

3380 Ponderosa, Abbotsford BC Canada

For SALE

**\$1,200,000**

**A Rare and Exceptional Opportunity!**

Magnificent trophy estate with panoramic Mt. Baker views! Secluded and lavishly landscaped 1.1 acres with subdivision potential!

**Environmentally and Healthy Home!**

Better than new rancher with basement! Mostly rebuilt to new in 1994 by environmentally friendly specialist builder. The hardwood floors in this healthy home were installed with non-toxic glues and the professionally decorated home uses healthy paints. The radiant hot water heat, minimal wool carpeting, and tile floors are designed for allergy sensitivities.

**Extraordinary Facilities!**

Feature include an indoor pool with solar heat and automatic cover, sauna, hot tub, steam shower and heated detached RV garage/shop.

**Enjoy the Gourmet!**

The dream kitchen has Brazillian granite countertops and Thermador, Miele and Subzero appliances.



**RAY YENKANA**

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**The Property:**

- A circular drive welcomes you to this peaceful 1.1 acre private rancher where you can enjoy views of Mt Baker and the Fraser Valley.
- Stamped concrete pathway leads you past the rose garden and pond, where your guests are greeted by stately double door entry.
- The foyer opens up to your home with tile floors and honey onyx stone feature wall, making your guest feel warm and welcome.



### **Living Room:**

- Three walls of windows provide breath taking panoramic views of Mt. Baker and the Fraser Valley. Glass door opens to the large patio in the private backyard.
- A gracious room large enough for a grand piano features hardwood floor with inlaid border, vaulted beamed ceilings. The honey onyx gas heatilator fireplace fills the room with warmth and hospitality.



**Dining Room:**

- Entertain your guests under the elegant chandelier. Hardwood floors and double bevelled glass French doors lead to the kitchen.



### **Kitchen:**

- Fantastic updated kitchen with Brazilian granite counters, baking counter, 3 sinks, pot lights, Italian tile floors, pantry with pull-out shelves and maple cabinets using no glue!
- Your guests and family can gather around the large island with eating bar.
- Everything for the gourmet cook is here at your finger tips.
- Roll-out drawers, Miele dishwasher, Miele double ovens, Thermador gas cook-top, built in Subzero fridge/freezer and undermount sink complete this chef's delight!
- There is even a box window to grow fresh herbs!

### **Eating Area:**

- Take your morning coffee out through the double glass doors to the stamped concrete patio and private rose garden.
- Peace and tranquility as you listen to the water trickle in the pond nearby.



**Family Room:**

- Just off the kitchen, enjoy the built-in cabinets and glass doors leading to the backyard patio.

**More than a Utility Room!**

- The ultimate space just off the kitchen!
- This is more than just a laundry room with enough space in here to do crafts or sewing.
- Tile floors, Miele washer and dryer under the counter, extra deep Kohler sink, tile splash plus upper and lower cabinets.
- A telephone desk and built in am/fm intercom.
- A pocket door closes this room off for privacy.

**Secondary Entrance:**

- A convenient secondary front entrance with bevelled glass sidelight provides additional closets for storage.

**Powder Room:**

- Two piece bath with easy access for family and guests off the kitchen with beautiful detail with deluxe pedestal sink and Dorf faucet.

### **Garage:**

- Attached, two-car garage with built in cabinets keep this oversized double garage neat and tidy.
- Boiler for pool new in 2006 and pool filter kept out of sight from the pool area.
- Automatic garage door openers



### **Indoor Pool:**

- Luxurious 8' deep pool with hot tub (new cover in 2008) and sauna (2010).
- Large windows and glass doors open to the abundance of evergreens in the backyard.
- Forced air electric heat for the pool room allows you to set the temperature that is right for you.
- Optional solar heat, new (2009) automatic pool cover is a convenient safety measure if young children are present.
- Private dressing room, drinking fountain, double shower and 2 piece bath create your own private resort.
- Heat recovery ventilation system to keep moisture under control.



## South Wing...

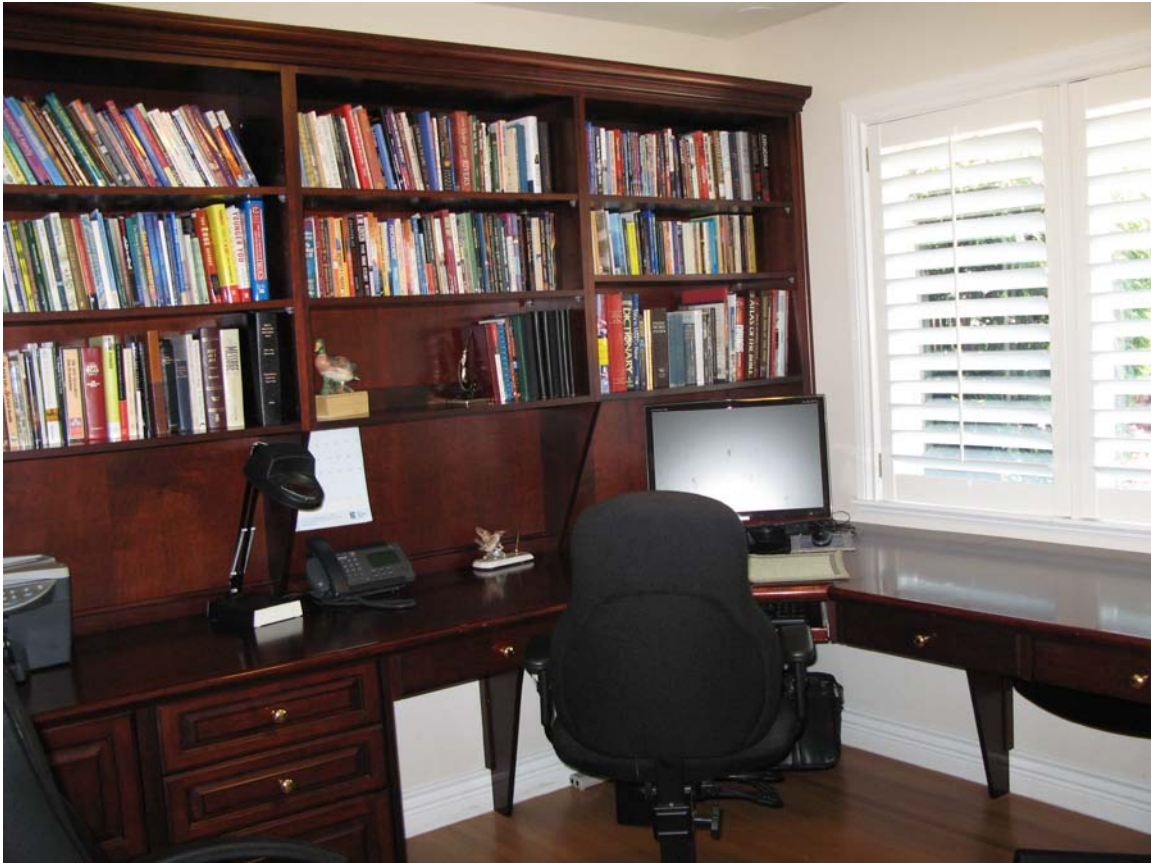


### Master Bedroom:

- Retreat to your soothing master bedroom with magnificent views from the glass doors leading to the deck! Space to spare in the bedroom, bath and closet. Top quality edge-grain oak flooring and floor to ceiling honey-onyx gas fireplace with marble hearth provides the perfect backdrop for the most lavished furnishings.

**Master Ensuite:**

- Seven piece bath with Corion counter with under mount Kohler sinks, 2 vanities, and jetted tub. Kohler low profile, 1 piece toilet. Walk-in shower and steam room with new steamer in 2010 with built-in seat of Corion. The luxury continues through the walk-in closet with hardwood floors and custom built-in closet organizers from California Closets.

**Den/Bedroom:**

- Elegant built in desk and shelves on two walls provide plenty of space for storage, books and your at-home office.

**Privacy for Guests or Peace and Quiet for Children**

- A sliding glass pocket door separates the main living area from the 2 bedrooms and bath located in the South wing.

**Bathroom:**

- Beauty, glamour and function combine to enhance this 4 piece bath. Kohler sink, one piece Kohler elongated toilet, oval soaker tub and shower will impress your overnight guests. Plenty of closet space for linen storage.



**Bedroom:**

- Mountain views make this bright and airy room a delight to wake up to and to retire at night. Enjoy windows in two directions and lots of room for storage in the large closet.



**Bedroom:**

- Floor to ceiling windows and French doors to the deck make this guest room one that reaffirms your welcome, complete with fabulous Mt Baker views! Large enough for a small table and chairs to enjoy the scenery. Plenty of storage in the large closet.



**Lower Level:**

- The bright skylight in the staircase will guide you down the hardwood stairs to the lower recreational area.

**Games Room:**

- Plenty of room for your favourite hobbies or entertaining. 200 amp power ensures all your electronics are ready to play.

**Recreation Room:**

- Family-sized recreation room for your entertaining pleasures with wet bar and room for bar fridge. Built in wall safe to keep your documents safe. Two crawl spaces for even more storage!

**Bathroom:**

- Three piece bath with tile floor, Kohler toilet and a walk-in, one piece shower.

**Bedrooms....**

- Take in magnificent mountain and valley views from the bedrooms patios surrounded by numerous trees, shrubs and perennials.



### **The Home:**

- Great layout for entertaining and family gatherings!
- Stately all brick exterior on front elevation
- Secluded and lavishly landscaped property
- Environmentally friendly cabinets, healthy paints and varnishes and non toxic glues, hardwood floors and wool carpets
- The private backyard features a large patio area
- Gardens and lawns with well-fed, underground irrigation provide unlimited watering
- Custom window shutters throughout
- Large closets throughout home with built in, adjustable shelving systems
- Radiant in-floor, hot water heat
- Air conditioning
- 1714 sq. ft. of deck



- 36'5 x 38'4 heated 1023 sq. ft. **detached RV garage/shop** with 12' ceilings
- 10' x 10' overhead door plus a 615 sq. ft. garage
- Two heat recovery ventilation systems – one for the house and the other for the pool
- 200 amp electrical service
- Built in wall safe
- Two hot water tanks – one is under the south wing in the crawl space
- Easy access and concrete 4'5 crawl space for convenient storage
- Age; 34 years/16 years effective
- Lot Size; 1.1 acres
- **Main** Level 4681 sq. ft., **Lower** Level 1011 sq. ft., **Total** 5692 sq. ft.
- **Updates and Renovations total over \$500,000....**
- Boiler for house new in 2005
- Hot water tank new in 2008
- Reverse Osmosis water purification system new in 2009
- Ultra-violet water purification system for entire house in 2009
- Extra large roof over hang
- High quality windows
- Solid brass door handles and Mahogany interior doors
- New roof in 2003 with a 50 year warranty