

15720 NW Roads End, Banks, Oregon

**Property description, and overview By Seller.**

Custom built 3900 sq. ft house with central atrium, and equestrian facilities, on 5 acres of view property. Views go all the way from Mount Jefferson to coastal range.

House consists of 4 bedrooms, 2 ½ baths, on 2 levels. Main level includes central atrium, master bedroom, along with kitchen, dining room, living room, family room, utility room, and bath. Main rooms on this level all have vaulted ceilings, as well as hardwood or tile flooring. Rooms are all configured with major window areas to take advantage of the spectacular views.

Lower level consists of 3 large bedrooms, full bath, recreation room, and large unfinished area currently set up as a workshop. Lower level flooring is carpet along with a tiled bathroom.

Heat pump for heating and cooling. EPA Certified wood stove in Living Room. Automatic timer controlled atrium lights, driveway lights, and outside barn lights. Never come home to a dark house with the atrium lights lighting up the interior (like a big night light for the house).

WATER SERVICE: private well with extremely good water. Slight low PH, so it is treated with a Calcite tank. Original Calcite tank required an auto backwash once per week, which wasted water. Required the addition of Calcite (1 cu ft) approx every 2 years. Tank was replaced with new tank in 2010 that no longer requires back wash. No required maintenance other than addition of Calcite, which might now only be approximately every 3 years.

SEPTIC SYSTEM: Standard septic system. Recently pumped on 9/02/2010

SECURITY ALARM: Installed and monitored security alarm. Security key pads both on main level, and on lower level.

IN HOUSE VACUUM SYSTEM: Throughout house, including garage for automobile cleaning.

FAMILY ROOM: Step down design, with window wall, and Oak railing, Adjacent to atrium.

DINING ROOM: Centrally located, adjacent to atrium, kitchen, and living room. Window wall for view.

LIVING ROOM: Large living room with high vaulted ceiling, abundance of view windows, Bamboo flooring, wood stove, eating bar, and loft area.

LOFT AREA: Above kitchen, accessed from family room with pull out ladder. Currently used as office and reading area. Has access to enclosed storage room in attic.

KITCHEN: Adjacent to atrium. Granite counter tops. Tiled flooring. Stainless Steel Appliances. Center Island with stove top, and overhead pendant lights. Breakfast eating area, and desk. Open bar area to family room.

GE Profile Advantium drop door, convection Microwave oven  
GE Profile convection oven  
Amana Quartz Halogen cook top, with Braun retractable vent  
GE Profile compactor  
Maytag Quiet Series 100 dishwasher  
Kenmore Elite counter depth Dutch door refrigerator with bottom freezer.

MASTER BEDROOM: Large bedroom with window wall, Bamboo flooring, electric fireplace, walk through closet area, and master bath. Outside door to deck with Hot Springs Spa. Master bath has pedestal sink, claw foot tub, shower and toilet room.

UTILITY ROOM: Washer, dryer, and utility sink. Outside door access to deck.  
Access to garage

LOWER LEVEL BEDROOMS: 3 Oversized bedrooms, 2 of which have their own sink, mirror, and full window walls. Carpet floor covering.

LOWER BATHROOM: Fully enclosed bathtub/shower combination. Sink, toilet and tile flooring.

RECREATION ROOM: Full window wall, and carpet flooring. Currently has a pool table that will stay with house.

SHOP AREA: Very large unfinished room currently set up as shop area. Windows around 2 walls. Utility sink, separate power panel with 120/240V service. 6 foot double doors for outside access. Insulated, could easily be converted to living area.

GARAGE: Oversized 2 car garage. Large alcove for storage. Electric door openers. Outside combination opener. Hot/Cold water faucet. Wash your car or your horse in the driveway?

MAINFLOOR DECKS: 2 Decks, each with covered areas for inclement weather. When one is sunny, the other is in the shade.

Southern deck has expansive views. Hot Springs Spa sits on master bedroom end. Dining room end has covered area. Staircase down to pool area.

Western deck is a more intimate covered deck. Direct lawn access.

LOWER PATIO AREA: Covered patio area next to swimming pool.

SWIMMING POOL: 18' X 36' in ground, Gunite, diving pool with diving board. Automatic safety cover, opened and closed with a push of a switch. Pool is solar heated with new solar panels installed in 2009 (15 yr warranty).

BACK YARD: Fenced back and side yard. Landscaped, about 3500 sq ft of lawn. Automatic sprinklers. Contains swimming pool.

### **EQUESTRIAN FACILITIES**

Extensive trail riding directly from barn. You won't be stuck riding in an arena.

MAIN BARN: Cement floor, upstairs hay loft, and attached equipment storage shed. (4) 14' X 14' Stalls with floor mats. Outside access from each stall to private pastures. Water and electrical panel in barn. Large central aisle. Timer controlled outside lighting. Manure storage area.

SMALL BARN: Cement floor, (2) 10' X 12' Stalls with floor mats. Outside access from each stall to private pastures. Water and electrical in barn. Hay storage in side. Covered tack up area. Timer controlled outside lighting.

ARENA: 50' X 84 Covered outdoor arena. Arena lights, and sprinklers for dust control. River sand footing. Timer controlled outside lighting.

PASTURES: Fenced and cross fenced with electrical fencing. Each horse has its own individual pasture.



