

Features of Interest for Potential Buyers  
32185 Valley View Drive

WATER

- ❖ Soda Creek Highlands Pipeline Association (SCHPA)
  - Water rights are owned by the association and are attached to each individual property. Five residences are affiliated with SCHPA and participate in using the water that is collected by the system in place. Water rights were obtained in 1981. In 1984 the pipeline was installed and has been operating successfully to this day. As the system is simple in design, that is its beauty.
  - Maintenance is minimal, generally requiring seasonal cleaning of the impellers on the pump that is housed in the collection cistern. There are no regular fees. Neighbors cooperate in sharing expenses if something is needed.
  - Gunn Creek water is collected in a common cistern located off Gunn Creek Road. It is then pumped to a pass-through tank located on the property at 32200 Valley View Dr. Water is then distributed to the participating homes by simple gravity flow.
  - Quality of water is excellent, never having been processed through a water treatment plant.
  - Water is available all seasons, never having been interrupted by freezing or drought.
  
- ❖ There are three outlying, above ground hydrants located on the property for use in the fields (2) and in the barn (1).
- ❖ In addition to the cistern servicing the house, there is a separate cistern with a pump for irrigation.
- ❖ Sprinkler and drip system irrigates the lawns and landscaping.

LAND

- ❖ Lots 5, 6 and 7 were replatted in 1994 into Lots 1 and 2, resulting in larger lots and more privacy for the properties located at 32185 Valley View Drive and 32275 Valley View Drive.

FIREPLACE

- ❖ Woodburning stove is efficient, clean and has a fan for heating.

SOLAR GAIN

- ❖ South facing orientation facilitates passive heat gain in the winter.