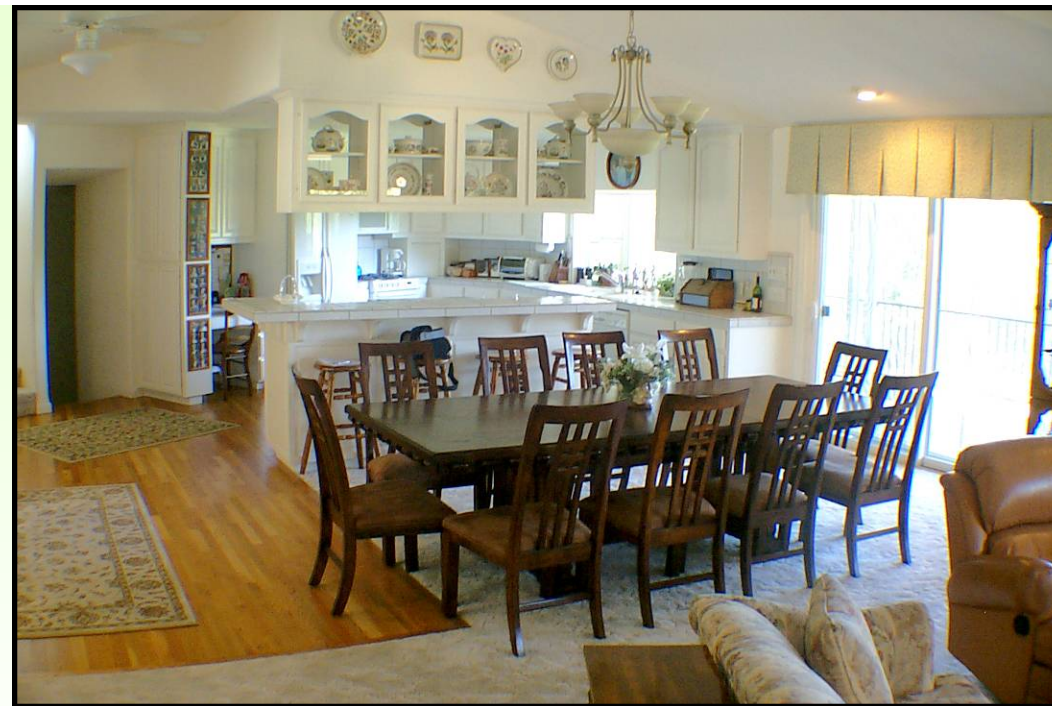




GREAT ROOM

Oak entry floors, vaulted ceilings, and two sliding doors to huge covered deck with ceiling fans and tiled bar. Spacious dining area will fit the largest table, and raised tiled bar will fit four barstools.



WEST WING

Master bedroom with cathedral ceiling, door to covered deck, large walk-in closet, washer and dryer in bathroom, and dual sinks.

Kitchen: Oak floors, glass display cabinets, custom "garden" window, built-in desk, pantry closet between garage and kitchen, under-counter lights, propane cookstove



What Sets This Home Apart

All rooms are oriented to views of the golf course 4th fairway and 2nd green and forest and mountains AND all rooms have a door to an outside deck.

Over 1400 square feet of Trex decking with metal pickets and railings- divided into one main deck and four smaller decks.

The three "extra flex" rooms can be used in a myriad of ways: office, game or play, den, media, sewing room, hobby room. Or have an in-law or guest quarters on either of the three levels!

Bright white & cream neutral tones throughout allow you to add your own decorating themes easily. Designed for incredibly low maintenance! Concrete driveway so that asphalt and gravel don't get tracked inside.

Convenient location! Walk to Country Club, pool, tennis, and Pro Shop. Half mile to PML Main Gate, one mile to grocery store, 1.5 mile to downtown Groveland

More Features You'll Love

Exceptional lighting system with dimmers, ceiling fans, recessed lights, & reading lights
Double entry door with sidelights and covered Trex deck is only two steps up from guest parking area
Six electric shades on back decks protect from glare and errant golf balls and provide privacy when desired-but you can still see through them!

Built-ins everywhere! Kitchen desk, office cabinets and file cabinets, master closet shelving, library shelves, game room, kitchen, bathroom linen closets and drawers
5 televisions and headsets for individual listening. Satellite dish. High speed DSL internet connection.
Space for RV or boat parking
Tall oak trees on West side shade house on late summer afternoons. In winter, let the slanting sun in from the South for natural solar heat gain.
Low maintenance landscaping with irrigation system and shredded cedar bark to stop weed growth.



The office buffers the living areas from the master bedroom and has delightfully refreshing views of the golf greens below.



UPSTAIRS- Kids or Guest Wing

Because of the split-level design, go up only half a flight of stairs to the "library", with doors to two alternate "master" suites. Each bedroom has a full bathroom, sliding door access to the large covered deck, a ceiling fan, and triple size mirrored door closets. This upper level has its own hot water heater and air conditioning unit, both of which can be turned off when not in use.



DOWNSTAIRS

Game Room Or?

4th master suite?
Or in-law quarters?

Includes closet, full bath, wet bar, microwave, refrigerator/freezer, eating bar that seats four. Recessed lights

highlight the knotty pine ceiling.



Doors at either end open into the gigantic subarea storage and play area. Cool for wines, too!
2 doors to 2 decks, and outside walkway up to driveway/parking.