



18625 Macalpine - Features List

Highlights

- ❖ 4 Bedrooms, 4 Full Baths, 1 Half Bath, 2 additional offices
- ❖ 4,175 Square Feet
 - 10.33 acre lot/ 449,974 sq ft lot
- ❖ Oversized 3 car garage with additional loft/ flex space above
- ❖ Extensive lower level workshop and storage area
- ❖ Views of the Cascade Mountain Range
- ❖ Conceptualized by Maria Chiara Trevisan, then modified and finished by Eric Meglasson and built by Timberline
- ❖ Built with efficiency and sustainability and taking advantage of solar energy, geothermal and radiant heat, mini split cooling, ICF exterior walls, structural insulated panels in the roofing and finished with a durable slate exterior

Living

- ❖ Oversized living area that opens to kitchen and dining areas
- ❖ Large, sleek industrial fans for airflow
- ❖ Double sided wood burning fireplace, custom built and finished with honed concrete by Cement Elegance
- ❖ 22 foot sloped ceilings with exposed steel beams
- ❖ Fleetwood aluminum doors and windows with 2 sets of 3-panel sliders

Kitchen

- ❖ Gourmet kitchen with sleek concrete counters
- ❖ Cooking options include Miele induction range, teppanyaki grill, Miele oven and additional microwave/convection oven
- ❖ Italian Pedini cabinets
- ❖ Walk in wine/butler's pantry
- ❖ Large chef's refrigerator and freezer with extensive cabinetry to either side, allowing an abundance of storage space

Bedrooms

- ❖ Primary
 - The primary consists of a large walk in closet with excess built in storage options, separated from main bedroom area via privacy glass
 - Pedini cabinetry is used as a headboard and provides additional storage on both sides and places the bed closer to the wall of windows, enhancing the connection with nature
 - Private patio access and unobstructed Cascade views
 - Large industrial fan
 - Hidden tv in the floor at the base of the bed for a minimal look when not in use
- ❖ Additional Bedrooms
 - Each bedroom is en-suite (see details below)
 - Frosted glass, locker style closet system
 - Loft spaces provide additional room for separation between the upstairs sleeping/relaxing area, and a downstairs work/living area in both of these bedrooms



- Each bedroom has outdoor access to courtyard or patio

Bathrooms

- ❖ En-suite bedrooms consist of:
 - Concrete countertops by Cement Elegance
 - Curbless, cement clad showers with frosted privacy glass
 - Mirrors with built in ring light
 - Steam Shower (Primary only)
- ❖ Half bath
 - Off entryway near kitchen
- ❖ Additional Full Bath
 - In the north wing of the home
 - Allows one of the flex rooms to be well suited for an additional (4th) bedroom
 - Tub perfectly situated in front of floor to ceiling windows

North Wing

- ❖ Consists of 5 rooms total: three flex rooms, laundry room, and full bathroom
- ❖ First room
 - Contains an extended built in desk
 - Back patio access through sliding glass doors
 - This space could easily be used as the 4th bedroom
 - Cascade Views
- ❖ Second room
 - Consists of soaring windows from floor to ceiling
 - Great space for work, play, exercise, etc
- ❖ Third room
 - Sound panels line the wall to minimize noise, allowing for a great office space
 - Ample lighting throughout for a well lit work space
- ❖ Bathroom
 - consists of a large soaking tub and privacy glass for a separation of space (see above)
- ❖ Laundry room
 - Nicely sized folding area, utility sink, and extensive storage
 - Under cabinet lighting from the open shelves
 - Large pane of privacy glass allowing an abundance of light to fill the room
 - Electrolux washer and dryer
- ❖ Accent lighting throughout, great for artwork

Basement

- ❖ Expansive space available for tons of storage
- ❖ Large control room for home mechanical systems
- ❖ Perfect space for workshop

Garage

- ❖ Approximately 800 sq ft, three-car garage with 2 electric vehicle charging station



- ❖ Metal stairs with cable rails lead up to an open loft area which is perfect for gym, storage, workshop

Technology

- ❖ 9.2 kW PV solar array
- ❖ 20Kw Briggs & Stratton Fortress generator system
- ❖ Geothermal heating/ ground source heat pumps
- ❖ Additional Mitsubishi mini splits added to many rooms for added comfort
- ❖ Automatic blinds in primary bedroom, living room and kitchen
- ❖ Hidden TV in primary bedroom
- ❖ Radiant heat concrete floors
- ❖ Security System

Outdoor

- ❖ Patios on 3 sides of the home
- ❖ Unmatched views of the Cascade Mountains to West
- ❖ Sunrise/Easterly views from the front of the house
- ❖ Private courtyard to the south with firepit
- ❖ Custom landscaping across front, back and sides
- ❖ Custom rock wall for separation of solar panels
- ❖ Secluded, tree-lined trail that offers solitude and also connects to the neighborhood and National Forest trail systems.

Neighborhood/Location

- ❖ Private, gated community with gatehouse staff
- ❖ Community trail connecting to Phil's Trail complex
- ❖ Borders the Deschutes National Forest
- ❖ Community Pond just down the trail from the property line
- ❖ 5 minutes from Northwest Crossing Markets and Galveston corridor
- ❖ 6 minutes to Mirror Pond and the Deschutes River
- ❖ 10 minutes from the Old Mill and downtown Bend
- ❖ 20 minutes from Mt Bachelor

Inclusions

- ❖ Washer and dryer
- ❖ All kitchen appliances
- ❖ Dining Room table and chairs
- ❖ 2 Tesla charging stations
- ❖ 8 outdoor chairs by Cement Elegance
- ❖ All televisions and audio equipment

Upgrades

- ❖ Complete remodel of all 3 showers with Cement Elegance slab walls and new frosted glass doors



Cascade

Sotheby's
INTERNATIONAL REALTY

- ❖ Custom made primary bath vanity and cabinetry
- ❖ Addition of 1000 gallon propane tank and 20Kw Briggs & Stratton Fortress generator system
- ❖ New stucco on a number of exterior walls
- ❖ Rebuild of fireplace by Cement Elegance
- ❖ Additional custom dining cabinetry with Cement Elegance waterfall countertop
- ❖ Custom cabinetry in kitchen
- ❖ Floors refinished by Cement Elegance
- ❖ Radon Mitigation system installed to ensure minimal exposure, even in basement
- ❖ Dehumidifier added in the basement to ensure low moisture levels
- ❖ Added landscaping including additional trees, second lawn area, and paver parking pad
- ❖ Security System