

Rancheria Realty
PROPERTY PROFILE
10951 Big Meadow Road, Philo, CA

MAIN RESIDENCE 2218 +/- sf 2B/2.5 bath + Office

Japanese farmhouse inspired pole house built in 2006 which includes:

- Post and beam framing.
- Japanese glazed tile roof.
- Custom cedar dual *thermo*-pane cedar windows (low-E glass that absorbs heat in winter)
- Custom wood frame sliding glass doors.
- Maple flooring throughout the home is augmented with slate tile flooring in the bathrooms and around the *Scan* European wood stove.
- The *great room* features floor to ceiling windows, high vaulted combed spruce wood ceilings, and authentic Noguchi light fixtures.
- The *large kitchen* has custom crafted bamboo cabinets, eco-friendly resin based “Richlite” countertops, a large center island with a butcher block top, custom lighting, and updated stainless-steel appliances. The stove hood vents to the outside with roof-mounted motor to reduce noise.
- The *primary and guest suites* feature custom sliders to the deck. The ensuite bathrooms offer slate finishes and bamboo cabinetry. The guest suite has a soaking tub. The primary suite has a walk-in shower. A powder room off the great room meets the needs of visitors. The bathrooms feature Toto *SanaGlos* commodes, and one Toto *Washlet* bidet seat.
- The *laundry alcove* is conveniently located near the guest suite.
- *Office*/additional sleeping room for overflow guests. Sliding Japanese shoji doors offer the opportunity for a separate space. The office features custom shelving and desks, which are included in the sale.
- A covered wrap around cedar deck (574sf) offers panoramic views, sitting areas and serves as an extension of the living space. The roof has copper gutters and rain chains.
- *Additional features*: Ceiling fans in the Great Room and Master Bedroom, custom interior Shoji panels at closets and as a room divider and manually operated see-through sunscreens on the West side windows.
- *Systems*: Heating is provided by a Propane-fueled forced air system, supplemented by a Scan wood stove in the great room and a second free standing gas stove in the master bedroom.
- The cooking stove, clothes dryer, water-heater and kitchen range are propane-fired. Other structures:

Outbuildings

- *Single Car Garage/Outbuilding* - Located near the yurt, this building currently serves as a storage space.
- *Enclosed Wood storage* - Conveniently located near the home, an enclosed wood storage building.
- *Shop/Outbuilding* – Across from the main house sits this large, functional outbuilding. Plumbed for a sink, it is currently used for storage and gardening supplies.

YURT AND BATHHOUSE

The unpermitted 700 square ft. yurt and detached bathhouse are situated within the roughly 3.3 fenced-in acres of the property near the access road and away from the main residence.

- The yurt has a large deck made of fire-resistant *Ipe* wood that overlooks a small orchard of fruit trees.
- The yurt has its own wood stove and a bunk bed and futon that will remain with the structure.
- The bathhouse is constructed of reclaimed old-growth redwood, Port Orford cedar floors, and some cedar walls. It features a composting toilet, indoor and outdoor shower, sink, and small closet.
- A small 12-volt solar system serves the yurt and bathhouse with lighting and provides power for the fans for the on-demand water heater and composting toilet.

INFRASTRUCTURE

Power System: Solar electric system as shown below:

- 6 kW (nominal) Outback solar system with Mate3s controller, 7kW (nominal) Cummins-Onan propane generator to recharge batteries when sunshine is absent in winter.
- 6 Lithium Ferrous Phosphate batteries that require next to no maintenance with approximately five years remaining on their 10-year warranty.
- The generator room has a transfer switch making it possible to attach a second portable generator in the unlikely event that the main generator breaks down.

Central alarm system: This system is provided by Deep Valley Security in Ukiah. The service can be transferred from the Seller to the Buyer (passwords will be reset)

Propane: A 500-gallon propane tank serves the propane needs of the main residence, and individual propane tanks serve the yurt/bathhouse. A second propane tank could be installed to serve the main residence. There are several small propane tanks (5-gallon) that serve the yurt. The 500 gallon tank is a rented tank (Thompson Gas approx \$70/year)

Water: The well produces roughly four gallons of water per minute and feeds two 5,000-gallon yoked storage tanks. These in turn feed a 3,000-gallon tank of filtered (sand filter) water for the main residence and gravity-fed water to standpipes, garden area, and the yurt. The house water is pressurized to about 40 psi via a pressure pump. The pressure pump can be bypassed, and when activated the house receives 20 psi gravity-fed water. There is a potassium/sodium water softener to remove minerals from the house and yurt water.

Septic: The septic system is a pump-up system using a sump pump. The leach field is located behind the orchard.

Smart-home features: The main house has a Nest thermostat that can be controlled remotely via the Internet and a telephone app. The bedrooms have Nest Protect smoke alarms that are connected to the Nest Thermostat and register if the house is occupied. The Outback solar system is also controlled locally via a Mate3s and remotely via a free Outback OpticsRE app and the Internet. The house is currently served by Ukiah Wireless who provide over-the-air Internet service. The Internet speeds are roughly 15 Mbps download and upload, respectively. These speeds are sufficient to stream movies or sporting events. The house possesses Ethernet connections between the router and the desks in the office, the entertainment center, and the Mate3s that controls the solar system. Buyer will need to download the following apps to smartphone or tablet to set up and monitor the following smart home appliances:

- Google Nest (for furnace and smoke alarms).

- Arlo (for security cameras).
- OpticsRE (for solar system/electric).

Seller is willing to assist buyer or buyer's agent in setting up these systems.

Internet Service: Ukiah Wireless is the current Internet Service Provider.

Earthquake monitoring stations: There is an earthquake monitoring station across from the yurt that is part of the California earthquake early warning system and a *Netquakes* accelerometer (to measure earthquake intensity) located in the utility room. These are owned by the United States Geological Survey (USGS) and they could be removed at the request of the new property owner, if desired. The Netquakes device uses the house Internet service to send reports to USGS offices in Menlo Park, CA using very limited bandwidth.

Seller Notes: USGS Earthquake Monitoring

Netquakes (in the electrical room under the house): 10951 Big Meadow Road is now an official USGS Earthquake monitoring site as part of their Netquakes program. The site is called Station G006_NC_01. The CAEW site letters are GMR. You can see readings at <http://earthquake.usgs.gov/monitoring/netquakes/map/> Select California/Nevada and then enter Station G006_NC_01 at the station list at the bottom of the page. Additional information about the NetQuakes program can be reviewed at: <http://earthquake.usgs.gov/monitoring/netquakes/>

Early Warning Seismometer (across from the yurt)

GMR Big Meadow Road

Name: GMR_NC

Information from the station can be accessed at the following sites but is not very user

friendly: <https://escweb.wr.usgs.gov/waveforms/lasteq/> <http://ncedc.org/waveformDisplay/#>

Security System/Gated Access: The home has a monitored security system. The digital codes to the electric gate can be changed. The Seller will provide the new owners with the current codes.

LANDSCAPING, ORCHARD & PROPERTY

- Beautiful mature landscaping with lighting graces the area immediately behind the house.
- Trellises with well-established antique roses complete the landscaped area.
- The back of the house is landscaped with mostly drought resistant plants.
- Solar operated fountain in the landscaping.
- Drip irrigation with battery-operated timers throughout the fenced area.
- The property has roughly 50 fruit trees, including apple, cherry, persimmon, walnut, peach, apricot, quince, fig, and plum. Roughly half are in the orchard near the yurt, and the rest are scattered throughout the property.
- There is a Japanese gate and an arbor that overlooks the Anderson Valley
- The vegetable garden consists of irrigated, organic raised beds behind a rock wall.
- Through various grants, and the owners' initiative, vegetation has been significantly reduced on over 25 acres. This not only promotes fire safety but also forest health.
- Property comes with a Forest Management Plan developed through a CalFire CFIP grant.
- The 39 acres sit on the ridge, offering panoramic views and several acres of gentle, usable ground. From the ridge, the property is sloped, which provides the natural, panoramic views. Much of the property has the feel of a rural park.
- Zoning: UR
- Access is via a rockered year-round road. The property is about 4 miles from Highway 128. There is a formal Road Maintenance Association. The current annual fee is \$844.41 (part time

occupancy fees are reduced). Big Meadow Road runs through the property but is not a primary access for any other property.

FIRE PREVENTION

According to CalFire, the property is in a high fire risk area. The homeowners have considerable fire mitigation measures in place. Current owners have insurance through CSAA at a cost of approximately \$21,000/year. Per their current insurance agent, the CA Fair Plan will likely be the insurer for fire coverage for a new owner and he estimates that the cost will be about the same.

- 10,000 gallons of gravity-fed water serving four 1.5-inch standpipes on the property with an additional 3,000 gallons of pressurized house water to feed hand-held garden hoses at the house and to supply fire sprinklers for the purpose of watering down the outside decks.
- 400-feet of 1.5-inch hoses (as used by CalFire to fight forest fires), and associated hardware to attach to the hoses and above-mentioned standpipes to fight a house or wildfire.
- Fire resistant (very) Japanese ceramic tile roof.
- Gravel installed under the house eliminating vegetation.
- House has no vents through which embers could enter and ignite.
- Most vegetation cleared around 100-feet of the house, and all trees limbed trees in the immediate vicinity of the house and well beyond.
- Drastically reduced the vegetation on roughly 25 acres of the 39-acre property through various government grants.
- Copper gutters around the house are cleaned of debris at least twice a year.
- Sprinklers have been placed that can wet the deck in a fire danger situation.
- Big Meadow Road is a through road, offering a second route from the property to the main Nash Mill Road

Seller Note: According to the Risk Factor Model (<https://riskfactor.com>) the property is calculated to have a 1.7% risk of being in a wildfire in the next 15 years, and a 4.1% probability of experiencing a wildfire over the next 30 years. The Risk Factor model calculates the increasing risks of a fire as a result as weather and change in climate patterns. This calculation is based on this property's distance to wildfire risk areas and burnable vegetation, although it does not consider the fuel reduction that the owners have conducted on the property.

DOCUMENTS

The following documents will be available in hardcopy or electronic form:

- Appliance manuals including those for the solar system.
- Instructions for setting up various house appliances (sinks, toilets, shower heads, etc.).
- House and outbuilding architectural plans (where available).
- Contracts & documents pertaining to Grants associated with the forest improvement work.
- Contract with USGS for Earthquake Monitoring. If Buyer chooses to continue with this program, Buyer will need to sign a new agreement with USGS for both the CA Early Warning Seismometer by the yurt and the Netquakes accelerometer in the electric room under the house.
- Electronic gate User Manual

These documents will remain with the property.

Rancheria Realty does not warranty any of the above information, which was obtained through property visits and information provided by the owner.