**14095 and 14275 Sunnyside Rd Features**

* 100 Acres
* 2 large Oak Groves
* Multiple fenced pastures
  + Two separate fenced pastures in front of the home
  + Two separate fenced pastures in back of the home
  + Solar powered hot wired
  + Two pasture animal shelters
  + Approx. 45 acres of hay field
* 1200 Sq. Ft Mobile home (hardship house)
  + 3 bed rooms
  + 2 baths
  + WIFI capable
  + Energy efficient ductless heater
  + Front covered Patio
  + Rear deck
  + Recently renovated (paint, new rain gutters in front, carpeting, new sinks with faucets, dishwasher, new Pergo floor in kitchen)
  + Separate driveway, parking, and fencing
* 4200 Sq. Ft custom home
  + Fantastic View
  + Large 3 bay garage area
  + Extra wide driveway accented by split rail fencing from the road to the house
  + Extra parking area for main house
  + 4 bedrooms
  + 3 and ½ Bathrooms
  + Wine Cellar-- storage 456 bottle capacity w/ area for wine cases
  + Separate entrance to utility room
  + Small animal shower area in utility room
  + Office with small room dedicated to electronic equipment
  + Wired for TV and internet access in 6 rooms
  + Wired for music to outside deck area and 4 bedrooms
  + Whole house vacuum system
  + Travertine tile floors in utility room, front/side entrances and all bathrooms
  + Hardwood floors
  + Custom stone work on front façade of home, around the main fireplace and inside support columns
  + Granite counter tops
  + Large wood burning fireplace in the living room with a heatilater which can heat up to 3200 square feet
  + Sun room with separate propane fireplace
  + Very large upstairs entertainment game room area with separate propane fireplace
  + Very large wraparound deck with separate covered eating area
  + Custom windows and blinds in living area to enhance the view
  + Wood beams in living and dining area
  + Located on a lightly traveled dead end road
  + Located next to Namaste Winery (potential acreage abutting Namaste vineyard that would be conducive to planting your own vineyard)
  + Custom cabinets in living area, kitchen, bathrooms, utility room, office, and master bedroom
  + Top of the line kitchen appliances, propane cooktop
  + Oregon Green Certification (additional insulation attic, windows, lighting, etc.) which improves energy efficiency
  + Energy efficient lights through house
  + Solar Cell system producing income from Portland General Electric. 5 years left on original 15 yr. contract with PGE.
  + Electric power panel that can switch emergency power from a generator to select house/garage receptacles (i.e. refrigerators, freezers, etc.)
  + Inhouse hard wired and/or wireless network
  + Two separate storage spaces (under stair well and in the attic)
  + Large wood/tool shed close to the main house
  + Zoned farm – Polk County Assessor
  + Upgraded roof tiles to withstand 100+ winds
  + 2 tankless hot water heaters
  + Spa Pad w/ 220 V power supply
  + Hot water recycle pump for kitchen sink and dishwasher
  + Two network security cameras
  + Attractive front lawn area with retaining wall
* Main bathroom
  + programable timer for heated floor tiles
  + Jacuzzi Bathtub
  + Large walk-in shower w/ 3 shower heads
  + Large walk-in closet
* Homestead house (118 years old) currently used for storage (potential tasting room and/or B&B with extensive renovations)
* Very large barn
  + - Separate Office/ tack room
    - 3 horse stalls
    - Large pole barn area
    - RV Shelter attached
    - Separate concrete area at rear of barn
* Two network security cameras
* Small barn used for storage