

# Property Features for 4220 Wards Creek Rd.

## Earth-Sheltered Design

- Built into the hillside for maximum privacy, security, and natural insulation.
- Enjoy unparalleled energy efficiency and protection in any climate.

## Advanced Off-Grid Systems

- Cutting-edge solar array, central boiler hydronic furnace, and backup generator.
- Equipped with on-site diesel and propane storage to support off-grid power and heating needs, ensuring year-round reliability.
- Private well on-site providing a constant water source for the home and property with robust water storage ensures independence and peace of mind.
- Septic system in place, supporting efficient and sustainable waste management for the property.

## Bright and Spacious Interior

- Expansive open-concept living area with soaring ceilings and abundant natural light.
- Primary suite with a luxurious jetted tub and direct outdoor access.
- Gourmet kitchen with premium appliances and a separate bulk food storage pantry located in the garage.

## Detached Studio/Workspace with Loft

- A versatile space for a home office, art studio, music room, or yoga retreat.
- Private setting ideal for focused, creative, or professional pursuits.

## Outdoor Living and Gardens

- Beautifully terraced landscaping, thriving fruit trees, and two greenhouses—one with a plastic cover and the other featuring open raised beds.
- 2-car garage and barn add versatility to the property.

## Equestrian Potential

- Approximately 10 acres secured with 8-foot fencing, perfect for horses or livestock.

## Secluded Off-Grid Lifestyle

- Surrounded by government land with breathtaking views of forests and mountains.

Abundant wildlife offers a tranquil and self-sufficient environment.