



## **Feature List**

**2400 Secret Ravine Trl**

**Cool, Ca 95614**

### **General:**

4 large bedrooms with a master suite on each level

3 full baths, 1 half bath

Small office

Utility/mudroom

2784 Square feet plus sunroom

Built in 1979, fully updated

2.01 level acres

2-Car attached garage plus 20' x 28' drive thru garage/shop with 10' 6" tall doors

Steel Barnmaster 2-stall shedrow barn with tack room and covered hay/trailer storage area

### **Design Features – Home:**

Large formal entry with 12' ceiling

Oak T & G flooring in all living spaces, stairs and hallways

Remodeled Kitchen (2013); Full Custom Cabinetry with pullouts and soft close drawers

Heat resistant Soapstone Countertops

GE Induction Cooktop, Advantium Speed Oven and Convection Oven

Electrolux Central Vac

Patio Cover

Evergrain Composite Decking

Sunroom (not included in square footage)

Lower patio with Stone Pavers and Firepit

2-person Jacuzzi Hot tub

**Energy Features:**

Double pane vinyl windows throughout, partial low-e  
R-50 blown insulation all attic areas (2011)  
New Roof with continuous roof ridge vent (2009)  
Solar hot water (2009) with 80-gal tank (2018) and electric backup  
LED lighting  
Kozy Heat Gas Fireplace with fan  
2 Trane independent HVAC systems (1 on each level), all new ducts (2016)  
Whole House Fan  
Home faces direction to obtain maximum shade in summer months

**Horse Keeping and Exterior:**

Barnmaster Shedrow Barn  
All steel construction with full concrete ribbon foundation  
(2) 12 x 12 stalls with  $\frac{3}{4}$ " mats  
Secure 12 x 12 tack room with concrete floor  
24 x 24 covered concrete storage area, currently used for trailer, tractor and 60 bales of hay  
12 x 36 well lit covered barn deck with paver floor for drainage and optimal footing  
Misters over barn deck  
Low maintenance Horse Guard electric tape fence  
Turn-out with DG footing  
Excellent drainage  
Easy trailer loading and turnaround  
Separate barn driveway  
Direct ALT Trail Access leads to Tevis, Robie, and Auburn State Recreation Area Trail system  
New front yard irrigation (2018)  
20' x 28' drive-thru garage/shop with 10' 6" tall doors, gas piped  
Home exterior painted (2019)

**Other:**

Adjacent parcel to the east also for sale, MLS 19035595

**Asking \$615,000**