

**- Features and Amenities –
4993 Mapleton Drive
West Linn, OR 97068**

Overall:

- Photovoltaic panels 5 kW, owned
- Solar hot water panel
- All rain gutters go to rain water 1,800 gallon cistern storage and used for yard and garden irrigation. Rainwater tank is stored under the main floor decks
- Architectural composite roof
- Cedar siding and exterior columns
- Copper caps on roof beam ends
- Breckenridge plywood under eaves
- Waterproof membrane on top decks
- Lower covered decks have waterproof membrane under composite decking
- Custom craftsman style eave beam supports
- High ceilings in most rooms
- Natural light - skylights or windows in every room except pantry and utility room
- Black gloss can lighting to reduce glare
- 96% high efficiency forced air furnace / air conditioning
- LifeBreath heat exchange unit to efficiently pre-heat incoming air with exhaust air
- Pull down stairs to attic
- Attic light switch in hallway
- All exterior walls with injected foam insulation
- Door bell connects to phones as intercom
- Alarm system to all main level doors, owned
- Cat 5 Ethernet cables and phone jacks throughout, central panel in office closet
- Central vacuum system throughout the house
- Heated tile floors in game room bath, Jack & Jill bathroom, master bath, kitchen
- Solid wood natural grain doors throughout
- Cherry wood cabinets throughout
- Pull out drawers under all sinks
- Lower level and garage designed to be in flood plain, main level sits 2 feet above flood plain
- Located 5 lots from Mary S. Young State Park back entrance; 128 acres and 2 mile long walking loop

Foyer:

- Brazilian cherry hardwood floors
- Expansive two story open area
- Skylight
- Large coat closet with fluorescent light
- Five-way light switches for LED lights in chandelier

Dining Room:

- Ground glass french doors allow expansion of dining room table into foyer for entertaining and holiday gatherings
- Double lights – dimmable chandelier and can lighting
- Light switches for porch and back
- French doors that open to porch
- Very open into kitchen

Kitchen:

- Great room concept that opens into family room and dining room
- Large eating island with sink and garbage disposal
- Windows above cabinets providing light and privacy
- Cherry wood appliance garage with counter step-out
- Large deep drawers for pots and pans throughout
- Central vacuum with toe kick under counter
- Heated, porcelain tile floor – on point
- Custom slab granite countertops
- Cherry wood cabinets
- Glass front cabinets
- Built in warming oven
- Double oven
- Gas cooking range
- Dishwasher
- Large stainless steel sink with instant hot
- Garbage compactor
- Built in recycling drawers
- Pantry and butler pantry

Butler Pantry:

- Beverage mini-fridge
- Sink
- Wine rack
- Wine glass rack
- Alcohol glass front cabinets
- Granite countertops that match kitchen
- Cherry cabinets
- Under-counter fluorescent lighting
- Central vacuum with toe kick

Pantry:

- Decorative ground glass door
- Large, built in shelves
- 50 gallon water heater with leak proof water catching metal base and drain
- Sealed threshold with floor drain

Eating Area:

- Cherry wood and slab granite table matching kitchen countertops
- Huge picture windows with view of Willamette River

Living Room:

- High ceilings with large transom windows
- Skylights
- Floor electrical outlet for floor lamp
- Sconce lighting
- Large gas fireplace with fan
- Built in surround sound from entertainment center over fireplace
- Splash light for wall art
- Alcove light over fireplace
- Willamette River view through glass wall of expansive picture windows and wood sliding glass doors leading to back deck
- Deck light switches

Guest Bedroom and Bathroom:

- Separate entrance via sliding glass doors
- High windows towards neighbor providing privacy
- Cat 5 internet connection and phone jacks
- Full bathroom
- Bathroom has porcelain tile above fiberglass shower and on floors

Office:

- Large utility closet containing central vacuum canister and internet / phone wiring panel

Master Bedroom:

- Secluded from second and third bedrooms for privacy
- Gas fireplace with fan
- Floor electrical outlet
- Sliding glass door to large private deck with view of Willamette River and bird sanctuary
- Light switches near bed sides
- Skylights above bed with blinds, reinforced with safety film
- Walk in closet
- Master bathroom
- Central vacuum

Master Bathroom:

- Heated tile floor
- Porcelain tile – on point
- Central vacuum with toe kick
- Double sinks 40” high
- Large Jacuzzi jetted spa tub
- Triple shower heads
- Thermostat shower valves

- Private toilet
- Makeup desk with outlets in cabinet for hair dryers, straighteners
- Skylight
- Extra quiet Panasonic fan
- Separate light switches throughout
- Dimmable switches for sink and shower lights
- Walk in closet with built in drawers

Second Bedroom:

- View of Willamette River and bird sanctuary
- Built-ins
- Closets have fluorescent lights
- Sliding glass door to shared deck with third bedroom
- Adjoined to third bedroom by Jack & Jill bathroom; private sink and vanity

Third Bedroom:

- View of Willamette River and bird sanctuary
- Closets have fluorescent lights
- Sliding glass door to shared deck with second bedroom
- Adjoined to second bedroom by Jack & Jill bathroom; private sink and vanity

Jack & Jill Bathroom:

- Heated tile floor
- Spa tub / shower
- Large drain toilet
- Two high quality medicine cabinets
- Skylight

Family Room:

- Kitchenette with sink, garbage disposal, microwave, mini-fridge in game room
- Built in surround sound speakers
- Fluorescent light in closet
- Dimmable lights
- Custom blinds

Laundry Room:

- Enormous amount of storage cherry cabinets
- Ironing board pulls out of drawer
- Built in sorting bins / trash cans
- Drying bar over utility size sink
- Tile floor sealed with raised threshold and drain to handle any washer water leaks
- Extra quiet Panasonic fans installed in laundry and all bathrooms

Bridge Seating Area:

- Cherry handrails, fir stanchions
- Alcove lights above hallway and top of stairs
- Large linen closet, sound barrier and close to bedrooms and laundry room

Utility Room:

- 96% high efficiency forced air furnace / air conditioning with drain to outside
- LifeBreath heat exchanger unit to efficiently pre-heat incoming air with exhaust air
- On-demand gas water heater
- Recirculating pump to master bath hot water
- Circuit breaker panels and most GFIC outlets
- Sealed threshold with floor drain

Powder Room:

- Slate tile floors, on-point
- Large volume toilet
- Porcelain pedestal sink
- Door to deck for party use
- Deck light switch

Exercise Room:

- Finished lower level
- Large lighted storage closet continuing under stairs
- Low voltage lighting for stairs and lower level
- High electrical outlets above flood line

Garage:

- Huge 1,941 SF garage with boat drive through, capacity for up to 5 cars, plus additional room for shop, motorcycles, trailer, bikes
- Fluorescent ceiling lights throughout
- Floodgates on all garage doors
- Double car garage doors on street side and river side allowing drive through to the boat ramp
- Single car garage door wired for Electric Vehicle 240 volt fast charging
- High electrical outlets have retractable pull-down extension cords
- Windows on southeast and southwest walls
- Concrete walls to 10 feet high
- Concrete floors sloped to allow drainage out through doors
- Hot water tank for solar water heating
- Cat 5 outlet

Front Porch / Back Deck:

- Emergency power outage backup generator for whole house, automatically runs on natural gas
- Custom wrought iron railings
- Huge composite material deck with stainless steel screws
- Tar paper below deck and on top of pressure treated beams
- Clear cedar soffit with can lights for covered lower decks

- Piped natural gas for barbecue grill
- Two sets of stairs connecting to side and back yard
- Solar panel transformer
- Air conditioning units
- Irrigation system controller box
- Steps down to stamped concrete landing and lower stairs
- Extra building material storage under front porch

Exterior / Lot:

- Concrete driveway with “K” turnout
- Basalt walkway and stairs at front, sides, back, and down to Willamette River side of house
- Cedar siding and exterior columns
- Irrigation system utilizing both city and rain water
- Ground cover throughout
- Irrigation system valve boxes
- Planter boxes for vegetable gardening, using rain water and city water drip irrigation system
- Chicken coop area under back deck
- Permeable cinder stone boat ramp to river allows grass to grow through
- Boat dock, co-owned with neighbor