; Zephr raised vent hood; GE Profile self-cleaning microwave wall oven combo; GE refrigerator; Bosch dishwasher
9. 5+ Nevada County fire hydrants near home/along Airport Road for fire protection (due to airport previously in use in area)
10. Ample room for RV storage and 30 amp RV power supply at driveway
11. Raised beds and large greenhouse
12. Chicken coop with electric fence
13. Fully remodeled exercise studio (could be ADU)
14. Outdoor shower
15. Large workshop in garage
16. Private en-suite guest quarters on upper level
17. Two tankless water heaters
18. Approximately 19 productive fruit trees – plum, apple, fig, pomegranate, persimmon, Asian pear, Bartlett pear, nectarine, cherry
19. Central vacuum system
20. Updated security system
21. ADT burglar/fire/smoke + heat/carbon monoxide detection devices with 24/7 Central Station monitoring; glass break detectors in great room and office, automatic garage door remote control (with ADT app), smart thermostat (controllable with ADT app)
22. Gas line in semi-breezeway for grill
23. Ample driveway parking
24. Two storage sheds for garden/landscape tools, etc.