



LLEWELLYN RANCH 67750 BELL SPRINGS

The Llewellyn Ranch is located 22 miles northeast of Laytonville, near Bell Springs in Mendocino County. The home is an ultra custom masterpiece. Only the finest materials have been used in this 2600 square foot residence. Power is provided by P G & E and telephone service is installed. There is an excellent water system from a gravity flow spring. The land is beautiful and peaceful

\$595,000 ASKING PRICE



Views of mountains and forests



Front view of residence



TONY SORACE
LAND AND RANCH BROKER
635 South Main St., Willits, Ca

LAND RANCHES CONSERVATION EASEMENTS

This fine property offers a unique value in the quality of construction and the natural aesthetic beauty of the surroundings. If you are looking for the ideal retreat to get away from the stresses of everyday life, here is the answer.



There is abundant wildlife in this area

707 459-5108
pondsun.com



Custom kitchen



Living room



Gorgeous materials throughout the home



Master Bedroom



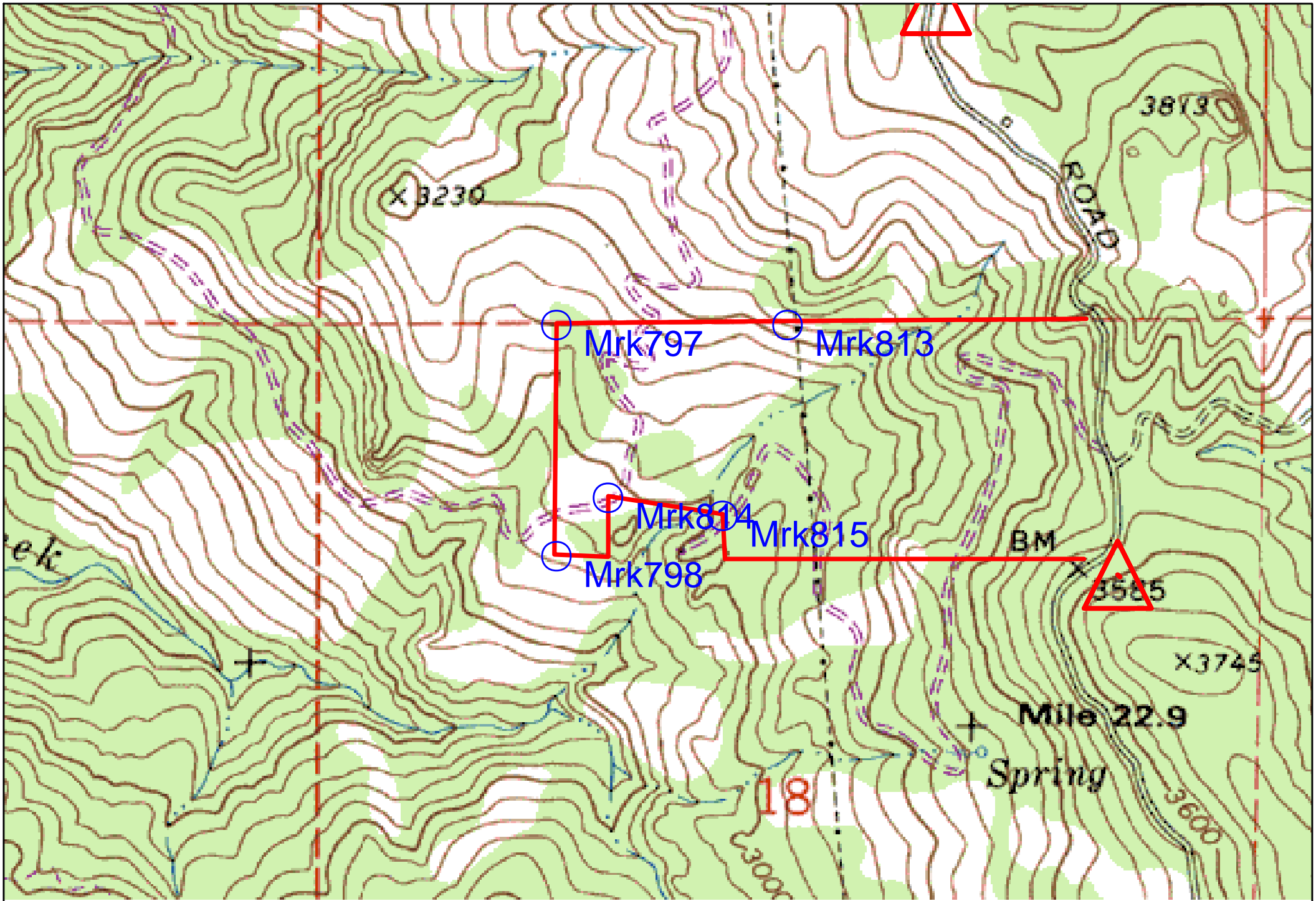
Beautiful tile and wood treatment



View from loft second level

AERIAL PHOTO





Name: BELL SPRINGS
Date: 7/23/2009
Scale: 1 inch equals 667 feet

Location: 039° 55' 55.82" N 123° 34' 53.17" W NAD83
Caption: Map for reference only
accuracy not guaranteed

67750 Bell Springs Road

Garberville, CA 95542
A.P.N. 11-700-20

Access:

11 miles along Bell Springs Road (a Mendocino county gravel road) from US 101, about 12 miles north of Laytonville. Property entrance on west side of BSR just north of 10.62 mile marker.

Land:

- Property size: 86.3 acres. Bell Springs Road bounds the east side of property.
- Shape approximately rectangular: ~ .
- Elevation 3000 - 3500 feet; house about at ~ 3200 ft.
- Heavily forested: mostly Douglas fir, live oak, madrone. Not logged in last 40 to 50 years.
- Complex ecosystem of many tree types, meadows as well, year-round streams and springs, generally hilly terrain. No known exploitable mineral resources.
- House is situated on large flat site with flat yard, surrounded by mature trees.
- Creeks run along two sides of the house, beyond the flat area
- Major stream at western edge of the property..
- A PG&E main power line, which runs thru middle of property (3-phase 66KV line, plus 12KV line both on tall poles, 300 ft from house)

House:

- Passive solar house design. All southern windows replaced in 2006 (by Roundtree Glass). Lovely architect-designed, two-story ranch house in excellent condition, about 20 years old.
- All house construction is fully permitted, inspected and insured.
- Concrete slab-on-grade foundation: 40 ft x 40 ft.
- 1600 sq ft first floor with living room, dining room, kitchen, den/office, bathroom and solarium along entire south wall.
- Approx 1000 sq ft upper floor with master bedroom, second bedroom, office/third bedroom, bathroom and solarium.
- Gravity feed water supply from year-round spring. 1500 gallon main water tank, with 2600 gallon overflow tank, about 50 ft above the house. Excellent water pressure with no pumping.
- Fully engineered and inspected septic system.
- PG&E electrical power 100 amp, 110/220 volt service. Telephone service.
- PG&E power wires to house are buried, as are the phone, gas & water lines, so that there are no visible wires or pipes running to the house.
- 500gallon propane tank rented from Laytonville Gas, ~ \$100/yr rental.
- All walls are bolted to slab-on-grade foundation, with shear walls for earthquake protection.
- All construction was done by master craftsmen.
- Infrastructure meets and generally exceeds code requirements (e.g. heavier-duty copper plumbing than required, many more electrical outlets than required, etc).
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- Propane gas furnace, central heating ducts feeding all rooms.
- New 40-year roof (by McMurray & Sons, Eureka, CA) in August 2006.
- Wooden storage shed, approx 10 x 12 feet, about 300 ft from house; shed has electricity.
- Many unique house design features: solariums on both floors, arched passageway openings, three arched windows in alcove, three high parallelogram windows in living room, custom cherry and oak moldings.

- Custom staircase with maple treads, cherry risers and massive cherry stringers, and French wrought-iron balusters.
- Spanish tile windowsills throughout with matching Spanish tile moldings on lower floor.
- Stylish circular propane fireplace, on raised fireplace hearth tiled with African slate.
- Upstairs bedrooms have wool carpeting. Maple flooring in upstairs hallways and solarium.
- Lower level floored with hexagonal saltillo paving tiles.
- Kitchen floored in diagonal two-colored checkerboard tile design.
- Open-beamed ceiling with heavy fir beams and knotty pine ceilings.
- All drywall is sanded smooth (no “cottage cheese” effect).
- Balcony on upper floor overlooks living room & fireplace.
- Upstairs large master bathroom with huge shower, very long double sink & toilet. Shower tiled with glass blocks framing open doorway; shower has its own openable outside window.
- Two half bathrooms on main floor: one with sink & toilet, other with bathtub and shower
- All bathrooms with masterful tile work throughout
- Huge kitchen, with masterful tile work. Cooktop built into countertop. There is no built-in oven; we use a microwave/convection oven appliance. Oven could be installed under cooktop.
- Very long custom butcher block countertop on inside wall. U-shaped tile countertop on outside wall.
- Kitchen has custom-built overhead and free-standing cabinetry, with manufactured good-quality under-counter cabinetry, providing immense storage space.
- Three glass sliding doors on lower floor, with floor-level ipe exterior decks
- Yellow brick patio surrounds entire south side and wraps around to enclose ipe wood decks outside the east and west sliding doors.
- Large ipe wooden deck outside kitchen sliding door, for BBQ and picnics.
- Redwood decks outside upstairs master and guest bedroom doors.
- All ground-floor decks at same level as house floor, eliminating need for any railings.
- The house is fully furnished. Any or all furnishings may be purchased separately.

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