

**Sea Dog Ranch
1401 Day Rd
McArthur, CA**

- 14.32 Acres Fully fenced with 6' high chain link, 2-10' front gates 1-15' south gate
Mix of Pine, Cedar and Oak trees, level fully usable acreage
- Underground utilities, electric power is supplied by Surprise Valley Electric, a co-op. SVE rates are a fraction of PGE's NorCal rates depending on ranch usage, SVE has a flat rate @ \$.078 cents per kWh, PGE starts at \$.20 and goes up to \$.40 at their top tier rate. The net result is our mo. Power bill has never exceeded \$160 vs large usage PGE customers can see 5-6 times this amount.
- Ranch has 15kW Fully Automatic Back up Power Generator with 320 Gal Propane Tank in case of power outages, you will always have power.
- Ranch well is 360 ft. deep, pump is currently set @ 320'. Water quality is Shasta Mountain Spring water, no filters. Well is an On Demand pressure system with 3 phase, variable frequency drive computer controller. Well has water level monitor system installed, even after years of California drought our water system maintained over 140' of fresh spring water above the pump.
- Landscaped front, back and side yards with auto watering system.

Main Ranch Home

- 5500 Sq. Ft under the roof: Conditioned living space is 3113 Sq. Ft, finished, insulated attached oversize 2 car garage with 10' ceilings is 764 Sq. Ft.
- Home has wrap around 3 sided Covered Porch that is 1138 Sq. Ft, Double concrete foundation, porch area has its own perimeter foundation and feature's Trex decking and custom steel powder coated railings for zero maintenance.
- 2x6 construction R30 Bib System wall insulation, R50 ceiling insulation, Composition roof (50Yr), Gas furnace is a pulse type 92% efficient Energy Star unit with central air conditioning.
- Hot Water is a 50 gal gas with recirculation system for instant hot water throughout the home.
- Exterior is Fireproof Hardy Plank siding, Double pane LoE Windows, French doors to back porch from Great room, Master bedroom, and Office study.
- Home features 9' ceilings with custom crown molding and baseboard throughout entire home. Great Room feature's 40' of clear span for spaciousness.
- 3 Bedrooms 2.5 Baths
- Master suite has special sound deadening wall channel from rest of great room for privacy and quiet.
- Master bedroom is a palatial 19' x 22'7" with built in Gas Fireplace, 4 large windows and Double French doors.

- Large Master bath is 12'6" x 11'6", and features double sinks, granite counter tops, and Custom Cherry Vanity and storage cabinets. Master bath also has large Jacuzzi tub set in Granite with Marble backsplash with 5' x 4' window looking out to forest, custom tile large walk in shower with 3' x 2' window looking out to woods. Walk in closet is 12' x 7' with shelves and hanging racks.
- Open concept kitchen, dining and great room
- Massive River rock stone fireplace with thermostatically controlled fan system for Great Room
- Custom Tile flooring Kitchen, baths and entryway
- Oak flooring is ¾" hardwood in great room, dining and hallway
- Carpet in bedrooms and study
- Large Laundry/sewing/craft room with 17' of counter space plus floor to ceiling storage cabinets. Cabinets have under cabinet lighting, vinyl flooring and deep laundry sink.
- Large study office area with lots of Custom Cherry built in bookcases, file cabinets, and storage cabinets, 3 windows plus single French door to porch
- 4.5' x 7' Pantry room for food storage with glass framed door, designed to stay cool in summer and winter when heat is on.

Kitchen

- Granite counter tops
- Large Granite Island
- Stainless steel appliances
- Electrolux Icon dishwasher
- Electrolux Icon double 30" Turbo-convection ovens w/SS roller slide racks
- Electrolux Icon six burner 48" gas cook top
- Electrolux Icon warming drawer below cooktop
- GE trash compactor
- Kenmore Elite French door refrigerator 32 Cu. Ft.
- GE built in microwave
- Gorgeous Custom Maple wood cabinets with old world finish and under cabinet lighting with Marble tile backsplash

Covered Back Porch Outdoor entertainment area

- 14' x24' with 6 burner Electrolux Icon propane BBQ grill with Tile Floor inset for easy cleanup, grill is plumbed to house gas supply.
- Built in Music cabinet with ceiling speakers, with 2 large outdoor waterproof ceiling fans with variable speed indoor switches.

Barn

- 64' x 40' Raised Center Aisle Barn Master barn, full concrete foundation, framing is all galvanized steel, with concrete center aisle, hay storage area, wash rack
- Two 12' x 16' stalls with kick proof insulated Galvanized steel walls, 1" thick rubber floor mats,
- Each stall has attached paddocks 24' x 40' partially covered
- 12' x 12' wash rack (40 gal hot water tank) with overhead swivel water wand & cross ties
- 12' x 12' tack room with 8" thick insulated walls, custom T&G Pine interior, 3 large storage cabinets for horse and Vet supplies, Tack racks and swing out steel blanket hangers
- 24' x 12' hay storage
- 40 x 14 covered front porch area
- Barn electrical is 60 amp service, with all GFI plugs, and extreme duty overhead waterproof Fluorescent lighting which has instant on in cold weather
- 80 ft. round pen (8" base rock pad with 8" sand surface)
- 6 cross fenced pastures (all electric fencing and pipe panels - no barbed wire)

RV pad with full hook-ups water, sewer, 50Amp power, Sat dish, telephone/DSL internet

Garage Shop and man Cave

- Building is 72' x 30' Deep, Front Concrete apron is 70' x 20'. Concrete is 6" with full rebar sitting on top of compacted base rock.
- Building is 2x6 construction with 10' ceilings, fully insulated, finished inside with 5/8" textured sheet rock.
- Roof is 50yr composition shingle.
- Building has 12ea. 4 tube energy star fluorescent overhead light fixtures.
- Roll up doors are commercial 9' High insulated steel doors, 2 - 16' wide and 1- 12' wide with commercial Lift Master remote openers.
- Power to shop is a single phase 200 amp service. Wall outlets are at 4' height for convenience with a total of 19ea. 120v and 2ea. 220V with dedicated breakers, Man Cave room has 14ea. 120V outlets and 1ea. 220V with dedicated breaker.
- Building has a roof mounted Evaporative Cooler ducted throughout the building. Even when summer temps are pushing 100 Deg. Interior is 70 Deg. with high efficiency low power usage.
- Man Cave is 24' x 30' and has a ceiling mounted gas furnace with thermostat for winter comfort, a Wet Bar with deep sink and 10gal water heater, room is wired for HD Sat TV with Sirius XM satellite radio. Man Cave room is also wired for 4 channel surround sound.

- **Large RV Carport Building**

20' x 30' Steel building with 14' high ceiling, double galvanized steel roof trusses,
Engineered to withstand mountain area weather conditions.