

# Peaks View Estate -The Finer Details

5 bedrooms | 5 Baths, 2 Half Baths | 8215 SQ FT

## Property Features:

- ◆ 4 Mountain Views: Mt. St Helens, Mt. Rainier, Mt. Adams, Mt. Hood
- ◆ 10.6 Acres, Securely Gated
- ◆ 1/2 Mile Paved Private Drive
- ◆ Pond & Waterfall fed by Two Year-Round Creeks. Canoeing, Fire Pit with Natural Rock Seating, RV Hook Up, & Outhouse
- ◆ Wildlife—Deer, Fish, Crawfish, Birds including Blue Heron, Hawks, Bald Eagles, & Ducks
- ◆ Trimmed Marketable Timber
- ◆ Walking and Riding Trails
- ◆ Speaker system - Living Room/Upper Level Terrace/Primary Bedroom/Lower Level/Covered Patio

## Main Level Interior

**Entry:** Grand Two Story Entry, Solid Wood 9 FT Double Doors, Curved Staircase with Custom Iron Balusters, Heated Travertine Floors

**Formal Living:** Two Story Stone Fireplace, Dramatic Floor to Ceiling Windows, Custom Silk Drapes, Wet Bar with Wine Fridge

**Formal Dining:** Custom Built-In Solid Wood Cabinets & Buffet, Heated Travertine Floors, Coffered Ceiling

**Gourmet Kitchen:** Top of the Line Appliances, 6-Burner Dacor Stove w/Custom Fan Hood. Two Dacor Built-In Ovens, Built-In Refrigerator & Freezer, Pot Filler, Prep Sink, Trash Compactor, Solid Wood Cabinetry, Granite Counters Heated Travertine Floors, Walk-In Pantry, Large Island, Informal Eating Area with Bay Window, Speaker System

**Primary Bedroom Suite:** Custom Wood Cabinetry, Crown Moldings, Fireplace, French Doors lead to the private Patio with Hot Tub, Speaker System, Oversized Walk-In Closet, Custom Closet Organizer, Closet Island and Built-In Ironing Board.

**Primary Bedroom Suite Bath:** Solid Wood Cabinets feature an abundance of storage and separate Vanities. Stone Tile Shower with Steam Option, Jetted Soak Tub, Travertine Floors, Fireplace, entrance to private patio from bath.

**Home Office:** Custom Solid Wood Cabinets, Shelving, French Doors. Overlooks valley view and access to outside terrace

**Laundry:** Spacious Laundry Room with an abundance of Solid Wood Cabinetry, Stainless Steel Countertop and Backsplash, Laundry Sink

## Upper Level Interior

**Three En Suite Bedrooms:** Each Generously Sized with their own Full Bathroom, Custom Window Seating, Built-In Shelving & Storage. Walk-In Closet in two of the bedrooms, Double Closets in other bedroom

**Homework/Loft Area:** Built-In Desk, Shelving and Cabinets. Perfect for homework study time.

**Bonus/Play Room:** Two Custom Skylight Windows that open for ventilation, Abundance of Storage

## Lower Level Interior

**Family Room/Party Room:** Cozy Stone Fireplace, Butlers Kitchen with Sink, Dishwasher, Trash Compactor, Fridge, Dining Area, two sets of French Doors leading to Covered Patio, Speaker System, Service Entrance for catering access

**Full Bar:** Clear Ice Maker, Three Tap Built-In Kegeator, Walk-In Cooler, Wine Cellar with Wine Fridge, Bar Seating

**Guest Bedroom:** Murphy Bed, Built-In Closet Storage, French Doors to Covered Patio

**Full Bathroom:** Custom Cabinets, Step-In Shower

**Home Gym:** Glass Roll-Up Door, enjoy the view while working out. Wall to Ceiling Built-In Storage surrounds the room, Epoxy Flooring

# Peaks View Estate -The Finer Details Continued

## Outdoor Amenities

- ◆ Expansive Upper Level Terrace with Panoramic Valley & Mountain Views
- ◆ Private Patio with Hot Tub off Primary Bedroom
- ◆ Covered Patio with Full Outdoor Kitchen; Built-In Grill, Cooktop, Refrigerator, Sink, Trash Compactor, Dining, Wood Burning Fireplace, Spacious Seating areas, Speaker System
- ◆ Outdoor Shower
- ◆ Beautiful year round Blooming Landscape surrounded by Mature Trees for Privacy and to create a natural wind barrier to enjoy the upper and lower decks.
- ◆ State of the art Irrigation System with Underground Cistern and abundance of Underground Electrical for yard and holiday lighting
- ◆ Expansive Paved Parking area for hosting large events
- ◆ Security Lighting
- ◆ 500 Cubic Yards of Handpicked Imported Boulders surround the property
- ◆ Upgraded Electrical with Automatic Propane Generator Back-Up
- ◆ RV Hook Up at Pond
- ◆ Chicken Coop with Power
- ◆ Shooting Range with Backdrop and Covered Shooting Station

## Outdoor Playground Oasis:

Amazing Playground with a Play Structure featuring a Two-Sided Clubhouse, Crows Nest and Swing Set on Artificial Turf. The Playground includes a Putting Green, with Gazebo overlooking the Tualatin Valley. Also have fun playing Sand Volleyball, or take a trip down the Zip Line.

## Shop and Guest House

### Shop Breakdown

- ◆ 50x30 Shop - 2 Bays, 2 Overhead Doors for Large RV's.
- ◆ 38x19 Bay with Overhead Door
- ◆ 20x19 Bay with Overhead Door used as Garage/Bonus Area
- ◆ 1204 SQ FT Guest House with Living Room, Kitchen w/ Eating Bar, Office Area, 2 Bedrooms, 1.5 Baths, Utility Area
- ◆ 1592 SQ FT Mezzanine Area

### Shop Amenities

- ◆ 2 Full RV Hook Ups to include Water, Sewer & 50 amp power
- ◆ Power & Light Upgrades
- ◆ New Transformer Panel
- ◆ LED Lights
- ◆ Generator Transfer Switch
- ◆ Shop Heater
- ◆ Electric Garage Doors
- ◆ Wired for multiple 240V Compressor, Welder, Future Heat & AC
- ◆ 1,000 Gallon Septic Tank w/ 500 Gallon Pump w/Alarm to Main House Septic