

35160 Ponderosa Loop
Manzanita, Oregon

Features

- Designed by Andrew Montgomery, Architect, Terraforma Architecture
- Built by Scott Imholt in 2020

Exterior:

- Horizontal cedar siding stained
- 40 year composite roof
- Double pane vinyl windows ALL Milgard
- Fully fenced backyard
- Patio wired for hot tub
- Plumbed for BBQ

Systems:

- Whole house Cummins propane generator-automatically switches on with power outage
- 600 gallon underground propane tank
- Garage wired for EV charger
- Daikin mini-split heat pump units for heating and cooling- total of 4 mini splits
- Tankless propane water heater
- Bidet toilet in primary

Living Area/Kitchen/Dining:

- Vaulted ceilings and wall of windows
- Xtraordinaire propane fireplace
- Engineered hardwood flooring throughout
- Custom cabinetry with soft close and pull out organizers
- Horizontal opening upper cabinetry
- GE Cafe appliances in matte black SS; induction range
- Touchless kitchen faucet
- Miele hood
- Jenn Aire built in grill
- Quartz countertops

- Built in microwave behind cabinet face
- Pantry with pull outs
- Hidden outlets (under cabinet and pop up from countertop and in laundry closet and front entry closet)

Primary bedroom and en suite bath:

- Heated tile floor in primary bathroom
- Double shower in primary
- Soaking tub in primary
- Closet organizers with pull downs

Other:

- Large storage loft with pull down ladder in garage
- Chest freezer in garage
- Most furnishings negotiable
- Skylights in living room and bathrooms
- Partially covered patios/deep eaves
- Most windows face green space providing complete privacy