

932 Miner's Passage- Whitehawk Ranch Clio CA



Yes, right here at Whitehawk Ranch, bask in the morning sun sipping freshly brewed coffee exposed to warmth and light, for relaxation and pleasure recalling the finer things in life. So much to admire with the elevated views of the 5th fairway and green, allowing for plenty of privacy. This Tahoe Style Architecture built and owned by current owner and long time builder offers value add with all the extra's. Open great room plan with large granite wood burning fireplace accent the pine vaulted ceilings and solid hardwood maple flooring. Kitchen offers large granite island, vertical grain fir cabinets, stainless steel appliances with Jenn-Aire burner gas cooktop. 3 separate on-suite bedrooms, including the master bedroom with skylights and private deck compliment the addition of a private Family room with Gas Fireplace, and the separate reading room perfect for that me time.

Asking \$889,890.00 for 3,240 sq. ft. 4 bedroom, 3 1/2 Bath
fully furnished—w/1,104 sq. ft. garage & 348 sq. ft. storage

Enjoy the beautiful landscaping while playing Bocce Ball and Horseshoes

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

Owner Builder—Howard & Deborah have been building quality homes for many years. They focused in the Tahoe Region but were drawn to Whitehawk Ranch for its fresh appeal, small town feel and lack of crowds. In addition, they decided to bring their knowledge of home design and quality construction to Whitehawk Ranch. With the many activities in this area they decided on a much sought after vacation style setting capitalizing on the views of the 5th fairway and green while including plenty of private space for family and friends, making sure the home would be able to live small for the times when kids and grandkids are gone. Counting all the available rooms to accommodate overnight stays, you will find a spacious private master suite, plus 5 additional rooms and spaces for private sleeping areas, 6 if you count the finished area earmarked for storage. That's room for a lot of family and friends.

Because they knew the importance of quality storage, this home includes 1104 sq. ft. of garage space with an oversized garage door to accommodate a work vehicle, and areas of additional storage leaving no space unused.

THE SUMMARY

This home was built with love and respect for quality and design.

When a builder builds their own home, corners are not cut. Why? because they build for themselves, and no one is whispering in their ear - "remember the budget". It's the small things unknown to most that typically get cut due to costs. This did not occur with this home.

Tour this beautiful home & seize the opportunity to make this home your dream.

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932 MINER'S PASSAGE- FEATURES

Home features Custom designed open floor plan with 4 bedrooms & 3 1/2 bathrooms, 3240 sq. ft living space, and includes many extras, including

Family Room with wet bar, built in cabinets with door to outside deck and gas fireplace.

Living room with pine vaulted ceilings, large granite wood burning fireplace; solid hard maple wood flooring in entry, living room, dining and kitchen.

Upstairs sitting area overlooking living room with loft; Practical upstairs laundry room with counter and cabinet storage.

Hand textured walls and Knotty pine vaulted ceilings; Insulated exterior walls -R19, ceilings -R38; Vertical grain fir interior doors with oiled rubbed bronze handles.

Vertical grain fir trim and cabinets throughout with Loewen wood windows; Recessed lighting throughout with Decor light switches & plugs; Vaulted and 9 foot ceilings downstairs and vaulted ceilings upstairs; Multiple closets throughout with custom closet shelving.

2 Energy efficient forced air heating systems (upstairs/downstairs).

Spacious Kitchen with Large Pantry w/glass doors; All stainless steel Kitchen Aid appliances with Jenn-Aire 6 burner gas cooktop; Granite slab counters; Functional island & storage; Custom made vertical grain fir cabinets; Easy glide full depth drawers.

Master Bedroom Suite with walk-in closet with generous shelving; Gas granite fireplace; Sky lights in Master bedroom & bath; Door access to private deck; Relaxing jetted tub with separate travertine shower in master bathroom; Vanity with double sinks, travertine countertop with custom beveled mirrors; Interior sound insulation; Kohler plumbing fixtures with Moen oil rubbed bronze faucets with matching towel bars.

2 Bedroom guests suites with private bath finished with travertine counters & floors & sound insulation; Kohler plumbing fixtures with Moen oil rubbed bronze faucets with matching towel bars; Sky lights in upstairs bedrooms; Custom closet shelving.

Extra large Garage at 1104 sq. ft., w/ 348 sq. ft. carpeted additional storage/office room, equipped with 220 outlet, hot & cold water insulated, finished, well-lit 3 car garage with oversize garage doors with openers.

Balau hardwood decks with golf course (5th green) & mountain forest views, w/gas outlet for family BBQ.

Bocce Ball Court, Horseshoe Pit and sprinklered landscaping.

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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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