**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