
~ Feature Sheet ~
8081 SW Paious Drive
Culver, OR 97734

Location

- 500 ft to public land
 - 2 minute drive to Lake Chinook Village Store
 - 10 minute drive to the nearest boat launch
 - 15 minute drive to the Cove Palisades Resort and Marina
 - 23 minute drive to the town of Culver, OR
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Entry | Great Room

- Open Floorplan
 - Vaulted Ceilings | Large Windows
 - Hickory Hardwood Floors
 - Opens into Great Room & Kitchen
 - 3 Large Skylights | Recessed Lighting
 - Entry Closet
 - Bali Blackout Blinds
 - Full Height Stone Fireplace with Wood Mantle & built-in hidden electrical outlet in stone surround - Propane Gas
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Kitchen

- Wood Planked Tile Flooring
- Granite Countertops | Tiled Backsplash
- KitchenAid appliances
- Double oven
- Built-in Microwave
- Dishwasher
- Large Island with Stove & bar seating for six

- Thermador 4-burner induction cooktop
 - BEST pop-up exhaust vent system
 - Alder Wood Cabinetry with Lower Half pull-out drawers for convenient storage
 - Granite Countertops
 - Tiled Backsplash
 - Kohler Sink
 - Large Windows
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Open Prep Area | Pantry

- Wood Planked Tile Flooring
 - Granite Countertops
 - Alder Cabinets with Pull-out storage drawers
 - Kohler Farm style sink - Black
 - Large window overlooking backyard area
 - Exterior glass door providing direct outside access w/ Transom Window
 - KitchenAid Refrigerator
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Dining Area

- Wood Planked Tile Flooring
 - Vaulted Ceiling
 - Adjacent to Kitchen and Island Seating
 - Large Windows to backyard - Transom Window
 - Glass Door leading to backyard
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Second Living Area / Bonus Room

- Carpet Flooring
 - Large Window | Balli blackout blinds
 - Recessed Lighting
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Primary Suite

- Vaulted Ceilings
- Carpet Flooring
- Antler Chandelier
- Walk-in Closet
- Large Windows | Balli blackout blinds

Primary En-Suite Bathroom

- Wood Planked Tile Flooring
 - Vaulted Ceiling
 - Double Vessel Sink Vanity with storage
 - Soaking Bathtub with Moen Fixture/Faucet
 - Custom Walk-in Shower with step/seat & built-in Niche
 - Skylight providing natural light
 - Kohler Toilet
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Bedrooms

- Spacious Bedrooms
 - Carpet Flooring
 - Large Windows with Bali Blinds
 - Large Closets
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Full Bathroom - Hallway

- Double Vessel Sink Vanity with storage
- Kohler Toilet
- Barn Door - Access to Guest Suite
- Custom Tiled Walk-in shower with Rainfall Shower Head

Half Bathroom

- Granite Vanity with Vessel Sink
 - Kohler Toilet
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Laundry Room

- Wood Planked Tile Flooring
 - Granite Countertop
 - Large American Standard Sink
 - Built-in Alder Cabinets
 - Garage Door Access
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Exterior Features

- Expansive Paver Front Entry
 - Electrical Outlets Installed in Roof Eaves *Ideal for Holiday Lighting
 - Chain Link Fencing Included - Not Installed
 - Storage Shed - Currently Used for Stowing Garbage Cans
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Shop / Outbuilding

- Large shop with 2 Garage Doors - 1 automatic (Liftmaster - Sidemount), 1 manual
 - Shop Doors opening approximately 14 ft high by 12 ft wide
 - Bathroom with 6 gallon Rheem Water Heater
 - Frost Resistant Water Spigot Outside of Garage/Well House
 - Shop built by Sean Bell
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Utilities & Systems

- Rheem Marathon - 85 Gallon Water Heater
- Trane XR - HVAC System w/ Honeywell Home Filter
- Aquasana Water Softener and Filtration System
- Septic system w/ Large Drain Field
- Septic hookup available for RV
- Fire Insurance currently through State Farm
- Home Built By HiLine Homes