

1457 AVENIDA HIGH VIEW

ARCHITECT - KAI GESCHKE GROUP

MAIN HOUSE:

- Bora Bora wide-plank wood flooring
- Solid Douglas Fir beams
- Anderson windows
- Western slider doors
- Whole-house generator
- Spray foam insulation
- Full gutters
- Two HVAC units with dual-zone master suite control
- Two tankless water heaters + one tank water heater for kitchen
- Buried propane tank
- Starlink internet + Verizon 5G connectivity

LIVING ROOM:

- Dramatic beamed ceilings
- Windmill ceiling fan
- Custom built-in cabinets
- Slider doors opening to expansive outdoor living area
- Stunning stone fireplace with gas logs and elegant mantel



MORELAND
PROPERTIES

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PRIMARY SUITE:

- Opens directly to private screened porch
- Beamed ceilings
- Luxurious marble countertops
- Dual vanity with sit-down area
- Spa-like dual shower heads with handheld sprayer
- Flex/exercise room with screened porch access
- Massive master closet with custom built-in cabinetry
- Washer/dryer hookups
- Gun safe
- Oversized mirror

Three additional bedrooms, each with walk-in closets and ensuite bathrooms

KITCHEN:

- Built-in Sub-Zero refrigerator with water and ice
- Wolf 4-burner range with integrated grill
- Wall oven + steam oven
- Two kitchen sinks with disposals
- Two Bosch dishwashers
- Undercabinet microwave
- Warming drawer
- Double islands with abundant storage
- Spice and utensil drawers adjacent to range
- Custom inset cabinetry with soft-close drawers
- Under-cabinet lighting
- Quartzite and quartz countertops
- Pendant lighting + statement wooden chandelier



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WINE BAR / BUTLER'S PANTRY:

- KitchenAid ice maker
- Dedicated wine glass storage and divided drawers for bottles
- Under-cabinet lighting
- Walk-in pantry with custom built-ins and drawers

LAUNDRY ROOM:

- Barn door entry
- Refrigerator
- Sink with butcher block counters
- Custom cabinets with drying rack
- Dedicated cleaning closet with electrical outlet
- Under-cabinet lighting
- Large storage closet with shelving
- Desk area off laundry room with built-in cabinetry

GAME ROOM:

- Slider doors to outdoor living area
- Wood-paneled ceiling
- Custom built-in cabinets, drawers, and game closet

MUD ROOM:

- Convenient drop zone off back door
- Custom cabinets and bench seating
- AV closet with built-ins



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OUTDOOR LIVING:

- Sparkling pool and spa
- Fully fenced yard with automatic sprinklers
- Oversized covered entertaining area
- Wood-burning fireplace with gas starter

OUTDOOR KITCHEN:

- Coyote grill
- Sink
- Big Green Egg
- Refrigerator
- Side burners
- Trash enclosure
- Seating bar area

GARAGE:

- 2-car garage with attached 2-stall carport
- Epoxy-painted floors
- Insulated garage doors
- Electric vehicle charger
- Water softener



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BARN:

- 4 stalls with turnouts
- 100' x 200' arena with washed river sand footing
- Round Pen
- Wash rack with hot and cold water
- Covered storage area / trailer storage
- Tack room

BARN APARTMENT:

- Charming front porch
- All-electric
- Full kitchen
- 1 bedroom with full bath
- Spacious living area
- Washer/dryer connections

SHOP:

- 4 bays with garage doors and openers
- Mini-split AC in storage room
- Spray foam insulation
- Chicken coop
- Full bath

WELL:

- Located next to shop
- Over 700 feet deep
- House storage tank - 5,000 gallons
- Barn storage tank - 2,500 gallons



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