

RASPBERRY ROAD EQUESTRIAN

OWNER LETTER TO BUYERS

This home is generator wired - a battery generator will go with the sale of the property.

The well has a new pump installed less than two years ago, the pressure tank is fairly new and has been checked.

The house has had an elaborate ultra violet water purification system installed and there is a sand filter and water softener as well.

All electric power on this property has been routed to one meter at the side of the house. There is a separate meter reading for the well as it is a two party shared well. I get the bill and notify the neighbors what half of it is. This has been working wonderful. The cost and expense of the well is shared by both parties.

The little woodshed at the end of the barn entrance is a very old building, and was part of the original homestead here. Instead of tearing it down it has been preserved and used as a woodshed, however in the beginning it had been used as the house.

The small stream running at the north edge of the property is fed by three springs on the hills above on the State land. It serves as the center line being the north boundary of this property. Actually because of being fenced away, there is a quite a bit of usable land belonging on this property. The east boundary has a solar fence running along it. It works well for my horses, and the deer and elk seem to leave it alone most of the time. The other boundaries of the property are with the fence line.

At the south there is a gate put in for riding off the property, but just across the road from the mailbox there is a trail that access directly on the DNR land and miles and miles of trails and unused roads. I can easily put in 10 miles for a leisurely ride.

There is a year round spring at the very back of this property and my horses even prefer drinking there as opposed to the filtered and unfiltered water to the barn area.

This home is very solidly built and materials are superior. Solid doors, hardwood, the support holding up the sunken living room is actually steel beams encased in the wood. The spark arrestor on the chimney is 2 inch thick solid steel that had a crane hoist it up. I had a chimney sweep come and they said it was a huge chimney that would hold two Santa Clauses and was very good. Exterior of course is cedar as is much of the inside. It creates a warmth and a feeling of comfort. The stone in the fireplace upstairs came from Montana. The house was built by a Montana Cowboy. He was tall, thus high ceilings. This home boasts 4 bedrooms, three bathrooms, very large utility room, and at the back door a multipurpose room, has been used as play room, bunk house, card room, and even winter tack room.

The parking is ample for three vehicles, with closed storage alongside.

The massive brick fireplace downstairs with the insert easily heats the whole house, with the stair well door open. The pellet stove upstairs is very efficient as well.

The granite in the kitchen and bathrooms were handpicked for the motion in the rocks by me. I love the rustic hand chipped edges, it cost more but you don't have to worry about belt buckles marring a shiny surface.

The master bathroom because I am alone, when I had it put in there is just one sink, but the plumbing is there for a second sink, easy peasy. The walk in shower is awesome. Hate scrubbing doors :)

The deck is awesome. When the cloud cover is not there, you can see the snow topped peaks of the Olympic Mountains, and to the right lays the capital forest.

There is the beginning of the Porter Creek trail for riding less than three miles away. You can ride from there to Mima Mounds approximately 30 miles on wonderful well-kept trails with places to camp in between, right here in your back yard.

The arena is 60 x 72 and lighted. Wonderful for indoor activities and keeping the animals in shape during the rainy months.

The barn in the main part was originally 4 stalls, I have made it my mini horse barn and have 12 mini stalls there. When I bought the property, the back part was fallen down, I had it rebuilt and have 5 big horse stalls there. The overhead in the main barn will easily hold 10 ton of hay. The west side of that building I use for carriage house and some equipment and a small (untidy) shop. The other two green buildings, one I have used as a visitor stall, and storage.

This property is fully fenced, I have old English sheep dogs, and believe in keeping all my animals secure. It is very safe.

Mushroom hunting in the "back yard" is awesome. Chanterelles are prolific everywhere!

There are over a dozen marketable timber trees on this property. Enough for a load and a tidy sum.

I like to say this wonderful piece of property is 45 minutes from everywhere... to the State Capital, to North Beach and to South Beach and down town Olympia for shopping. It boasts in Elma, a scant 6 miles to new Hospital and the Grays Harbor County Fairgrounds that host year round events as well as a PRC rodeo, the County Fair, home shows, horse shows, and dog shows plus too much to mention. It is 16 minutes to Lucky Eagle Casino for fabulous food and entertainment, and 25 minutes to the Great Wolf Lodge water park.

Landscaping boasts a multitude of different evergreens and a selection of Rhododendrons and rare plants and bushes.

If there are any other questions please call and I will be happy to clarify anything.

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