

**Custom Home Features
18000 Morelli Drive
Yamhill**

Design Considerations

- View, View, View
- Windows, Windows, Windows
- ADA considered: wide hallways, no knobs and accessible bathrooms
- Not a rectangle – angles where possible
- Recyclable products: bamboo, cork, concrete and kitchen backsplash

Great Room

- 13' ceiling with special molding
- indirect lighting in ceiling area
- built in entertainment cabinet with “hidden entrance” , power and light
- built in wood storage cabinet
- dedicated circuit for the Christmas tree
- slate fire place
- surround sound speakers and wiring
- ceiling fan
- fireplace xtradinaire

Kitchen/Breakfast Area

- indirect and uncounter lighting
- dacor range and second built-in oven (propane)
- bosch dishwasher
- concrete counter tops
- cork tile floors
- desk area
- maple cabinets
- custom stone pulls
- pantry
- built in wall safe
- built in ceiling speakers
- extra wide double slider doors to deck

Dining Room

- bamboo floor
- built in cherry china buffet
- niched display shelves
- french doors for outside access
- built in ceiling speakers

Laundry Room

- electric washer dryer hookup
- small rinse sink
- shower
- hot/cold water on outside porch

Master Bedroom Suite

- spacious
- walk in closet
- deck access
- double sinks
- walk in shower
- maple cabinets
- corian sink and counter tops

Guest Bedroom

- spacious
- double closet
- hidden access to entertainment cabinet

Third Bedroom/Office

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Guest Bath

- corian sink and counter top
- linen closet
- wide access

Foyer/Hallway

- Bamboo floors
- niched display shelves
- custom built beveled glass display shelf
- marble sconces in hallway

Deck

- wired for outdoor speakers
- plumbed for propane

Garage

- propane generator with auto switch
- custom workbench and cabinets
- water softener

Downstairs Sun Room

- separate electric heating
- sink
- wine cellar

Landscape

- professional installed irrigation system
- koi pond with fountain
- outdoor lighting
- back patio
- fruit orchard
- vegetable garden

Out Building

- water access
- separate “tack” room or work shop
- concrete floor
- sheltered entry
- two way access