

VILLA SALIDA DEL SOL

Passing through a custom lava rock gated entry to the impressive improvements. Here is an example of exquisite design and excellent craftsmanship achieving the perfect blend, creating a masterpiece. This 5,230-sf, 4 bedroom, 4.5 bath luxury home is a one-of-a-kind Spanish Mission discovery and a delight to see. Encompassing 67 acres of untouched land, the home sits on a majestic lava rock bluff, capturing the sunrise and panoramic views of beautiful Fall River Valley and manicured greens of a nearby golf course.

Entering the home and stepping into the great room will take your breath away, not only is the space itself spectacular, but the wall of windows capturing the views puts it on a new level. A custom lava rock fireplace encompasses one wall. The imported handmade Mexican tile floors flow throughout the home. Two glass doors open to the expansive back deck with 2nd custom lava rock fireplace and BBQ area. What a wonderful space to relax and enjoy the view. The great room opens to a dream kitchen, charming breakfast nook and butler pantry. Also, on the main floor you will find two additional bedrooms with ensuite baths. An office/den and large laundry. Ascending to the second level on an open stairway brings you to a balcony overlooking great room. This level features a well-appointed guest suite along with the owner's suite.

The detached 3 car finished garage has a wonderful guest apartment above. Unique lava rock pump house and storage room is the final building on the property, which is mainly level, other than the fantastic rock bluff. This is an amazing opportunity to own this spectacular home and be the first to warm it with family and friends.

DETAILS: Parcel number 023-210-027, total of 67.09 acres. Home built in 2011, stucco siding and Spanish tile roof.

GREAT ROOM:

This expansive room is open to second floor above, with curved wood ceiling, east facing wall of windows and lava rock fire place with gas starter. Engraved concrete mantel, built in wood rack and sitting space on hearth. Glass doors open to spacious deck. Imported handmade Mexican tile floor throughout great room, into kitchen, office/den, laundry and down the halls.

KITCHEN:

Open to great room, this spectacular kitchen features granite slab counters, stainless appliances including 6 burner gas range with grill, copper farm sink and center island. Knotty Alder custom cabinets, some glass facing. Cozy breakfast nook will be a popular hang out any time of day. Around the corner, past the oversized double glass sliding doors to side deck, is the butler pantry with second refrigerator, sink and wine cooler. Same granite counter and Knotty Alder cabinets. The oversized laundry room is next to butler pantry. L shaped design with granite counters, sink and washer/dryer set up to stay.

OFFICE/DEN:

Double doors open to great room, this space is large enough for several couches, desks, or would also make a great hobby room, TV room or lounge area. Large storage closet.

LOWER BEDROOM WING:

The main floor ½ bath is located in this wing, with two bedrooms and large storage room plus component room. Both bedrooms have carpet flooring and large closets, one with gas fire place in tile hearth. Both have Full baths with tile flooring and tile shower over tub. Glass doors to small private balconies.

STAIRS and BALCONY:

Tile stairs with custom wrought iron railing ascend to large balcony overlooking great room. Alcove with glass door opening to west facing covered balcony. Large storage room and component room. Balcony offers access to guest suite and owner's suite.

UPSTAIRS GUEST SUITE:

Large room with gas fire place, walk in closet and full bath with farm sink in granite counter and Knotty Alder cabinet, tile shower and jetted tub. Glass door to private balcony. This unit has its own heating control.

OWNERS SUITE:

Large open space with high wood ceiling, carpet flooring, gas fire place in tile hearth, coffee/wine station with sink, undercounter refrigerator and microwave. Granite counter and Knotty Alder cabinets. Glass door to large covered private patio. Oversized closet is ready for new owners to design. The bath is a showplace with the shower taking center stage. Granite and rock with multiple shower heads and sprayers. Custom glass doors and just WOW! Dual copper sinks in granite counter and Knotty Alder cabinets. Tile flooring, just a great overall space.

ENTERTAINMENT DECK:

Wonderful open area running $\frac{3}{4}$ length of home. 2000 sf. of Brazilian Tigerwood for decking and custom wrought iron railing. Unique lava rock fire place tucked into small alcove with engraved concrete mantel. Deck wraps around the kitchen side of home with long L shaped stairs. Above and underdeck lighting.

IN ADDITION:

- Both floors have component rooms, water heater, furnace and on demand hot water. Gas operated. Den closet has additional water heater.
- Both floors have storage rooms, one above the other. This will enable a future elevator.
- Custom solid wood doors.
- Custom wood molding.

GARAGE and APARTMENT:

This 2000 +/- sf. building (1000 sf. each floor) has stucco siding and tile roof. Offering an extended 300 sf. concrete passthrough carport area. The enclosed garage offers 220 power, 3 car capacity with two rollup doors on automatic control. This space has concrete floors with

extended workshop area. Also, sheet rocked and insulated. Door from carport area opens to tile stairs leading to wonderful upstairs apartment. (Same tile as in main home) Tile floor continues through the main areas. Fully equipped kitchen with room for small table and washer/dryer space. (washer dryer included) High wood ceiling in living area. Full bath with tile floor, tile shower over tub and single farm sink vanity. One bedroom, carpet flooring, large closet and glass slider to deck and stairs to ground floor.

ROCK PUMP HOUSE:

Unique construction with lava rock siding. Double doors to insulated and sheet rocked interior. Concrete floors with drain hold two bladder tanks.

IN ADDITION:

- Underground power to home and garage.
- Water well is 400ft deep, holds a 3 HP pump producing 25 GPM.
- Septic system is oversized. 3000-gallon tank with 700ft if leach line.
- Water and power line along road to entry.
- Maintained road drops down along lava bluff to lower portion of the property.
- Electric front entry gate with key pad.
- Main driveway direct off HWY 299, second entry road also off HWY 299.

NOTE: "Villa Salida del Sol" is a Spanish phrase that translates to "Villa Sunrise" or "Villa Rising of the Sun." In essence, it describes a place or location that is associated with the sunrise.