

# 2985 Warm Springs

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Santa Ysabel Ranch  
2.83+/- Acres

Home Built in 2008 by Brad Fogel  
Designed by Marshal Lewis  
Landscape Design by Les Toma  
Private Gated Community

## Custom Contemporary Home

- 3566 +/- Sq Ft all on one level, wheelchair accessible
- 4 Ensuite Bedrooms with private bathrooms + ½ bath for guest use (2 of the bedrooms are used as offices and do not have closets, but have room to add)
- Clearstory windows surround house that provide natural light throughout
- Living room with gas fireplace framed with stone and Onyx raised hearth
- Cedarwood vaulted ceilings
- Solid core cherry wood cabinets, doors, baseboards and vanities
- Granite counter tops
- Real stone columns inside and outside
- Porcelain floor tiles throughout and carpeted bedrooms
- Sliding double doors in every room that lead you to patios outside
- Wine Room - temperature controlled, 728 bottle capacity, with custom wine racks
- 2 Garages with painted floors- 2 car garage with a pet wash station + 1 car separate garage with floor drain for home 'wine making' or other hobbies and yard tool room
- Reverse Osmosis in kitchen and master suite
- 2 HVAC units, 2 water heaters
- Soft water system
- Sprinklered inside

## Kitchen

- Semicircular breakfast bar with seating
- Stainless steel Kitchen Aid double oven
- Stainless steel Jenn-Air 5 burner gas cook top with vent system
- Stainless steel Kitchen Aid side by side refrigerator with freezer
- Stainless steel under counter wine cooler
- Asko stainless steel dishwasher

- Built in GE microwave
- In-Sink Aerator/Disposal
- Pull-out spice rack, double sided and built in deep pantry

### Exterior

- Metal roof on sloped sections and tar on flat sections
- Stucco exterior
- Low maintenance, drought tolerant, mature landscape with landscape lighting and irrigation on timers
- Concrete circular driveway, wide enough for emergency services
- Landscaping includes heritage oaks, coastal redwoods and elms, pistachio, walnut, pecan, almond, nectarine, peach, plum, pomegranate, apple, quince, Asian pear trees and grapes
- Fully fenced and cross fenced with a private secure gate for the home and separate farm gate
- Septic
- Natural Gas

### Additional Property Features

- Solar panels that are owned, roof and ground mounted - installed by A.M. Sun-Solar and produce more than enough power to cover electrical usage currently
- Gray-water tank underground - 750 gallons
- Two (2) 1500 gallon rain-runoff water storage tanks can be used for irrigation
- Built-in gas bbq off of kitchen with granite counter top
- Community well