

Features of Mountain Springs Ranch Tuscan-style Villa

Exterior

- ✦ Water supply – natural mountain spring feeds into 20,000 gallon rock built holding tank which feeds to 2 X 10,000 gallon water tanks adjacent to residences. (40,000 gallons water available at all times).
- ✦ Supplemental well water for irrigation
- ✦ Pump assisted water pressure to both residences

Interior of Villa

- ✦ Entry door and sidelights - 3inch 1000yr old cedar wood
with custom grape design wrought iron grille
- ✦ Windows- Eagle manufacturer, low E, aluminum clad, dual glazed with stained wood interior finish
- ✦ Interior doors – solid knotty alder raised panel with Baldwin bronze finish hardware
- ✦ Matching trim and baseboard
- ✦ Flooring – chiseled edge travertine tile
- ✦ Inlaid mosaic tiled entry
- ✦ Crown molding throughout
- ✦ Walls and ceilings– hand painted faux finish
- ✦ Fireplace – limestone tiled floor to ceiling

- ✦ Solid block travertine country kitchen sink
- ✦ Slab granite, chiseled edge countertops in kitchen and dining room
- ✦ Granite backsplash cut in 3 D mountain range design
- ✦ Kitchen cabinets – raised wood panel doors,
- ✦ Buffet cabinets -leaded glass doors
- ✦ Kitchen light fixtures – custom grape design
- ✦ Kitchen range – Italian free standing commercial size
- ✦ All baths – custom corner sink units with slab travertine countertops
- ✦ All baths – tumbled travertine tiled
- ✦ All fixtures – antique bronze finish
- ✦ Dual zone heating/air
- ✦ Grape design wrought iron railings on outside patios
- ✦ Exterior windows framed with Sandstone tile
- ✦ Concrete S tile roof

Features of Moutain Springs Ranch Restored Country Farmhouse

- ✦ Original oak flooring – refinished
- ✦ New composition roof
- ✦ New dual glazed low E vinyl windows
- ✦ New exterior doors to entry, patio and mudroom
- ✦ New plumbing and bathroom fittings

- ✦ Completely re-painted interior and exterior
- ✦ Unfinished basement plumbed for washer/dryer