

3170 Serenity Drive

Features

Water Supply

A well about 140' deep has an electric pump. The pump pushes water up the hillside to a 700-gallon enclosed plastic water tank. The piping is an inlet outlet line 2 inches in diameter that provides hydrostatic water pressure to the house. No pressure boosters are used but are present in the pump house if more water pressure is desired. House pressure is ~37 psi. House water is supplied by a 2" diameter pipe line.

Electric Power

Electric power is supplied to the building by PG&E via powerlines that become underground on the property. Electric power runs from the power pole into underground conduit that ends at the building. The outside power panel is rated at 400 amperes, 240-volt, single phase. There are 3 subpanels within the building.

Telephone

Telephone lines run from the telephone poles underground to the building, five lines entered the building with line spare pairs for phone service expansion if wanted. Cell phones have eliminated the need for the hard wire lines originally pulled into the building. Hard wire pairs run throughout the building.

Internet and Cable

Dishes are located on the roof of the building for AT&T Direct TV and Hughes Satellite Internet communication.

Propane Gas

Range, oven and house heat are fueled by propane coming from a 500-gallon propane tank located across the driveway from the building. The propane tank is included in the sale of the property. I use about 400 gallons per year.

Kitchen

Counter space in the kitchen is 26.7 feet of Uba Tuba Granite counter top plus an island 7' by 3 ½' Uba Granite with a separate sink and disposal. The island granite is supported by a reinforced steel plate under the granite and attached to the floor supports. Water fixtures are Grohe and the sink is Kohler.

Cabinets have pullout lower shelves for easy access. Fixed shelving is enormous, 64 feet of shelf space. Gas range and oven are Kitchen Aide slide ins 33 inches wide.

Master Bathroom

Bidet and toilet are American Standard. 2 sinks are Kohler 21" by 14" set in white marble with Grohe water fixtures. Below the counters are 6 drawers and 2 cabinets. Shower is oversized and fully tiled.

Master Bedroom

16' X 20" with electric and phone outlets to accommodate multiple bed placements. Sliding glass door to patio. Closet has 12 built in drawers, 4 cabinets 30" x 18", 11 shelves 42" x 14", 9 shoe shelves 26" X 10", hanging racks 60" and 48" with 22 hooks. 10 feet high sloping ceilings and 56" diameter ceiling fan.

Guest Bathroom

Toilet is American Standard. Sink is Kohler 21" x 14" set in white marble with Grohe water fixture. Below the counter top are 9 drawers. Shower is oversized and fully tiled.

Guest Bedroom

13' x 10' with electric and phone outlets. Closet has shelf and hanging rod for clothes.

Hallway Bed

Bed is opposite side from elevated washer and dryer. Adjacent closet is for suitcase storage and stackable totes. Room is open to hallway and is 13' x 10'.

Hallway Bathroom

Full bathroom with Kohler 21" x 14" sink set in white Corian with Grohe water fixture. Toilet is American Standard. Cabinet under sink has 9 drawers. Shower is standard size and is fully tiled.

Shop ½ Bath

Walls are ½ height tiled, sink is Kohler 21" x 14" with foot-controlled water valves (like hospital) for washing dirty hands. Wall urinal is opposite the sink. No shower.

Office or Game Room

19' x 14 ½' room size. Counter is 15' x 2' with 10 doors of cabinets. Cabinets have adjustable shelf height with 2 shelves per cabinet. A communication alcove is in one corner for phone lines throughout the building. Room has 3 large windows (corner room) for airy/open feeling. 54" diameter ceiling fan.

Ground Floor Shop

Floor space is 60' x 100'. Lighting is by warehouse overhead fixtures. Ceiling clearance is 14' to accommodate an 18-wheeler. Rollup doors on each end of the building are 14' x 14' and 11' x 11'. The smaller doors are remote electric operated. Electric outlets are around the perimeter of the entire shop. 230-volt outlets are on the north wall for welders. A 100-amp subpanel serves the down stairs.

Mezzanine Floor Shop

40' x 60' with cutouts for stairway and crane platform. The crane is a 2-ton Coffing electric host on a jib arm 11' long that swings 270 degrees. The railing gate is a bifold gate with floor rollers for long term durability. Railings are constructed with 1 ¼" diameter pipe in a welded array of 8 pipes high. Electric outlets and a 10-amp subpanel serve the upstairs.

Building

The building is an engineered building designed by Star Building. As an Engineered building the design calculations had to be approved by El Dorado County Building Department. Once approved, Starr Building fabricated all the building parts.

Foundations were designed and inspected by El Dorado County. D.G. Granade Construction Company erected the building and called for all inspections. The building is fully insulated and is designed per code for earthquake strength. The roof and siding are steel.

Doors

The big doors are 14' x 14' and the smaller doors are 11" x 11" The big doors are roll up doors and the smaller doors are remote controlled electric doors.

Windows

Windows are all Dual Pane

Fireplace

Fireplace is dual wall and heat blown into the room is by thermostatically controlled fan

Floors

Floors are radiant floors. The living space and 20' x 20' squares behind each garage door have radiant floor tubing embedded in the concrete during construction, the ends of the embedded tubing are stubbed up so that radiant heat piping could be connected.

HVAC Unit

HVAC unit was installed later on to heat the living space and radiant heat was not necessary.

Walls

Walls are all insulated exterior wall as well.

Acreage

Property is 10 private, serene acres surrounded by majestic oaks and towering pines. There are a few level spots for building a future residence. The driveway down to the warehouse is a meandering scenic drive as you approach the building.