

Room-by-room DETAILS

- Bedrooms: 2 + Office
- Bathrooms: 3 (full)
- Sq. ft.: 2655
- Acres: 19.08
- Garage: 2-car detached with adjacent workshop/studio (flex space)



The Setting

These 20-acre “ranchettes” were originally established in 1917. Southwest-facing hilltop locale enjoys nearly 180° VIEWS to neighboring Placer County (including watching the fireworks in Auburn 20 miles away!), so this site-designed home takes full advantage of the often dramatic sunsets on view from the living room, office, and bedrooms. Downstairs bedroom is in the 1-story guest wing (optional 1st floor Master) -- step outside through the vintage French door to the private deck to enjoy sunsets al fresco. Savor sunrises as well from the upstairs master, all three bathrooms, kitchen, and formal dining room. Carefree landscaping features cedar mulch (no mowing, artificial turf would be ideal), low-maintenance cottage gardens and planters surround the house in providing seasonal color along with calming scents of honeysuckle, lavender, rosemary, sage (Salvia), star jasmine, and thyme. (Although it’s well below “the snowline,” at an elevation of 3100’ there’s occasional snowfall during winter months, typically just a few inches).

Upon arrival, you’ll wend your way up the long private driveway -- this hilltop house also cannot be viewed from the street so it’s a very private setting (and yet neighbors are nearby so you’re not “isolated.”). Zoned Residential/Agriculture, AG-20, there’s a 15 GPM well (drilled by an artesian spring) with a 2500-gallon holding tank, and irrigation has already been partially stubbed out; soil analysis available.

Septic system was designed to support the addition of a granny unit/ADU (up to 1200 sq. ft.). Tranquility & natural beauty envelops this rural setting which feels remote, yet is just a scenic 10-minute drive into town (restaurants, movies, shops). Ideal for writer, artist, or academic seeking peace & inspiration. An ideal year ‘round getaway in a destination known for its sunny days and typically mild 4-seasons weather.

Chef’s Kitchen (375 sq. ft.)



This inviting cooking/dining space hosts spacious banquette seating (**available for purchase**) adjacent to the wood-burning fireplace which is faced with locally-quarried 2”-3” thick granite and features a vintage oak beam mantle. This Chef’s kitchen includes a French door refrigerator, KitchenAid (solid stainless steel) dishwasher, and an Aga cast iron range (England) w/ 2 ovens (1 convection, 1 multi-function including convection), 6 burners including 2 oversized (Wok) burners + simmer burner. Oversized farmhouse sink is soapstone. Bespoke cabinetry is solid knotty alder and has been hand-finished including milk paint trim detail, pull-out drawers inside cabinets plus soft-close, separate trash/recycling bin, 2-sided spice rack pullout (pictured)

adjacent to stove, and even a separate cupboard for baking sheets and cooling racks, as well as generous storage overall. Custom stove hood includes concealed shelf ideal for keeping cooking oils close at hand.

The generously-sized built-in bookcase w/ vintage detail houses dozens of cookbooks. Handmade counters are black concrete and are flanked by a backsplash of tumbled marble tile in hues of black and cream to highlight the custom designed tiles which feature vintage French food ads (blank replacement tiles on-hand). 3' x 6' island is topped with maple butcherblock and includes a solid copper vegetable sink. Cabinetry is finished in a classic milk paint hue with contrast detailing. Plumbing fixtures are vintage solid brass (high-end Herbeau brand from France), iron accents throughout (entire house) including embossed solid iron door knobs. Vintage French door leads to the courtyard and al fresco dining – oversized “French window” over sink opens out onto a pass-thru shelf for easy BBQ’ing. Adjacent walk-in pantry has beadboard walls/ceiling and solid pine plank flooring (painted same red hue as the focal wall in the kitchen, the kitchen’s pine floors have a milk paint finish. Antique leaded glass windows serve as pass-thru for serving to formal Dining Room. **The 1880’s Hungarian pine hutch houses dishes, etc. and is available for purchase as are the wood pedestal dining table, banquette, and area rugs (note: handpainted sign perched on stove hood is not affixed.)**

Formal Dining Room

Bespoke wainscoting w/ plate rail features fluting and acanthus leaf detail (repeated in area rug). Dramatic black ceiling and wallpaper (two patterns) **resulted in a photo of this room being featured in a design article on [realtor.com](#)** entitled “Tired of White?” which included quotes by the home’s interior designer owner (who designed this residence). Coffered ceiling is ornate yet tasteful and features muted, hand-finished gold beading. A pair of vintage leaded glass windows serve as the charming as well as functional pass-thru to the kitchen, and generous double French doors open onto the Living Room but are curtained to create an intimate dining experience when closed – feels like your own private restaurant. The room’s oversized chandelier with shirred silk shades includes a dimmer as it was specifically designed for evening use -- although it’s also an ideal setting for Sunday brunch, as well as any special occasion. **Wood dining table has 2 collapsible leaves, 6 generously sized black dining chairs (2 captain’s chairs) are upholstered & feature hand-painted detail, vintage sideboard, and antique oak ice box (perfect wine storage), plus area rug are available for purchase.**

Living Room

Flooring is South American (Patagonian) solid Rosewood planks. Picture window enjoys west-facing sunset views in this cozy seating area designed for TV watching and intimate conversation. Double French doors open onto the formal Dining Room for optimal flow when entertaining. Iron/walnut ceiling fan and sconces with amber glass etched shades. **Antique walnut curio cabinet/secretary, painted pine TV armoire, vintage oak floor lamp w/ silk shade, and 100% New Zealand wool area rug are available for purchase.**

Downstairs bedroom (“the Library” – alternate 1st floor Master)

1-story wing is currently used as the Library and guest quarters, and has its own en suite. Spacious and masculine in feel with milk chocolate hued walls, this room features richly patterned, densely woven Persian-inspired broadloom carpeting. Vintage French door opens out onto own private deck fabricated from rustic railroad ties, and enjoys the home’s expansive hilltop views to the next county. Custom iron storm door mimics Gold Rush era originals and is designed for increased protection/insulation during winter storms. **Convertible queen sofa (w/ drop bar), leather recliner, 6 solid wood bookcases w/ black finish, vintage oak teacher’s desk, and oversized beveled/framed mirror are available for purchase.**

Guest bath (en suite)

A pair of ornate but delicate pendant lights flank this unique custom vanity fabricated from exotic Brazilian Ipe (pronounced “ee-pay”), nicknamed “ironwood,” which houses a solid copper sink which mimics a miner’s pan, inspired by the area’s Gold Rush roots. An antique cast iron treadle sewing machine serves as the vanity’s base.

The corner shower features an elevated rain showerhead and dramatic black tile with a very subtle “weathered” pattern and a custom copper shower curtain rod. Oversized floor tiles are a timeless mottled/abstract pattern. Iron transoms are another distinctive detail of both this room and the neighboring bedroom (e.g. “Library”).

Stairwell

Features 100% New Zealand wool runner for this high-traffic area. Accompanying the continuation of Rosewood plank flooring on the stairs, the bull nose detail is solid oak with a black milk paint finish.

Office

L-shaped space currently outfitted for full-time Home Office could also accommodate exercise equipment, ideal for yoga, etc. Two land lines, lots of natural light and view of the hills across the canyon from the main window makes this an idyllic spot for desk work. Excellent 5-bar wireless broadband reception in this hilltop location and Cat5 (Ethernet) also hardwired in. Additional awning window creates excellent cross-breeze during warm months. **The entire suite of vintage-inspired office furniture including armoire + ceiling mounted 108” rod/sheer voile curtain panel available for purchase.**

Master Bedroom Suite

Gaze out the bank of 3 windows at the ever-changing happenings in the nighttime sky from this hilltop perch and enjoy commanding daytime views too. This perfectly proportioned Master features a tray ceiling with painted shiplap planking. A cozy reading area is adjacent to the Victorian reproduction cast iron fireplace (propane) which simulates an English “coal” fire and is controlled by a programmable remote. A double sconce over the bed is topped with embroidered silk shades and makes reading in bed a joy – the adjacent switches which control the lighting as well as the multi-speed ceiling fan are especially handy so when it’s “lights out” you don’t even have to get back out of bed. **The antique walnut armoire is available for purchase.**

The Juliette balcony outside the single French door provides a retreat for enjoying a glass of wine or spending time with a favorite book, and overlooks the peaceful tree-shaded courtyard below.

“His” Master Bath – 1 of 2 master en suites

Period-inspired wainscoting detail consists of painted “pressed tin” panels (but are actually an impact resistant synthetic) topped by bespoke photo tiles of the City of Lights: **Paris** (blank replacements tiles on-hand). French-inspired lighting fixtures, vintage medicine cabinet w/ attached soap dispenser, and stately pedestal sink are accompanied by a walk-in shower featuring a specialty hand-troweled plaster finish. In this upstairs bathroom, an inset laundry area with its own light is concealed by floor-length curtain panels – laundry time is so convenient here and no lugging loaded baskets! Adjacent “his” walk-in closet also contains built-in shelving. **Freestanding vintage-inspired cupboard, vintage lace curtain panel and embossed laundry curtain panels available for purchase.**

“Her” Master Bath

Painted a hue of pale chiffon & altogether feminine, this 2nd Master Bath’s antique Mahogany vanity was adapted from its original use as a desk. It’s classic bow front design is now skirted, and features a scalloped-edged porcelain sink and French brass fixtures. A generously scaled 3-pendant fixture provides ideal

illumination for “getting ready.” The premium grade cast iron pedestal tub (not to be confused with inexpensive acrylic versions) is an indulgent destination for a soak in a hot bubble bath. European-inspired designer tile on the floors and a hatbox-shaped commode complete this alluringly femme privy. Adjacent “hers” walk-in closet includes lots of rods/shelving/built-in shoe storage plus a section of wainscoting w/ chunky wooden pegs, and features a vintage wooden ironing board in its original distressed wood cupboard (works great + outlet positioned nearby for iron). **Antique porcelain shelf above tub and ceiling-mounted 108” damask curtain panel/rod available for purchase.**

Courtyard

The gentle grade follows the curvature of this hilltop setting and the chunky bluestone gravel matches the bluestone masonry steps leading from the kitchen through the vintage French door. Situated around two majestic native oaks (evergreen), these trees provide the ideal summertime canopy of shade for the seating area which morphs into an “outdoor restaurant” – especially when the 48’ of Edison bulb string lights are illuminated at night. An ideal entertaining space as well as al fresco daytime dining is accompanied by gentle westerly breezes and eastern views toward North Lake Tahoe’s snow-capped peaks. French window in kitchen (over sink) opens out onto a shelf for passing thru food headed for the BBQ and other fixings. Rustic railroad ties are a theme throughout the property’s landscaping and are utilized for the courtyard’s retaining wall, pony wall, and also flank the house serving as decking topped by easy care potted plants. A vintage-inspired iron arbor frames the courtyard’s entrance from the front yard. **6’ oval wrought iron table and 6 chairs available for purchase, as well as pots and iron yard décor.**

Detached Garage & Workshop/Studio

2-car detached garage features 1.5 walls of built-in wood shelving. Opens onto sheetrocked workshop/studio with its own Dutch door access from outside (facing onto the courtyard). Three awning windows, overhead lighting, plus there are outlets galore. Was used as a wood shop but could be converted to artist’s studio, other hobbies (stained glass, painting, sculpting), or used for yoga, exercise equipment OR converted to an office OR bedroom/guest space, etc. **Work benches, storage cupboards available for purchase.**

Development potential includes:

- 1200 sq. ft. granny unit (already incorporated into septic system’s design)
- Vineyard/other ag -- irrigation stubbed in, 15 gpm, 2500 gal. holding tank
- One or more treehouses
- Outbuildings, pond, swimming pool OR...? So many possibilities with 19+ acres!



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www.RdesignConsultations.com/GVhilltop.htm