

FACT SHEET 23720 Maple Ct. Lake of the Pines

- ✚ **SALES PRICE \$299,000:** Appraisal in March, 2006 for \$625,000 does not include granny 200 sq. ft. unit/office, not permitted.
- ✚ **2100 USEABLE SQUARE FOOTAGE:** Well-maintained, 3 bedroom 3 bath, **1944 sq ft** home, plus **200 sq ft** granny studio in ½ of the garage. Though Lake of the Pines does not permit garage conversions, this unit was built to code. It can be easily converted back to 2-car garage if buyer wants (involves removing 2 walls) Our intention was, and it appears physically possible, to add a garage at the end of the driveway. Owners planed to enlarge the master bedroom above the existing garage by removing the wall separating the master and corner bedrooms. The other half of the existing garage would convert well to another room.
- ✚ **MATURE, FULLY IRRIGATED, LANDSCAPING:** Over ½ acre of mature oaks, maples, conifers, all on drip or surface irrigation for low maintenance. All garden areas are irrigated.
- ✚ **OUTDOOR LIVING:** One of this home's most outstanding features is OUTDOOR LIVING around ponds, creek and on 5 lighted decks, all with GFI power. Golf cart trails border creek, ponds and lush gardens.
- ✚ **MAGNOLIA CREEK:** Lake of the Pines was formed by damning this waterway and importing water from the Nevada Irrigation District. The creek enters the lake on the northeast side of Lake of the Pines and exits at the base of the damn on the other side of the 6th fairway of the golf course, 75 yards to the east of this property line. The creek runs all year and for 3 to 6 months in the spring and fall, depending on seasonal rainfall, the Lake of the Pines damn releases excess water from the lake and Magnolia Creek runs between 2 and 3 feet deep, bank to bank. When water is released, the heavy flow "grooms" the creek of weeds and summer algae growth. Generally, dedicated waterways mark the extreme property line, marking the boundary of two properties in the center of the waterway. Magnolia Creek, however, *bisects* the property with about 150' X 15' feet of property on the *other* side of side belonging to this property. This area, with flowering plum trees is automatically irrigated with valve control and timer below main deck.
- ✚ **MAPLE POND:** The pond nearest the house and is approximately 20,000 gallons, varies from 18" to 36" in depth and is populated with frogs, Koi, Comets, small goldfish, Gambusia holbrooki (mosquito fish), Parrot Feather plants, Anacharis, water Hyacinth, non-hardy blooming white Lillies and other varieties of water plants. This pond has a large lighted, rock waterfall, 7500 gallons per hour volume with 3 submersible and a ¼ HP, above water level pump, on the east corner. All pumps are controlled by a switch in the breezeway, behind the Jacuzzi. Another, 1200 gallon per hour lighted watercourse and waterfalls with 1 submersible pump is on the west corner, controlled by a switch on the pond deck. There are 3 lighted decks, all with GFI power. The main fill vent, pumped from Magnolia Creek with a submersible float-valve controlled pump that has auto shut off at low water on the creek side and auto shut of on the pond side at high water, is on the northeast corner. GFI power is available at both ends of the pond. All plant life around the pond is fully irrigated The adjustable overflow drains are located next to the lowest deck on the northwest corner. The pond is lined with Firestone 45 Mil EPDM rubber liner. Due to the abundance of aquatic life in the pond, mosquito larvae cannot survive and adult mosquitoes are rare during most times of the year.

- ✚ **MAGNOLIA POND:** Magnolia Pond, approximately 15,000 gallons, is northeast or farthest away from the house. It is connected to Maple Pond via a 4" pipe running under the divider damn/walkway. This pond is populated with frogs, Blue Gill, comets, small Bass, gold fish and mosquito fish. It also has Parrot Feather plants, water Hyacinth, non-hardy blooming white Lilies and other varieties of water plants. Since the fill vent is located in Maple Pond, the water exchange is very low in this pond and the eco system is somewhat different with more frogs. On the east corner of the pond is a waterfall, serviced by a 750 GPH submersible pump. Both waterfall and aerator are controlled with a switch in the breezeway behind the Jacuzzi. The aerator, water spray, is serviced by a 1200 GPH submersible pump, also on the east end of the pond. GFI power is available at both ends of the pond. All plant life around the pond is fully irrigated. The pond is lined with Firestone 45 Mil EPDM rubber liner. Due to the abundance of aquatic life in the pond, mosquito larvae cannot survive and adult mosquitoes are rare during most times of the year.
- ✚ **GARDENS ARE PREDATOR PROTECTED:** Lake of the Pines' picturesque deer can be destructive to ornamental plants and trees. This property has 7 "Scarecrow" devices to discourage deer and other predators from entering the property. The devices, on pressurized PVC lines, are Railbirds activated by battery operated motion sensors that spray for 3 seconds when "challenged" by predators larger than about 20 lbs. that enter the sensor's adjustable range. Each unit can be turned off at the unit, or at the feed pipe. Two main shut off valves control front and back bank of protection units, 2 and 5 units respectively.
- ✚ **RIVER ROCK WALLS:** There are more than 300 feet of river rock walls throughout the property, giving it an "estate-like" feel. The walls were built in 2001 by professional stonemasons from Napa Valley who have worked on many well-known wineries there. The walls lining the 125' driveway and front walkway/deck are lighted, controlled by two motion sensing devices.
- ✚ **OVERSIZED JACUZZI:** Lake of the Pines does not permit privacy fences. The 6-person Jacuzzi is enclosed for privacy. This area doubles as a dog run that can be closed off from the utility area under the main deck. Windows look out over the ponds and Magnolia Creek without compromising privacy. Cable TV and full GFI power has been wired to the Jacuzzi area.
- ✚ **LOFTED CEILINGS:** The wood paneled, lofted ceilings in entry, living room, dining area give the home a very spacious feel. French doors open to main deck from lofted family room.
- ✚ **HOME OFFICE, HIGH TECH, WIRED:** House wired for home office with 6 telephone lines. DSL is available. High speed cable, running at up to 2500 kb, is in.
- ✚ **PET FRIENDLY:** Extremely pet friendly with two doggie doors and the rare, LOP approved, enclosed pet run. A ramp, designed to direct pets under the deck area runs down the east side of the main deck.