



Lot Features

- 9.6 Acres
- Horse Friendly
- Road and Common Property Maintenance Association – See Document
- Dues are \$250/Quarter
- Fully Paved access to the property

Exterior

- Brick & Handy plank Trim – low maintenance exterior
- French Drains installed when home as built to prevent any basement water

Mechanical

- Septic System Inspected and Certified
- Three separate Furnaces controlled by thermostat on each floor
- Two AC Units for main floor and upstairs
- Two large tank electric hot
- Integrated back up Generac
- Security system & new Smoke detectors and CO2 detectors

Living Room

- Extraordinary VIEWS of Mt Spokane
- Gas fire place with circulation fan
- Custom made floor to ceiling curtains
- 18 ½ ft ceilings

Library

- Built in book shelves
- Large windows for plenty of light

Primary Bedroom & Bathroom

- Wake up to views of Mt Spokane
- Large room that opens to Bathroom & Closets
- Lots of Storage with two walk in closets and two linen closets
- Separate water closet for toilet
- Jetted tub with views



COLDWELL BANKER
TOMLINSON

ABBHEY PARSONS | LUXURY PROPERTY SPECIALIST

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Dining Room

- Enough room to feed 12
- Butler's pantry adjacent to Dining room

Kitchen with Hearth Room

- Granite countertops
- Brand new Stove & Oven
- Plenty of storage and countertop space to entertain
- Walk in pantry closet
- Wood burning fireplace

Basement

- Large walk out basement with 9ft ceiling
- Large living space with wood burning fireplace
- Game Room with Gas fireplace
- Large wrap around bar area
- Potential theatre room
- Work out space
- Large storage space
- Wine cellar area
- Potential for in-law set up with separate entrance
- Large office or hobby room with attached full bathroom

Garage

- Fully insulated with new drywall and paint in 2012
- Large 3 car garage
- Two access points, one could be used for in-law entrance to connect to the stairs going to the basement

Out Building (Shop)

- 54 X 48
- 200 AMP Electrical service
- 5 garage doors for access
- Re-enforced concrete flooring