

Detailed Features of 28000 E. Elk Park Road Welches, Oregon 97067

## Custom Architect- Designed Energy Efficient Cedar Home

1900 SF 2 BR 2 BA on 1.5 private acres bordering Salmon Huckleberry wilderness

The Owner purchased this property because of the unique features it provided including privacy, dramatic mountain views and the challenge for the Owner / Architect to design and build a home that would fit the unique mountain terrain.

- Open plan great room (kitchen, dining, living room) 23 ft vaulted ceilings, views of Hunchback Mountain; decks off both sides of great room; features a new Quadrafire energy efficient pellet stove.

Energy-efficient heated radiant floors with 6 zones; natural porcelain 16 x 16 inch floor tiles; tongue and groove knotty cedar ceilings & beautiful wood trim; display area for artwork, surround sound system. No forced air or carpeting, filled with natural light, yet so private that window coverings are not necessary.

- Kitchen: gorgeous custom hand-hammered copper hood ( a wedding gift from New Mexico metal artist, Tim McGrew) , granite countertops, stainless steel Energy Star appliances, gas convection double ovens, gas cook top on peninsula with eating bar, custom birch cabinetry & tiled backsplash.
- Loft: custom built-in birch cabinetry media center, lounge, and office area

Master suite: exits through sliding doors onto private deck leading to a garden, walk-in closet, adjoining bathroom with 6 ft long Jacuzzi tub

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overlooking serene old-growth forest; custom Birch vanity; handmade tiles.

- Family room: Ground level location; heated, distressed stained concrete floor.

Finished 14' x 20' Utility/laundry /workshop with built-ins; super efficient Equator washer -dryer combo (\$12.75 per yr. to run); control panel for hydronic radiant heated floor system.

### Woodland Garden

Located at the end of a private cul-de-sac, this beautiful & very private woodland property is surrounded by the Salmon-Huckleberry wilderness. Garden lovers have room to grow with both shade & sunny areas.

The property is laid out in four terraced garden levels connected by three decks, stairs, a bridge and woodland pathways winding through the garden areas. Stroll back through a Rhododendron Garden that leads through an old growth forest to a year-round creek, a watering hole for the local deer and our Lab. From here you have private access to one of our favorite hikes to the Bonanza trail.

Stroll up another path to the secret garden on your way to the top terrace and enjoy gorgeous mountain views, including a dramatic rocky outcropping, Relax while listening to water flowing in the adjoining salmon-Huckleberry wilderness. Play a game of horseshoes or roast marshmallows around the fire pit.

Some of the plant species you will encounter include large trees such as cedar, Doug fir, big leaf maple, alder as well as medium-sized trees and shrubs which include vine maple, Japanese maple, Oregon grape,

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salmon berry, rhododendron, piceis, pink flowering current, camellia, Japanese Barberi, daffodil, daisies, Lupine, purple coneflower, foxglove, monks hood, astilbe, hosta fern, oxalis, and much more.

### Construction

- From its inception, healthy blessings of Feng Shui were affirmed of into the construction of this home, e.g., joy, health, prosperity, serenity.
- Reinforced concrete foundation.
- Natural finish cedar siding.
- R-21 wall insulation and R-38 ceiling insulation.
- 30 year architectural composition roof.
- High efficiency Marvin Integrity wood clad windows.
- Craftsman style solid core doors with Schlage lever handles in satin nickel
- Dimmable lighting throughout.
- Sprinkler system.
- Security system.
- Surround sound system.
- 95% efficient American Polaris boiler / hot water heater.