

# 28305 Meadow Brook Drive

## PROPERTY OVERVIEW

- 36.5 acres
- 4 bedrooms / 4 bathrooms
- 4,558 Sqft TOTAL
  - o Main House – 3,978 Sqft
  - o Caretaker – 580 Sqft
- This property was the first lot to be sold when Big Valley Ranch was developed
- Custom Remodel in 2014
  - o Architect: Ed Becker, Mountain Architecture Design Group
  - o Construction: Bill Krueger, Krueger Construction

## HEAT

- In-floor radiant & hot water baseboard in main home
- Propane: 1,000 gallon buried tank, owned
  - o Filled in April 2023
  - o Only need to fill once a year
- HearthStone wood-burning standalone fireplace in living room
  - o Primary heat source for the home
    - Heats kitchen, main living area, and rises upstairs
    - Additional bedrooms and lower level have their own thermostats
    - Significantly cuts down on propane use

## WATER

- Well Permit #161292-A
  - o Well head located on the north side of driveway, right next to an intersection of the fencing
- Three 2,500 gallon buried cisterns
  - o 2 for the house & 1 for irrigation
- Electronic sensor monitoring water level inside cisterns and connected to a phone app
- B & J Plumbing
- Irrigation throughout front/back/side yard – Nature’s Design (landscaping as well)

## SEPTIC

- 2 separate systems:
  - o Main home Permit #: 91-61
  - o Caretaker Permit #: EH-14-008

## GARAGE

- 3 garage doors with room for storage
- In-floor radiant heat & electricity connected
- Repainted in 2023 by Lawton Painting

## BARN

- 4 large stalls & tack room
- Loft with Hay Storage & electricity
- Fenced paddock out back
- Cement pad with oversized doors

## BIG VALLEY RANCH

- \$2,000 annual association dues
- Pond and surrounding area is community open space
- Trail easement on the north side of property for community use
- Big Valley Ranch only allows you to rent for 1 year
- No snowmobiling in Big Valley, only on property
- Cross-country trails groomed in the winter

## INTERIOR HIGHLIGHTS

- Hubbardton Forge light fixtures throughout the home
- Kitchen Cabinetry:
  - o Knotty Cherry solid doors with standard stain, 20 degree sheen for flat finish, dovetail drawers with full extension soft close guides
  - o Soft close hinges on doors.
  - o Interior backwoods sycamore melamine