



365 White Cottage Road

Property Notes

www.HowellMountainRetreat.com

Background

- Home built in 1976
- Seller purchased property in 2008
- Extensively remodeled in 2009 and 2010

General

- 1.74 +/- acres
- 4,224 +/- sq ft residence
- 5BR/4BA
- Living room
- Dining room
- Kitchen with casual dining
- Family room with second kitchen
- Media room
- Office
- Loft
- Outdoor atrium
- Laundry room
- 2 car attached garage
- Outdoor patios and rock walls
- Lush landscaping
- Extensive outdoor lighting
- Abundant off-street parking

Exterior

- Tongue and groove wood siding
- Composition roof
- Anderson and Marvin dual pane windows and doors

Entry

- Ceramic tile floor
- Mirrored coat closet

- Wood plank walls
- Five light chandelier

Living Room

- Pine tongue and groove ceiling
- Wood plank walls
- Wood burning fireplace with stone surround and gas starter
- Teak floors with radiant heat
- Corner window seats
- Contemporary pendant light with oversized shade
- Abundant light and windows

Dining room

- Open to living room
- Teak floors
- Contemporary 5 light chandelier
- Access to wrap-around deck

Kitchen

- Granite floor with radiant heat
- Island with black leathered granite countertop and breakfast bar seating for 6
- Black polished granite counter
- White modern cabinetry
- Stainless steel double sink with brushed chrome fixtures, instant hot water, and In-sink-erator disposal
- Stainless steel Kitchen Aid convection wall oven
- Stainless steel 6 burner GE Monogram gas range with electric convection oven
- Stainless steel GE Monogram variable speed hood
- Stainless steel Kitchen Aid dishwasher
- Stainless steel Kitchen Aid side-by-side refrigerator
- Stainless steel Kitchen Aid convection microwave
- Walk-in pantry
- Casual dining area with sliding doors leading to outdoor pergola covered patio
- Plasma TV

Atrium

- Modern sculptural fountain
- Greenery includes bonsai tree, ivy and baby tears
- Rock wall and gravel path
- Sliding door access from the living room
- Visible also from the master bedroom and media room

Loft

- Open to the living room below
- Pine tongue and groove ceiling
- Custom glass railing

Master Suite

- Bedroom
 - Ceramic tile floor
 - Pine tongue and groove ceiling
 - Sliding doors to private patio
 - Built in audio
 - Radian heat floors
 - Halogen track lighting
 - View into outdoor atrium
- Bath and dressing room
 - Ceramic tile floors
 - Curbless shower with Italian porcelain tile surround, glass wall, brushed chrome rain head, wand spray, and body sprays
 - Double vanity with espresso enamel cabinet, glass counter, and white porcelain vessel sinks
 - Glass shelving
 - Recessed halogen lighting and three-light chandelier
 - Toto Washlet toilet
 - Radiant heat floors
 - Skylight
 - Walk-in closet with built-in shelving

Guest Bedrooms 1,2,3

- All three bedrooms are located off the main hall
- Wall-to-wall carpet
- Mirrored sliding door closets
- Solotube skylight in hallway

Guest Bathroom 1

- Tub over shower with Italian porcelain tile surround and wand spray
- Single vanity with white porcelain vessel sink, white glass counter and polished chrome fixtures
- Ceramic tile floor
- Toto toilet

Guest Bathroom 2

- Two vanities with white glass counters and porcelain vessel sinks
- Above vanity storage
- Shower with Italian porcelain surround, glass wall, shampoo nook and wand spray
- Porcelain tile floors

Family Room/Second Kitchen

- Island with Caesarstone counter and bar seating for 3
- Stainless steel GE range with 4 gas burners and electric convection oven
- Stainless steel GE dishwasher
- Stainless steel undermount sink
- Stainless steel GE Advantium microwave
- Stainless steel side-by-side GE refrigerator with water/ice door feature
- Spacious sitting and dining area
- Wall mounted plasma TV
- Outdoor access to back courtyard

Laundry Room

- Whirlpool Duet Steam front loading washer and dryer
- White porcelain utility sink
- Upper and lower storage
- Utility counter with laminate finish

Media Room

- Located on second floor
- Wall-to-wall carpeting
- Remote control projection screen
- Movie projector
- Built-in audio
- Wet bar with cabinet storage and glass vessel sink
- Storage closet
- Outdoor access to private deck and backyard

Office

- Located on second floor
- Wall-to-wall carpeting
- Corner window
- Track lighting
- Built-in shelving

Guest Bedroom Suite

- Located on second floor
- Wall-to-wall carpeting
- Bath
 - Single vanity with integral sink and espresso cabinet
 - Tub over shower with porcelain tile surround
 - Halogen lighting

Garage

- 2 Car side-by-side parking
- Attached
- Work bench and storage
- Automatic door

Detached Workshop

- Two separate bays
- Electric
- Built-in storage

Landscape and Hardscape

- Front wrap-around ironwood deck with cabled railing
- Spacious pergola-covered kitchen patio with lighting
- Private master bedroom patio
- Hand hewn rock walls
- Perennials
- Established trees and fruit trees: cherries, plums, pears, peaches, nectarines
- 3 varieties of table grapes
- 100% of landscape is irrigated by automated system

Infrastructure

- HVAC
 - High velocity 6 zone system (master suite, living room, kitchen, three guest bedrooms, family room, media room/office/upstairs BR), gas heating, electric AC. Two units with industrial chillers (water and glycol)
 - Two separate all electric Ramsond wall heating and air conditioning units (office, media room)
- Water heater: gas Phoenix boiler provides hot water and radiant floor heating
- Radiant floor heating:
 - Water system driven by Phoenix boiler (Kitchen, living room, master suite)
 - Electric system: Master suite
- Septic: Standard septic with designate reserve
- Water: private well, approximately 100 gpm at drilling
- Gas: Natural gas
- Electric: PG&E
- TV: Comcast and DirecTV
- Phone: AT&T
- Internet: Comcast
- Security: with internet connection to monitoring service
- Whole house intercom system. (kitchen, master bedroom, family room, media room, study, all 3 main guest bedrooms and at the front door)
- House is wired for a generator
- Water and gas supply is set up for future pool equipment

Personal Property Included In Sale (must be written into the sale contract)

- Washer and dryer
- Plasma TV in kitchen and master bedroom
- Epson LCD projector in media room
- Receiver in media room
- Audio speaker above TV in kitchen



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