

THE OUTSTANDING FEATURES OF 'CEDAR VIEW' MT. SHASTA, CALIFORNIA

- * Close-in to town, shopping and hospital
- * Very private gated community of only 4 parcels, each 5+ acres; gate is hand crafted
- * Level building sites with trees and pasture areas
- * Great Mt. Shasta and surrounding views
- * Superior water from wells already installed on each parcel
- * Engineered septic systems disperse affluent thru-out leach fields
- * Abundance of vinyl white rail fencing
- * Guest houses can also be built on each parcel

1522 CEDARVIEW LANE... OFFERS:

OUTSIDE

- * Beautiful landscaping all around the home with complete sprinkler system
- * Spectacular ponds and waterfalls!
- * Circular driveway to entrance
- * Paved RV parking with hook-ups
- * Well has constant pressure pumping system
- * Covered front porch with beautiful pine ceiling and stamped concrete floor
- * Extra large stamped concrete patio in rear overlooks pond, waterfall & Mt. Shasta
- * Concrete 'hot tub' area plumbed & wired
- * Soffitt lighting; solar path lights; and spot light on waterfall; plugs for Christmas lights & wiring for patio speakers front & rear
- * Brick front elevation

INSIDE

- * 2,833 Sq. Ft. of elegant country living with inspiring views from all rooms
- * Awesome open floor plan
- * Massive GREAT ROOM with floor to ceiling brick fireplace & coffered ceiling
- * Formal DINING ROOM enhanced by outside view of waterfall & stream
- * A GOURMET KITCHEN that will inspire the most talented of cooks.
FEATURES: All commercial grade professional VIKING appliances all in stainless steel; 6-burner gas range with convection oven; microwave/convection oven; warming oven; dishwasher; vent-hood with quiet remote fan; new generation design refrigeration
- * Beautiful granite counter tops with full 18" backsplash

'CEDAR VIEW'

PAGE TWO

- * Large center island with vegetable sink & grinder, and granite counter top
- * 48" ELKAY 'Elite Gourmet' stainless steel sink in stainless cabinet!
- * CABINETRY throughout the home is rustic maple with a 'baked-on' finish (inside & out), 'dove tailed drawers' and the finest drawer glides
- * Walk-in pantry
- * Large LAUNDRY ROOM with cultured granite counter top & full 18" back splash; set up for gas or electric dryer; large laundry tub
- * 4 BEDROOMS (or 3+ den/office)
- * Huge MASTER SUITE with elegant Bathroom in White Italian Onyx & tile floor; separate commode room with solar light; large walk-in shower with 2 shower heads, plus jetted soaking tub; very large walk-in closet, master suite is private & separate from other bedrooms
- * JACK & JILL bath arrangement between 2 bedrooms with 2 separate vanity rooms that have cultured granite counters & sinks with tile floor
- * Attractive GUEST BATH with design toilet & pedestal sink; pine wood walls & ceiling with crown moldings
- * Hardwood rustic maple flooring in great room, kitchen, dining, den, laundry, guest bath & pantry; carpeted bedrooms & closets
- * OUTSTANDING TRIMWORK, window trim & sills and crown molding thru-out, some rooms have ceilings coffered to 10 feet
- * LIGHTING & ELECTRICAL is superb!
 - * Fixtures & ceiling fans are 'premier' quality
 - * Mood lighting thru-out the home
 - * Shadow lighting over & under cabinets & in coffered
 - * Attic & crawl space lighting with automatic shut offs
 - * Extensive use of dimmers on lights & fans
 - * Under floor wiring in great rooms for future floor plugs
 - * Wired for surround sound
 - * Wired for full security system
 - * Net working computer panel for the latest systems
 - * Whole house surge protector
- * Built-in full house VACUUM SYSTEM (including garage)
- * BOCK HYDRONIC HOT WATER HEATING system
- * AIR CONDITIONED thru-out
- * HEAVILY INSULATED ceilings, walls & floors
- * OVERSIZED 3-car GARAGE fully finished & insulated, and 'ultimate composite' aviation floor coating
- * 1/2 BATH IN GARAGE with tile countertop, heated & air conditioned

**'CERTAINLY ONE OF THE FINEST HOMES IN
ALL OF SISKIYOU COUNTY!!!'**