

Ernsberger Property Highlights
449 Little Pearsol Rd
Cascade, ID

This 10 Acre parcel sits on a mostly forested hill with expansive mountain and meadow views. Major Improvements to the property consists of a 3,332 sq ft Main House with attached hot tub pavilion, a 1232 sq ft (living area) Guest House and a 40'x40' Pole Barn/Carport.

It is located 1 mile down Little Pearsol Rd (gravel and County maintained) in Cascade Idaho. A gravel easement driveway runs approximately 1,500 feet to the property line. Main driveway was asphalt paved (3") in 2010

Main House 3,332 sq ft constructed 2001

Features

Main 2,372 sq ft, lower level family room and shop 960 sq ft. Total 3,332.

Storage area (concrete floor, 7' overhead) 608 sq ft with more than 260 linear feet of built in shelving. This area is not included in the above numbers.

Garage 2 car 24 x 28 with insulated doors and electric door openers

3 Bedrooms, 2 full bath, plus office

Living room, dining and kitchen open plan cathedral ceiling with 10' walls, and beam and height to the peak of approx 13'.

There is a double door pantry in the kitchen/dining area.

Separate laundry room.

Knotty pine T&G ceiling in the great room

Flooring is tile in the kitchen, baths and front entry way, hardwood in the great room area and carpet in the bedrooms, office and family room

Doors, (interior) door frames and window framing are all custom made knotty pine.

All main level areas and rooms have recessed can lights, most with dimmer switches. Lighting in the family room and shop areas are fluorescent troffer units in the t-bar dropped ceiling.

Substantial storage and shelving behind 4 sets of sliding doors on one wall of the family room.

Window blinds are wood – knotty pine by Hunter Douglas.

Large view window panels in the living room to expose the expansive meadow and mountain views to the west.

Stone (artificial) wall on one side of the great room above a 14' x5' stone hearth and full width red fir mantle.

12' x 8' bookcase system in the great room. Free standing but stays with the house

Kitchen and bath counters are tile. Cabinets are knotty pine.

Jetted tub in master bath in addition to the shower.

Walk thru California Closet design closet in master bedroom.

2 x 6 construction (exterior walls & some interior)

Steel “hidden fastener” roof

Furnace is a 90% efficient propane Lennox with built in AC and electronic air filter.

2 water heaters (electric), one 55 gal, one 40 gal.

Propane heating stove in the main living area

Propane space heater in garage

Maximum insulation in walls and attic (2 ft).

Water treatment system (owned)

Built in whole house vacuum (Beam). Exhaust is vented to the outside.

1,000 gal buried propane tank (owned)

Guest house 1232 sq ft (house footprint) 2 story constructed 2003

Features

Upper level is the living area (1232 sq ft)

2 x 6 construction

2 bedrooms, 1 bath, full kitchen, laundry closet, dining and living area

Flooring is tile in the bathroom, kitchen, entrance area and laundry closet. Carpet in all other areas.

Kitchen cabinets are hickory

Window coverings are white blinds (horizontal)

Heat is propane stove with electric wall heaters in the bedrooms.

Water heater is electric

Lower (ground) level is 1232 sq ft including a heated half bath

Finished and painted garage interior walls

2 electric garage doors with space for 4 vehicles comfortably

Propane space heater in the garage

Water treatment system (owned)

Maximum insulation

500 gal leased propane tank

Separate electric meter

Separate septic tank

Shares the well with the main house

Pole Barn straddles the drive area between the main and guest houses

40' x 40' ft.

Overhead clearance is appx 13 ft.

Lighting and electrical outlets

Exterior features and amenities - all

All the buildings have the same vinyl siding and the same color and roof design. The main house has stone facing (artificial) on the lower level of the west and south sides.

The well is cased to 160', static water is at about 100', and the flow was measured at more than 25 gal/min when the well was drilled in 2000. The well pump was replaced in 2008 and at that time the static water level was measured at about 100'.

All soffits are enclosed.

All buildings have substantial exterior area lighting.

Main deck and front staircase/entry lighting are recessed can lights in the enclosed soffits.

9 x 30 concrete and 6' chain link fence dog run under one side of the pole barn with an attached (and gated to the main run) fenced area.

2 Arrow (manufacturer) steel sheds (10 x 8) and (10 x 14) both are vinyl coated steel with roof and wall colors similar to the other buildings and sit on concrete slabs.

Extensive Trex decking on both buildings. Main house main deck approx 30' x 24'. Guest deck is approx 12' x 20'. Stand alone deck appx 12 x 27 adjacent to the paver patio with the steel fire pit.

Hot tub (Hotsprings Vanguard model) added with a pavilion roof on an additional 16' x 16' deck extension in 2010.

2 large paver patios adjacent to the main house, one with a large steel fire pit. There is also a 12' x 24' Trex deck adjacent to the patio with the fire pit.

The front area and front hill are landscaped and irrigated. Granite steps and walkways connect the 2 patios and the main house.

Exterior maintenance is minimized with the vinyl and stone exteriors and steel roof.

The entire property is 4 wire (barbed wire) fenced with an electric gate across the driveway.