

# 200 Quail View Circle- Whitehawk Ranch Clio CA



First time offering of yet another spectacular custom creation at WHITEHAWK RANCH. This magnificent home is located on the exclusive bluff overlooking the celebrated 1st fairway of the Whitehawk Ranch Golf Course. With extraordinary views from almost every room, the unique features of this custom home include the always popular open concept living floor plan with log accents providing that extra mountain touch, as well as the desirable master suite with private deck to enjoy the hot tub while viewing the night skies. Large 3 car garage, back up generator and work bench are just a few of the extras offered. Meticulously landscaped grounds with lovely water features allow for low maintenance landscaping.

Asking \$1,250,000 for this expansive view property at Whitehawk Ranch  
Mostly furnished includes 3,303 sq. ft. 3 bedroom, 3 Baths,  
and with multi-purpose room above garage

**Offered by Linda Carr—Whitehawk Property Services Inc. - DRE-01889816**

**Look forward to your call -Linda Carr Cell Phone: (530) 412-2482**

**•www.whitehawkproperty.com; lcarr@psln.com DRE-00830265**

**Whitehawk Ranch live \* breathe\* be happy**

# THE STORY

Jim and Patsy Purvis found Whitehawk Ranch in 1993 when they first visited and fell in love with the Graeagle area and the beautiful Mohawk Valley. They closed escrow on their .92 acre lot on August 24, 1993 when the golf course was just a vision. Trusting the developers would complete the development as offered, they started interviewing builders choosing Murry Construction. The well known Murray Brothers, Robert and Chris, delivered their mountain style home using accent timbers that were actually logged from the building pad itself and cultured river rock that mimicked the local stone so prevalent in Whitehawk Ranch. The hand-hewn living room trusses, the rustic siding, the decks and the exquisite granite and stone interior work, all came together beautifully and the Purvis's moved in just before Christmas, 1998.

Since then they have accumulated many memories of sharing their lovely home with friends and neighbors at Whitehawk as well as their own four children their families. Over the Christmas holidays last year, Jim and Patsy hosted their entire family of eighteen, (plus a couple of extras). The house was full of people and so much joy, making for a hard decision to leave this beautiful home, and offer to another lucky family wishing to make Whitehawk Ranch their home.

Others have discovered this area of late, as reported in The Mercury News, Lifestyle Travel and Play issue March 3, 2019.

Featured and referenced in the article about Bay Area dwellers wishing to trade in city life for small town vibes and outdoor fun, the article further stats that the laid-back town of Graeagle, California feeds that desire, offering guests the chance to enjoy good food, great drinks and plenty of ways to connect with nature and each other.

Check out the full article at

<https://www.mercurynews.com/2019/03/03/a-tahoe-getaway-graeagle-offers-laidback-snowy-sierra-fun/>

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# 200 Quail View Circle- Features

This home features a custom designed open floor plan with 3 bedrooms and 3 bathrooms, 3,303 sq. ft living space, including many special features—

From the open great room's arched picture window, overlooking the 1st Fairway of the Whitehawk Ranch Golf Course, you can see expansive views of the Northern Sierra Nevada mountain range and beautiful sunsets while enjoying the natural warmth provided by the southwestern sun exposure.

Hand crafted decks, meticulously scribed around several large granite boulders bring a special artistic touch to the exterior landscaping. A pre-plumbed gas BBQ on the dining room deck is also included. The rest of the natural themed landscaping includes a water feature with two babbling brooks that add to the already abundant special sounds of nature at Whitehawk Ranch.

Living room with vaulted cedar ceiling and log accents, compliment the cultured river rock gas fireplace; Built-in surround sound home theater entertainment system which includes ceiling speakers in the kitchen, dining room and master bedroom.

Large hobby room over the garage includes wet bar and undercounter refrigerator. Its many features also include two separate crafts/hobby areas with tilt up desktops and northern light exposure ideal for artists and crafters. There is a piano, a treadmill and a queen sized bed and a sofa bed for additional sleeping. Expansive lighted storage areas are perfect for all needs.

Hand textured walls and faux copper patina application on all doors and trim add to the unique features of this custom home.

State of the Art Geothermal Heating and Cooling unit.

Spacious Kitchen with under cabinet lighting and large pantry; Granite slab counters; Functional island with a prep sink, "Dacor" electric cooktop and plenty of storage.

Dining Area with custom built computer desk and hutch with under cabinet lighting, perfect for storing all of those special dishes and accessories.

Master Bedroom Suite with walk-in closet with generous shelving; Cultured river rock stone gas fireplace; Sliding door access to private deck with sunk in "Hot Springs" hot tub; Large walk-in open shower designed for easy handicap access including wheelchairs. Vanity with double sinks, stone countertop with custom shelves.

Two Guest bedrooms, one of which doubles as an office and has a Murphy Bed when needed. Includes a built-in desk, computer desk and file cabinet.

Guest bath room with a stone countertop and a separate privacy room that has an extra large tub/shower and toilet.

Laundry room with a deep utility sink, built-in ironing board, storage cabinets and washer/gas dryer.

Mud room with separate outside entrance and access to third bathroom with stone countertop and tiled shower.

Finished large 3-car garage, with work bench including a radial arm saw and a large bench vise. Back up generator and snow blower included.

Handicap friendly with no entry steps at the main entrance.

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# THE RANCH

For 100 years from the late 1800's, the 956 acres that now make up Whitehawk Ranch were occupied by various Mohawk Valley pioneers who over those years operated the property as both a working cattle ranch and popular guest ranch. In 1979, Hugh (Al) White purchased this incredible acreage with his dream of someday converting it into a world-class residential and recreational community. As the development has unfolded, Mr. White's dream is now being realized.

First on the agenda, after completion of the land plan and approvals, was to get the Equestrian Facility up and running. Mr. White's love of horses comes from memories of his childhood in Texas, and spurred its completion in 1988. Many a trail horse ride and buckboard BBQ's covered the Ranch for several years, until the much anticipated completion of all the amenities which included a championship Golf Course, Lodge and Guest Facilities, Pool and Tennis Courts all of which were part of the master plan.

The White family partnered with Highlands Management Group of Scottsdale, Arizona in 1995, bringing to fruition the much awaited completion of the golf course at Whitehawk Ranch. With their golf course development expertise, the already family owned and passionately developed community was on a fast track for completion. The marriage, so to speak, brought to fruition Mr. White's vision.

The Dick Bailey designed Golf Course's premiere performance, opening in July 1996, was even better than anticipated. Most players were surprised to see how much water had been masterfully woven throughout the course, making for fun, as well as challenging play.

Once overheard by two top-level golf officials after the opening -

"This could be one of the best courses in northern California."

"Are you kidding? This could be one of the best in the U.S."

This was a very proud moment for all owners and employees alike.

Mr. White passed away in 2006, leaving behind his amazing legacy, a piece of land responsibly developed, for so many families to enjoy. You just feel it when you drive down Whitehawk Drive - **"I NEED TO LIVE HERE"**.

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