



## **Hillside Estate**

### **48493 NW Hillside Rd - Features**

Modern Farmhouse

Custom Designed & Built in 2022 by Pavilion Construction

7,449 square foot home

2,879 square foot shop

50.37 acres - 22 acres of pasture ready for planting Pinot, Pinot Gris & Chardonnay vines (currently leased and current crop is clover) & 28 forested acres

Located between Forest Grove & Banks

Mt. Hood, tip of Mt. St. Helens & Willamette Valley views

4-car attached garage with 2 LiftMaster openers, retractable vacuum & 2 wall heaters

Saltwater-treated pool & hot tub

### **Main House**

#### **Exterior**

Breckenridge cedar board and batten siding

Pine soffits

Anderson 100 Series fiberglass windows

2.5 acres of grass and low maintenance landscaping including 1,800 trees and shrubs

39 irrigation zones

Sand-finished concrete steps & patio

Hunt Collection Wall Lanterns

Gated front drive looping around rock garden

LiftMaster CAPXS Smart Video Intercom

1,800 linear feet of paved drive and parking

#### **Systems**

4 Carrier air conditioners

4 Carrier propane fuel furnaces

4 zoned Ecobee by Carrier thermostats

2 Navien on-demand tankless water heaters

39-zone Hunter Hydrowise Wifi Irrigation Control

Chameleon Retractable Hose System by Vacuflow central vacuum

50 surround-sound speakers throughout the home

## Interior

D & M Flooring Royal Oak Designer Engineered Hardwood Floors in Safari Tan

Resilient Channel Systems ceilings for sound dampening

3" spray foam loose fill net & blow insulation with R25-R27 rating

Simpson solid core 8' fir doors

Smooth wall drywall

Custom cabinetry by Mike's Custom Cabinets with Emtek Freestone hardware in flat black and satin brass

Brizo plumbing fixtures

### Foyer

- Kyle Aged Brass Chandelier by Hudson Valley

### Living Room

- 17' and 22' spans of Anderson pocketing sliding doors to covered patio for seamless indoor/outdoor living and entertaining
- Ceiling-height brick fireplace surround
- XL Heat & Glo 50 Series gas fireplace
- 32' vaulted ceiling with wood beam
- Shiplap ceiling
- RH 19th C. English Openwork Round Chandelier

### Kitchen

- 8-burner Wolf range with dual ovens and shiplap-clad hood
- Cultured quartz countertops
- Cultured quartz slab backsplash
- 18' island with Elkay farmhouse sink, storage and seating
- 2 Uttermost Black Label Leather Classic Pendants
- Ceiling-height paint-grade custom cabinetry
- SubZero refrigerator
- Asko dishwasher
- Prep kitchen with Wolf wall oven, microwave & warming drawer

### Butler's Pantry

- Picket ceramic tile backsplash
- Painted custom cabinetry
- Scotsman nugget ice maker
- SubZero dual zone wine fridge
- Schoolhouse Princeton Long Sconces

## Dining Room

- Shiplap accent wall
- Visual Comfort Bryant Large Billiard Chandelier

## Office

- Sliding barn door entry
- Corner location
- Double-height ceiling with clerestory windows
- Visual Comfort Launceton Two Tiered Chandelier

## Bonus Room

- Tru Refrigeration appliances including double kegerator, glass door beverage refrigerator & ice maker
- Asko dishwasher
- Wolf microwave
- Leathered black granite countertops
- Double sliding door to covered patio
- Shiplap accents
- 2 Cordero Lighting Hammered Flat Black Dome Pendants
- 2 flat screen tvs
- Storage pantry
- Vroom Retract Vac

## Home Theater

- 150-inch Dragonfly projection screen
- Sony 8K projector
- Three-tiered seating with 15 Seatcraft Diamante Home Theater Seats
- Specialized sound insulation including spray foam, net & blow insulation, 1 1/8 sound rock drywall & MDF board and batten paneling
- RC Chanel ceilings
- 6 Savoy House Winfield Warm Brass Sconces

## Primary Suite

- Spacious carpeted bedroom
- Motorized Hunter Douglas Silhouette with PowerView Automation blinds
- Currey and Company Saxon Wrought Iron Chandelier
- Soundproof wall insulation
- Ensuite bath
- Oversized glass door shower
- Integrity LED Lighted mirrors
- Vroom Retract Vac

- Walk-in closet with custom storage features & Visual Comfort Signature Collection Thomas O'Brien Vendome Chandelier

## Laundry Room

- Herringbone tile floor with crack prevention membrane
- Elkay farmhouse sink
- Quartz countertops
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- Speed Queen washer & dryer

## Outdoor Living

- Covered patio
- 4 Infratech heaters
- 2 Visual Comfort Maverick Black Wet-Rated Ceiling Fans
- Montana fire pit
- American Made grill + side burner
- Built-in ice chest
- Built-in Sonos speakers
- 40 x 16 saltwater-treated pool
- 8 x 8 hot tub
- Hunt Extra-Large Wall Lanterns

## Upper Level

Custom designed and fabricated steel railing

## 3 Ensuite Bedrooms

- Vaulted ceilings with stained beam
- Luxurious ensuite baths with walk-in showers (tub/shower combo in 1)
- Walk-in closets

## Laundry Room

- Tile floor
- Sink
- Bedrosians Palazzo Castle Graphite Florentina Porcelain Encaustic Tile Floor
- Speed Queen washer & dryer

## Shop

### Apartment/ADU

- Living room plumbed for kitchen
- Concrete floors
- Bedroom with ensuite bath with walk-in shower

- Closet plumbed for stackable washer & dryer
- LiftMaster garage door
- Mini-split HVAC

#### Workshop

- 2-bay shop
- 14' doors
- 4 vehicle capacity including boat & RV
- Heated
- Sealed OSB construction

#### **Pump House**

2 Generac generators supplying the home's full panel (except for the dryer) and the pump, well, pool & shop

Water purifier

1,000 gallon propane tank