

Chivo Home Features

Secluded lot on a 2,000 acre ranch with 1,500 acres that open space

½ mile private drive

HOA grazes around 2 dozen head of cattle on the ranch. This lot is a favorite location for them

Wildlife exemption on all but the one acre homestead

Mechanical

Split rail cedar fence with hog panels and snake fencing

5 ½ stone exterior

Polished concrete floor downstairs

1" Center match stained floors upstairs

Stained center match porch ceilings

46,000 gal rain water collection

Well w/ softener for irrigation and house backup

Full irrigation for fenced acre 19 zones and drip lines

250 Gal propane tank

320 amp service

Electric pad expandable to additional service meter

PEX -plumbing

2 x 50 gal water heaters

2 Trane A/C heat pumps with whole home filtration and WiFi enabled thermostats

Whole home surge protection

Gas stops in all outdoor spaces for fire pits and heaters

Large stone patio

Can be expanded to 2 additional structures

Large floored attic storage

Spray foam insulation throughout

Stained cedar clad CloPay garage doors

Main house

9' x 4' iron front door

All ceilings 10' except for family room which is 14'

Douglas fir porch beams

6 bedrooms 6 baths specious 2 car garage

Master and guest down, 4 guest br up

No shared bedroom walls

All bedrooms have on suite full baths

8' knotty alder stained doors
A-Bus whole home digital audio inside and outside
Crown moulding on all ceilings and windows
6" baseboards throughout
All porches have stained center match ceilings
Anderson double pane windows
All toilets oversized and comfort height

Master bedroom

Oversized (6') soaking tub
Over sized dual head walk-in shower tiled to ceiling
Built in closet system
Direct vent remote control fire place

Kitchen

48" dual oven range with vent hood
Drawer microwave
Wine fridge
Built in fridge
Walk in pantry
Desk
Large island capable of seating 6+
36" farmhouse sink
RO faucet

Downstairs guest bedroom

Utility room

Built in cabinets
Fridge

Detached 3 car garage 30 x 36 climate controlled with 1/2 bath

Game room / Study

Built in desk
Kitchenette with built in cabinets, fridge, RO faucet and sink.
Stained centermatch ceiling

Balcony

Stained centermatch vaulted ceiling

Gas stops for fire pits
Doug fir beams
Weatherproof tile floor
Magnificent view

Workshop/garage

A/C and heat
½ bath
Finished floor
10' ceilings
Cabinets

Area	sq-ft
1st Floor heated	2084.00
Attached Garage	633.00
Porches	1,051.00
2nd Floor heated	1,865.00
2nd Floor Balcony	257.50
2nd Floor Attic	639.00
Shop ac/heated	1,141.00
Total Covered	6,529.50
Total Heated main house	3,949.00
Total Slab main house	4,909.00