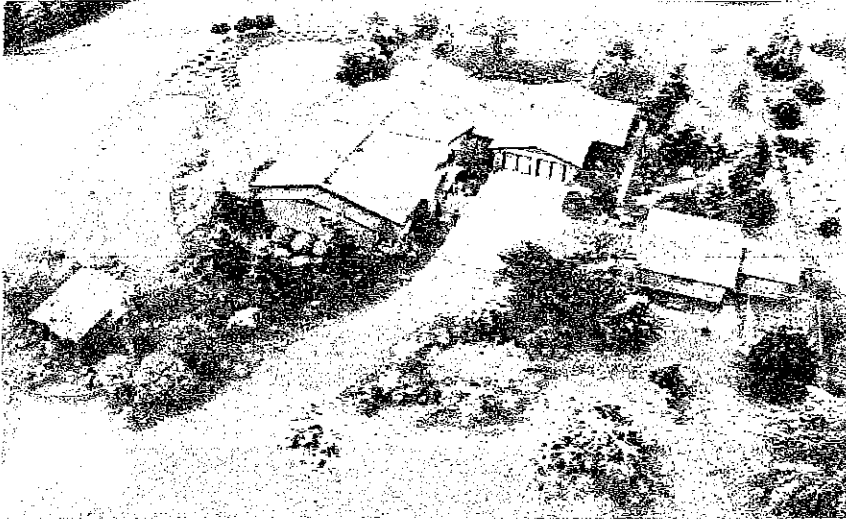


See video at: <http://vimeo.com/97501513>

## 32773 Hidden Meadows Drive Features List



- 8.5 Acres, Stellar Views
- 12 Minutes to U of O
- 4 Bedroom, 4 Bath
- Approx. 4,776 SF
- Single story
- Built in 2006

*Respectfully offered at:*  
**\$1.2 million**

### Seclusion and Convenience

8.6 private acres and stellar views, yet just minutes from downtown Eugene. This one-level home features a massive gourmet kitchen, top of the line finishes, and an unparalleled park-like setting with every modern amenity.

- Rare, unobstructed views of meadows and hills
- Just 5 minutes to south Eugene restaurants and grocery stores
- Located in exclusive neighborhood of 5+ acre homes
- Easy access to the U of O (12 minutes) and River Bend Hospital (19 minutes)
- Served by south Eugene's 4J school district
- Just a short walk to Eugene's famous Ridgeline Trail system

### Gourmet Kitchen & Dining

With a massive granite island, two sinks, cherry cabinets, a Wolf range, and walk-in pantry, this kitchen was built for entertaining. Large south facing windows bring in views of the ridge line and landscape. A cozy dining nook in the kitchen seats 4-6 people, and a large formal dining room with an art glass chandelier enables you to host a large parties with ease.

- 36" Wolf dual-fuel range
- Custom cherry cabinets with extensive pullouts
- Granite countertops
- Radiant heat floors
- Walk-in pantry
- Grohe faucets
- Kitchen-aid, cherry paneled refrigerator
- Asko, cherry paneled dishwasher
- Reverse osmosis water filtration by Ecowater

Offered by: **Galand Haas** of Keller Williams 541-349-2620 or 541-431-6480

## Amenities & Luxury

Steering away from "McMansion" era style, this home is a prime example of understated luxury. Whether you're walking on the tigerwood and italian tile floors, soaking in the ThermoMasseur tub, or getting a bottle of wine from the custom built wine cabinet, you'll know that you've come home to the right place.

- Tigerwood floors
- Italian and glass tile
- Family/media room with built in flush cabinet
- AV Equipment: Denon, Paradigm, Rotel, Sony 60" LCD Crystal TV, Universal remote)
- Travertine and marble throughout home
- Heated floors in master bath and kitchen
- Bain Ultra ThermoMasseur bathtub
- Large workout room located for quiet, privacy
- Cherry cabinets in kitchen, master, bonus, powder
- Climate controlled wine storage in bonus room
- Grohe and Hans Grohe faucets
- American Security fire and burglar rated digital safe

## Outdoor Living

The stunning, park-like landscaped area around the home features a hand crafted redwood pavilion with a full size, wood burning fireplace, flagstone floor and steps. Extensive landscape lighting and path lights enhance every evening by the fire.

- Nearly an acre of beautifully landscaped grounds
- Illuminated by dozens of low voltage landscape lights
- Hand crafted outdoor fireplace/pavilion
- Extensive, easy to maintain landscaping
- Flagstone walkways and steps
- 14 zone automated irrigation and drip system
- Fenced, raised garden beds
- Hidden, heated "garden storage" (behind north garage)

## Amenities and Structural

- Three heat pumps with electronic controls
- Two dual fuel (propane and electric) water heaters
- Central vacuum system
- Whole home water conditioning by Ecowater
- Reverse osmosis drinking water filtration by Ecowater
- Two finished garages, four garage doors, extensive cabinets
- Automatic custom built gate with Doorking opener
- Extensive in-home alarm system
- Entire acreage is fenced and gated
- Community well system managed by Hidden Meadows HOA
- Lot surrounded by city park and other premier 5+ acre estate homes

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