

Amenities List

35512 Sunny Hills Lane

Pleasant Hill, Oregon

Room by Room Highlights

Courtyard Entry

- Beautiful open air courtyard entered through a hand crafted iron gate and 2 lighted stone pillars
- Meandering water feature with natural stone fountain
- Custom built, lighted, glass walkover
- Located under the watchful eye of a soaring eagle etched into the entryway window
- Full color security camera built into the stone facade

Entry

- Hardwood Brazilian Cherry Floors with a Oak border
- Granite tile centered & inlayed in the Cherry floor
- Custom etched glass entry windows

Dining Room

- Hardwood Brazilian Cherry floors
- Custom coffered ceiling with accent color
- Endless views
- Large, hardwood Cherry custom built hutch
- Serving bar extending into kitchen

Kitchen

- Beautiful slab granite counters
- Professional grade, Dacor 36" 6 burner gas cooktop
- Dacor dishwasher & built-in microwave & oven
- Built-in wine fridge
- Large island workspace with slab granite counters
- Gorgeous, custom hardwood Cherry cabinets
- Hardwood Cherry flooring
- Slow Close hardware on cabinet drawers and doors
- Open, vaulted ceilings
- Huge walk-in pantry
- TV outlet wired directly to the color security camera

Master Suite

- Vaulted with endless views
- Access door to the large Trex deck & wired for future hot tub
- 135 sq/ft walk-in closet/dressing room
- Secret storage/safe room with coded electromagnetic security system

Master Bath

- Natural light filled, vaulted bathroom
- 6' Bain Ultra air jet tub with heated backrests and digital keypad controls
- Walk-in tiled shower with multiple shower, body & rain heads
- Heated ceramic tile floors with granite tile inlays
- His & Hers sink areas
- Luxurious heated towel warmers
- Built-in lowered makeup counter
- Endless pastoral views
- On-demand hot water heater for efficient, endless hot water
- Slow Close hardware on cabinet doors & drawers

Living Room

- Grand scale living room with walls of glass overlooking endless views
- Soaring 2-story ceilings
- Custom granite tile fireplace surround
- Gas fireplace

Nook

- Hardwood Cherry Floors
- Soaring vaults
- Endless countryside & pastoral views
- Filled with light from the wall of windows
- Access to large outdoor Deck & entertaining area

Executive Office/Flex Room

- Courtyard & natural stone fountain views
- Built-in safe
- French Door with full light glass
- Additional access door into the 1st floor Master Suite
- Convenient access to the entryway

Laundry/Mud Room

- Large work space/folding area
- Custom Alder cabinets
- Exterior access door to paved walkway

Recreation/Media Room

- Spacious multipurpose room with unique angles & ceilings
- Poker Niche with pendant lighting
- Wet bar with sink & drink refrigerator
- Could be used for “theater” room

Bedroom 2

- Soaring vaulted ceilings
- Abundant closet space

Bedroom 3

- Soaring vaulted ceilings
- Abundant closet space

Bedroom 4/Guest Room

- Soaring vaulted ceilings
- Abundant closet space
- Outdoor balcony with amazing endless views

Bathroom 2

- Tiled shower
- Tile countertops
- Double Sinks
- Separate toilet/shower area

Bathroom 3

- Tiled shower
- Tiled countertops
- Separate toilet/shower area

Powder Room

- Pedestal sink

Indoor Storage Room

- Conveniently located near the garage and laundry room
- Provides abundant storage for expanded pantry, linen, archived files, camping equipment, etc

2 Car Garage

- Fully finished

Additional Garage/Recreation Room

- Spacious, fully finished garage with skylights and heat
- Perfect for an additional car, boat, ATV's etc.
- Could be used for game tables, craft room, art studio, endless possibilities

Additional Interior Features

- Extensive wiring for phone, TV, computer, sound, security & cameras
- 2 zone heating system (1st Floor & 2nd Floor)
- 2 Heat Pumps for efficient heating and Air Conditioning
- Dual re-circulating on-demand water heaters
- Built-in Central Vacuum system
- Excellent, high producing well

Exterior Highlights

- 3.41 acres of gently sloped meadows
- Extensive Trex deck on rear of home
- Large concrete patio
- Gas BBQ ready
- Lifetime warranty on the exterior paint
- Hot/Cold hose bib on garage
- Automatic, underground watering system
- Paved walkway alongside the home with access to side doors and deck

Location Highlights

- Approximately 8-10 minutes to UofO campus, downtown Eugene
- Great country school district
- Located on a private dead-end road