

Honey Hill Features

365 Race Horse Lane, Aptos Hills-Larkin Valley, CA 95076

Exterior

- Hardie Board Concrete Shingle Siding (pest resistant, fire resistant, low maintenance)
- Double Hung Exterior Aluminum Clad/Wood Interior Jeldwen Windows w/Custom Interior Trim Throughout
- Artisan Built Painted Oak & Glass Front Doors
- Standing Seam Metal Roof (pest resistant, fire resistant, low maintenance)
- Wraparound Brick Porches & Patios (pest resistant, fire resistant, low maintenance)
- Driveway and Pathway Permeable Pavers
- 26K Whole House Generator
- 10,000 Gallon Onsite Water Storage w/Large Fenced Enclosed Storage Area
- Engineered and Approved Fire Truck Turnaround & Fire Hydrant
- 500 ft. Deep Fresh Water Well w/100 gpm Flow Rate
- Compacted RV Pad w/Full Hookups
- Hardwired Outdoor Speakers on Side & Back Porches
- Prepped for Porch Ceiling Infrared Heaters
- Large County Approved "Building Envelope" to Possibly Accommodate Future Barn/ADU
- Access to Walking, Hiking, Biking & Horseback Riding Trails directly from Property
- 180 degree Ocean Views on top of Property

Landscaping

- Extensive Engineered Drainage
- Fruit Trees: Peach, Pear, Apple, Cherry, Avocado, Lemon, Orange, Lime, Cumquat, Banana
- Dynamic Variety of Plants & Trees Creating Bird Sanctuary
- Large Veggie Garden w/8 Raised Beds
- Programmable Zoned Drip Irrigation System
- 20' x 22' Gazebo w/Standing Seam Metal Roof & Electric + Space for Future Fireplace
- Covered Outdoor Kitchen w/Beverage Center, Sink, Outdoor Storage Cabinets, BBQ & Gas Burners + Space for Future Pizza Oven
- Chicken Coop w/Enclosed Run
- Apiary Area for Honeybees
- 10'H Deer Fencing w/Series of Guest and Service Access Gates
- Large Outdoor Shower w/Hot & Cold Water

Interior

- First Floor Primary Suite & Second Floor Guest Rooms
- High Ceilings throughout including 10'H in Kitchen & Dining + 2 Story Clear in Foyer & Living Room
- Custom Cabinetry/Built-Ins throughout
- Carrara Marble Countertops
- Unique Tile Accents
- Walk In Kitchen Pantry
- Dry Bar w/Beverage Fridge between Kitchen & Dining Room
- Professional Level Appliances
- High End Plumbing Fixtures
- 8"W x 8"L 3/4" Thick Plank European Character Grade White Oak Engineered w/4mm Wear Layer + Herringbone & Concentric Square Features in Primary Bedroom
- Custom Interior Doors, many with Custom Glass Panels & Transom Windows above
- Large Gas Fireplace w/Artisan Built Surround including Reclaimed Walnut Mantle & Handmade Tile
- Sonos AV System w/Hardwired Speakers (6 Zones) + Wireless
- Closet Organization Systems

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- Designer Light Fixtures Throughout
- Wallpaper Accents
- Custom Designed & Artisan Built Staircase w/Paneling & Hidden Door
- Oversized Garage with 13' H Ceilings, Built-In Storage Cabinetry, Utility Sink, Work Bench and Epoxy Floors

Location

- 5 Minute Drive to the newly developed Aptos Village...restaurants, shopping, etc.
- 5 Minute Drive to La Selva Beach, Seascapes Village & Resort, etc.
- 2 Turns/2 Minute Drive to Highway One
- Conveniently located between Monterey & Santa Cruz
- Immersed in Nature
- Privacy
- Gated Community
- Equestrian Facility at Entrance to Neighborhood
- Excellent Schools nearby