

# Once in a Blue Moon

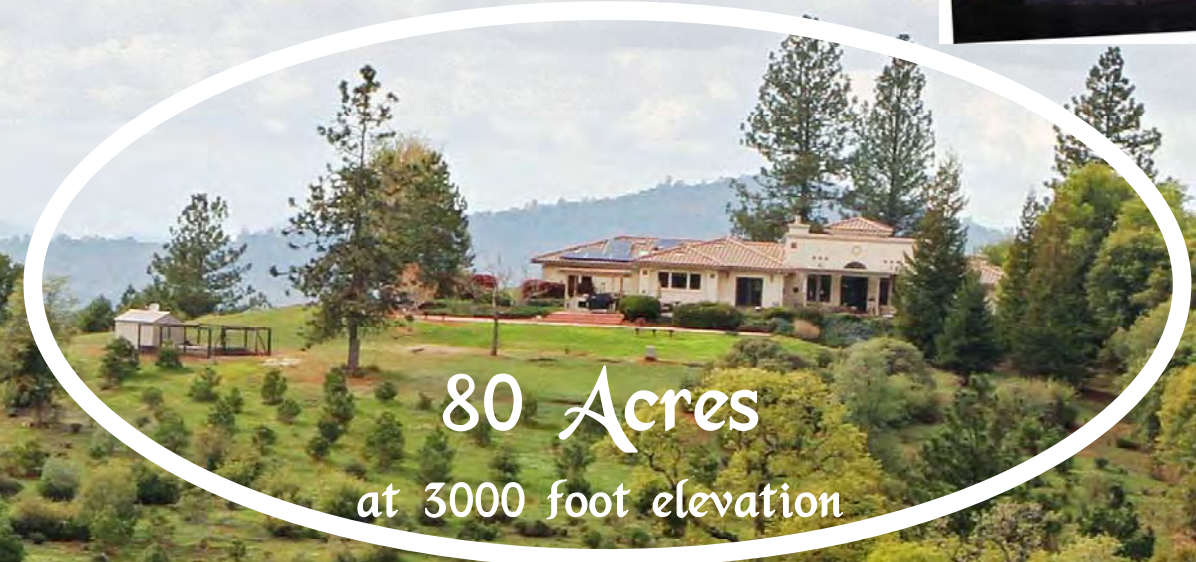
You Find Something So Rare  
Sierra Recreation, Ranching, and Luxury



## Recreation



Enjoy family fun at your back yard horseshoe pit and shuffleboard court  
Hunt deer, turkey & quail  
Fish or swim in the pond with dock  
Practice at the pistol and rifle ranges or trap shooting range  
Ride horses, ATVs, mountain bikes, or dirt bikes on the many trails on-site or in the National Forest  
Catch trophy trout or raft the rapids in the Tuolumne "Wild & Scenic" River. Go gold panning. Water ski for miles at nearby Don Pedro Reservoir And Yosemite! Hike, rock climb, watch wildlife, snowshoe, cross-country or downhill ski at Badger Pass



Northeast of Groveland  
and Pine Mountain Lake  
14025 Clements Road  
\$895,000

3400 Square Feet Spanish Style  
1-Level Home  
3 Bedrooms, 3 Bathrooms  
Family Room  
2 Car Garage  
Guest Casita  
Shop



Listed By: Lauree Borup  
Broker-Owner  
Groveland Resident since 1977  
Top Producer Annually Since 1989  
E-Pro, SRES, CRB, GRI, CRS



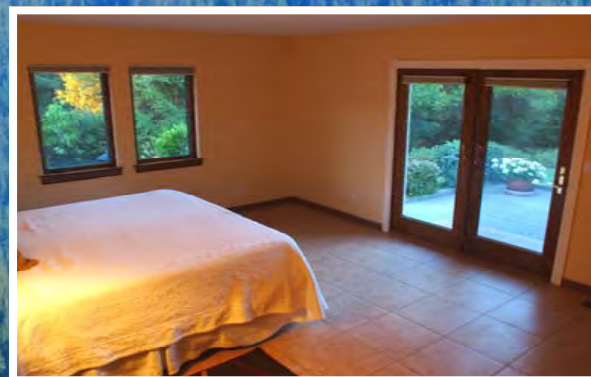
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“Climb the Mountains and get their good tidings; nature's peace will flow into you as sunshine flows into trees. The winds will blow their freshness into you and the storms their energy, while cares will drop off like autumn leaves.”



“Everybody Needs Beauty as well as bread, places to play and pray in, where nature may heal and give strength to body and soul.” John Muir



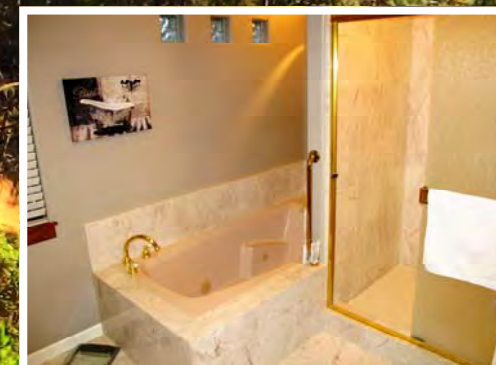
The thoughtful **Architect's Design** brings the outdoors in. Guests are welcomed by the circular drive, porte cochere and double mahogany carved doors. Formal dining room, gourmet kitchen. Solid pine doors, 9 to 12 foot ceilings, Fireplace Xtordinaire wood-burning fireplace with marble hearth, Anderson windows, cement tile roof, StoTherm exterior.

*See enclosed **DETAIL** page for more on the top-quality construction & features*



## Enjoy Four Delightful Seasons Without the Icy Grip of Frigid Winters

You can do a lot with 125 gallons of water a minute from your private well. Water livestock, grow grapes or fruit trees-many possibilities for farming or ranching. Certified tree farm is 39 acres of pines. Fencing for livestock encloses 24 acres, and is now leased for cattle grazing. Seasonal Little Humbug Creek and a registered pond are accessed by a network of dirt roads and trails; land has been cleared for fire protection and some brush piles left for game birds.



# Once in a Blue Moon ...

## You Find Something this Special

### 14025 Clements Road, Groveland California

The circular paved driveway takes guests through a majestic 30 x 27 porte cochere in front of the main entrance. The front yard has established drought-resistant shrubs and trees and a fire pit with pergola for watching the vivid sunsets over the Coast Range. Hand-carved mahogany double doors open into the great room under 12 ft. custom designed ceilings with stained glass window, antler chandelier, and built-in wood-burning Fireplace Xtr-ordinaire surrounded by marble hearth, display shelves and cabinet for outside loading of firewood. French doors lead out to the covered outdoor dining area. Formal dining room with French doors open onto the patio.



### Kitchen, Family Room, Laundry Room, Master Suite

Huge kitchen with NEW KitchenAid commercial type 6 burner gas cook-top with barbecue grill; the hood vent is 3-speed Thermador roof-mounted & motorized.

NEW ovens, microwave and dishwasher. Refrigerator is built in cabinet-depth. Three large windows above the sink open to the gorgeous view. Doors to extensive patios on either side. Use the 2-sided breakfast bar for entertaining or casual meals. Kitchen and

two bathrooms have a re-circulating hot water systems. Family room has built-in wet bar and wine refrigerator (this room could be converted to a 4<sup>th</sup> bedroom).

< Adjacent laundry room has tile counters, deep sink, cabinets, and tile floors.

Master suite has French doors to patio, two walk-in closets, marble floors and shower, jetted tub, 2 separated vanity areas, & enclosed toilet room.



### Quality Construction

Flooring is mostly Metropolitan Somerset 250 ceramic unglazed tile. All windows are Anderson dual pane with pine interior, light-tinted, including 3 pair of French Doors. Abundant cabinets throughout the home, stained in a medium cherry. Interior doors are solid-core, 6 panel, stained pine. Hardware is Baldwin. Sheetrock is 5/8" or greater. Most rooms have 9 ft. or higher ceilings. TV jacks throughout the interior and on patio. Fully wired multi-media system with Bose speakers in interior rooms and in patio eaves. Sub-flooring throughout the home is Truss-Joist Silent Floor System.

### Attached Garage

With no stairs from house is approximately 26 ft X 26 ft. It is insulated, finished and painted, has 220 power and a welder's plug, plumbing, RV hookup, and shelves.



### Equipment Available

TRACTOR -1988 Ford model 1920 4x4 32 HP diesel. 1465 hours, excellent tires  
DISK -Howse Two gang five foot wide

SCRAPER -Daunser with scarifiers has ram for hydraulic scraper/bucket

RIDING MOWER- Craftsman 24 HP 42 inch, only 37 hours

RIDING MOWER- Craftsman 20.5 HP 42 inch new front tires runs great

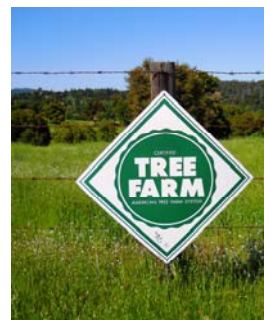
SELF-PROPELLED MOWER -Craftsman with grass catcher, runs super

LOG SPLITTER -Duerr, 22-25 ton, new tires

GOLF CART- EZGO 1996 gas, great ride, well-maintained

TRAILER; PULL CART, single axle; CHAIN SAW -Husky 16 inch 32cc

Homeowners Insurance is through the Grange company





## Graham Ranch

was subdivided in 1980 into 21 parcels of 40 and 80 acres each. When the subdivision was approved, the sale of parcel 18 was the first sale of the property since 1902.

Some, like this 80-acre Parcel 3A for sale, have Williamson Act property tax reductions because of agricultural uses.

Annual fees of \$200 to maintain Clements Rd are paid to the Graham Ranch Road Maintenance Account. Each parcel's front property line goes to the middle of Clements Road.

The history of the ranch includes gold mining, turkey farming, and cattle raising.

The original mining claims for the "Gold Ship" and "Mayflower" gold mines are on the Graham Ranch.

The adit for the historic Hull Gold Mine is on the 80 acres. The ponds are fed by springs and winter rains.

## Energy and Utilities

Roof is cement color-through tile, Monier-Raymond brand. Two thermostatically-controlled attic fans keep the attic cooler.

Exterior of home is STO-THERM", an exterior finish insulation system, with a total R-value of 29 which includes the R-21 interior wall insulation.

Both the main house and the guest house have roof-installed solar panels leased from Solar City that keep electricity bills low.

HVAC is a split system with 90% efficiency heating. There are two 50 gallon propane water heaters.

The propane tanks are leased from Suburban Propane.

There are multiple 110 receptacles around the exterior of the home and in the enclosed eaves and many motion-activated security lights with manual overrides in the eaves and drive-through porte cochere.

The well is 750 feet deep with a 5 horse pump and twin bladder system. No filtration is needed. The water softener is a standard brine-tank. When the system regenerates, it flushes out the calcium/iron and runs into a dedicated rock pit. Septic systems are conventional design.

A television antenna in the attic gets basic channels when the satellite dish signal is not receiving

## Outdoor Cooking Area

includes a built-in "Santa Maria style" wood-fire barbecue with adjustable grate and sink, and with 110 watts power.

Covered patio has 50 ft. of Brazilian Ipe hardwood built-in benches.



## Guest Casita/ Apartment and Shop

Fully equipped 1bdm, 1bath guest house is 580 sq ft with large deck. It is currently rented for \$575 per month.

Attached to the guest house is 800 sq. ft. shop and storage area with laundry facilities.

Separate metal RV garage nearby



**Weather** is four seasons above the fog and below the snow, with an average of 38 inches of rain.

Groveland gets an occasional snowfall, but most residents don't even own a snow shovel.

Summers are hot but dry, with breezes in the afternoon, and mountain cooling at night

## Location

6 miles from Groveland with amenities including shopping, markets, restaurants, pharmacy, banks, library, and 18-hole championship golf course.

1-1/2 mile from Pine Mountain Lake Airport open year round, AirNav E45, 3624 ft. runway.

25 miles from the north gate of Yosemite National Park. 15 miles to Lake Don Pedro.

90 minutes to Badger Pass OR Dodge Ridge for snow skiing.

45 minutes to Sonoma with live theater, restaurants, casino, national brand shopping, etc.

Approximately 70 minutes from either Modesto, Merced, or Mariposa.

For more area information go to [PineMtnLake.com](http://PineMtnLake.com)