

AMENITIES LIST FOR CUSTOM JONSRUD HOME

INTERIOR

Foyer

- Custom-built fir cabinetry
- Marble floor
- Wood casement windows
- All glass pocket door to separate foyer from living area
- Vintage round tin ceiling ornament & marble tile floor
- 9' Panel solid core front door with "peek-a-boo" window

Living Room

- Vintage Lipman arched window with custom cove & barrel ceiling
- Wood-burning fireplace faced with "Castle Stone"
- Original or Pella & Marvin windows throughout
- Wainscot & rails
- 10' ceilings
- Specialty dividing arch for formal pass thorough to dining and kitchen areas
- Built-in curio display w/ 6' wide hidden cabinet
- Wall-to-wall carpet
- Copper slate flooring to French door for deck & backyard passage
- Craftsman lighting fixtures

Kitchen

- Dacor 4 burner gas convection oven with downdraft option
- Kenmore dishwasher
- Amana "Energy Smart" refrigerator with freezer on bottom
- Brazilian Cherry floors & stairs
- Wainscot
- Ceilings of clear vertical grain hemlock throughout
- Artist painted Italian style faux painted walls
- Recessed ceiling lights
- All cabinetry hand crafted with glass pulls
- Marvin "Bow" garden window above white Country French kitchen sink
- Built-in pantry
- Granite tile counters with Black smooth tile backsplash
- Counter for entertaining and bar stool seating

Dining Room

- Directly off of kitchen for open flow floor plan
- Wainscot

Original single pane wall of windows with view of manicured shade garden and bird flyway

Mudroom

Built-in storage and glass door to deck
Custom boot seat

Study

2 sets of stairs leading from dining room to second story which separate study/family room from kitchen
Extra plush contemporary carpet
Box beam ceiling
Cherry wood cabinetry, custom built-in entertainment center
Classic wood mantled gas fireplace with imported hand-made Italian tile with nature motif
Art nook with direct lighting above fireplace
Hidden built in hutch/secretary
Glass slider to deck

Master Suite

Windowed wall with covered private balcony & fabulous unobstructed seasonal view of Cascades, Mt. Hood & Mt Adams
Cove ceiling with mood lighting & dual ceiling fan/light
Tiled shower with river pebble floor and dual heads
Extra wide Ash textured wood floors
Stacked washer & dryer
Hidden gas water heater, vented and panned behind built-in
Midnight granite with azure fleck slab counters with Kohler faucet and bowl
California closet with secret sliding wall to separate hideaway living quarters
Wall-to-wall contemporary plush shag carpet

Bedroom 2

Full bath off bedroom with pocket door
Wainscot
Deep closet
View window

Bedroom 3

Private stair access
Wainscot walls and vaulted 1'x 6' tongue and groove fir beam ceiling
Glass French door to private deck with garden view
Seating bench with cedar built-in lining
Valley & Mt Hood view from east window

Full bath off bedroom
2 carpeted storage areas
Closet with “California Style” shelving system with cedar lining

Bathroom 1

Frosted glass pocket door
Custom built linen closet
Stone tile counter top
Ceramic tile floor
Kohler fixtures
Vintage claw foot tub with gleaming brass feet
Wainscot

Bathroom 2

Jack & Jill dual doors
Ceramic pedestal sink
Glassed-in shower
Ceramic tile floor
Subway brick tiled walls

Studio-Business/Office Retreat or Hideaway Living Quarters

Private, separate, lighted entrance accessible through vintage iron gate
All inclusive living quarters with galley kitchen, cherry custom cabinets, stove, and dishwasher included
Bath with pedestal sink, shower/bath with glass door & brushed satin finished fixtures
Ash wood floors in kitchen & bathroom
“Secret” passage with sliding bookcase
Private covered balcony with Mt. Hood View
Custom storage cabinets
Glorious Mt. Hood view

Garage

Double car garage used for light storage only, never has housed automobile.
Garage door opener, 2 handhelds and outdoor keypad included
Separate, windowed storage area or craft room with built in cabinetry and laundry room w/ utility sink

RV/Boat Parking

Graded, smoothed, graveled & gated parking area legally accessible from SE Bluff Rd.

EXTERIOR

Front Entrance

- Storybook architecture with stone and timber façade
- Immaculate landscaping with curved drive through, detailed with cut stone pavers
- Antique iron gates
- Private side patio with arbor and sitting area

Backyard

- Approximately 1,000' of deck created with Brazilian Walnut, Teak & Mahogany (KUMARU) and Ironwood (EPE)
- Professionally finished & landscaped with 3 zone irrigation system
- Stone & boulder walkways, fir trees, iron railings & antiqued metal gates
- Both covered and open decks, 4 sitting areas and private walkways
- Custom iron railing for animal & child safety
- Custom fencing
- Outdoor fireplace & Gazebo
- Natural gas plumbing for BBQ
- “English Style” windowed garden shed/greenhouse with aggregate gravel floor & separate planting/growing room with tool shed
- Hidden storage, for large roll-in recycle/garbage containers
- Gutter helmet to protect gutters from debris around roof line

2 Forced air gas furnaces - 1 for main house, 1 for studio

2 Air conditioning units - 1 for main house, 1 for studio

2 hot water heaters