

Sundog Ranch

Architect: Charlie Wenzlau · Builder: Fairbank Construction



The Estate *Unfolds.*

- West-facing 3.5 acre waterfront estate with 225 feet of beachfront and panoramic Olympic Mountain views
- Exceptional wildlife and marine activity including eagles, whales, seals, crab and shrimp fishing, oysters and clams
- Private beach with owned second-class tideland rights
- Private mooring buoy for up to a 40-foot boat
- Shares included in private Lofall Community Dock membership

Under the Main *Roof.*

COMFORT AND CLIMATE

- Heated floors in entry and primary bath
- Four heat pumps, including one new unit under warranty
- Separate HVAC zones throughout home and lower level
- Dedicated theater heating and air conditioning system
- Individual heat controls in offices/craft room
- Whole-house hot water circulator system
- Two Navien propane tankless water heaters

KITCHEN FEATURES

- Wolf range/oven with additional oven
- Pot filler and custom backsplash
- Two oversized kitchen islands with leathered granite counters
- Tap on/off kitchen faucets
- Pull-out bread cutting board over garbage
- Pull-out appliance shelf
- Appliance pantry with built-in chalkboard
- Folding kitchen window opening to outdoor patio bar
- Custom cabinetry throughout by Renaissance Cabinets

CUSTOM CRAFTSMANSHIP AND FINISHES

- Solid hardwood floors
- Reclaimed hand-selected posts and beams
- Glass-blasted beams/posts for enhanced wood grain texture
- Handmade tile stair detailing
- Forged metalwork by Monkey Wrench Fabrication
- Restoration Hardware "Big Star" fixture under bell tower
- Pottery Barn lighting
- Bronze fireplace sculpture by owner's grandfather with 1894 Paris World's Fair coin

PRIMARY SUITE

- Steam shower with dual steam heads, dual shower heads, and rain head
- One-piece custom concrete sink counter
- Propane fireplace
- Sound system with subwoofer
- Oversized custom walk-in closet with vanity

STORAGE AND UTILITY

- Built-in cabinet dog crates
- Laundry room with custom concrete counters accented by beach glass/agates
- OMAR built-in vacuum system with kitchen sweep inlet
- Extensive custom built-ins throughout home
- Downstairs emergency fire exit
- Whole-house water filtration system

ENTERTAINMENT AND TECHNOLOGY

- One-of-a-kind Dolby Atmos theater system
- Custom recliner seating and vintage mine lighting
- Honeycomb theater wall construction for sound isolation
- Whole-house multi-zone audio system
- Extensive CD and Kaleidoscope movie libraries
- Designated art lighting
- In-floor electrical outlets
- Wired for high-speed internet
- Multiple Wi-Fi extenders
- 12-zone security camera system
- Monitored fire system
- LED lighting

LOWER LEVEL

- Climate-controlled 3,000-bottle wine cellar with airtight exterior door
- Separate HVAC and audio zones
- Game room/workout/recreation areas
- Sliding barn doors
- Twin-bed-sized built-in library seating

The Carriage *House*.

- 3,100 Sq. Ft. barn originally designed as temporary residence during main home construction
- Two-bedroom loft-style layout; two bathrooms and shower
- Full kitchen with upper/lower cabinetry, stainless sink and laundry room
- Two-zone radiant floor heating
- Fully insulated with OSB interior siding

The Entertainment *Experience.*

- Full theater screen and projector setup
- Indoor/outdoor surround sound zones with in-ground subwoofers
- Theater/movie and wine-room lighting
- Audio connectivity for Bluetooth, phones, tablets, and TV systems

Built for *Adventure.*

- 45-foot RV/boat parking
- 50-amp RV hookups inside and out
- RV dump station
- Movable HD car hoist (available separately)
- Oversized covered storage area for RVs/trailers

Systems That *Sustain.*

- 80 kW Generac generator powering property systems
- Underground utilities and oversized transformer
- Exterior holiday lighting outlets with timers/dusk sensors
- Motion/security lighting
- PTZ security camera
- Wi-Fi/network infrastructure

Engineered Exterior *Excellence.*

- True board-and-batten exterior
- Eight Powered Wind/Sun Shades with 100 MPH wind rating
- Exterior roof and metal siding for weather protection
- Copper end caps and custom metal detailing
- Glass-blasted exposed beams/posts
- Custom powder-coated crawl space covers
- Electric gated entry with custom Wyoming log entrance
- Covered breezeway bridge to garage

Where Evenings *Linger.*

- Outdoor fireplace with propane starter and powered chimney fan
- Five heavy-duty radiant patio heaters
- Outdoor fire pit connected to propane
- Hot/cold exterior water spigot
- Cable wiring at outdoor fireplace
- Multi-zone patio lighting
- Front/rear covered patio skylights

The Estate's Living *Legacy.*

- Landscape designer: Patrick Leuner
- Mature aspen trees, maples, ferns, rhododendrons, and transplanted cedars
- Water feature with commercial-grade pumps and auto-fill
- Multiple irrigation and drip zones / Stainless steel sprinkler heads
- Extensive low-voltage landscape lighting
- Blue spruce-lined driveway
- Pear and Italian plum trees
- Nine raised garden beds
- Chicken coop with enclosed run
- Tipi area with lighting, storage shed and power
- Swing set with slide

Tools, Timber, and *Tails.*

- Garden/tool shed
- Large covered woodshed
- Invisible dog fencing
- Enclosed dog run with barn access

Life at the Water's *Edge.*

- Guest boathouse with sleeping accommodations, power, and deck
- Imported granite shoreline stabilization
- Massive rooted trees for erosion protection
- Custom concrete beach steps to sandy cove
- Beach fire and sunset area

Landscape Without *Limits.*

- Private, gated access to Kitsap Memorial State Park
- Fully fenced privacy screening along park side with custom Idaho posts and rails



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