

14314 Manion Canyon Road, Grass Valley, CA 95945

Roster of upgrades & specialty features



From its southwest perch, this home's long-range 180° VIEW exceeds 20 miles (including watching the fireworks at the fairgrounds in Auburn).

SUMMARY: 19.08 acres (2 APNs, parcel split by county following land purchase), site-designed custom hilltop home, 2655 sq. ft., 2 bedrooms (both with en suite), Office, 3 full baths, long private driveway ensures privacy (house not visible from Manion Canyon).

Development potential: appx. 4.5 acres atop this sunny, southwest hilltop. 15 gpm well (drilled by artesian spring), 1000' agricultural piping/ stub-outs (for future use). New pumps for well + 2500-gallon holding tank installed in 2022/2023 (cost \$6000).

Outbuilding: detached 2-car garage – includes workshop/studio (extension is 10' deep and spans the width of the garage). Workshop/studio is sheetrocked w/ 3 windows, overhead lighting, numerous outlets, and its own separate entrance (Dutch door). Ideal flex space with countless possible uses.

Construction upgrades: 2" x 6" framing, concrete perimeter foundation (extensive number of vents), house is bolted to foundation.

Energy efficiency: High-efficiency fiberglass windows (award-winning Milgard “Ultra”), upgraded insulation throughout (R-37) + radiant barrier installed over 1st floor subfloor + front of house (southwest facing), tankless on-demand water heater, whole house fan, high-efficiency Lennox furnace (A/C can be added for appx. \$3K), PEX piping (won’t freeze/burst like PVC).

Flooring: South American solid rosewood plank flooring, solid pine plank flooring w/ milk paint finish. New Zealand wool runner on stairwell, stained concrete floor in foyer, premium broadloom carpeting.

Masonry: Solid 2”- 3” thick granite (quarried regionally) used on interior fireplace (floor to ceiling) + exterior; also 3 sets exterior natural bluestone landings/steps.

Specialty ceilings: Tray ceiling w/ shiplap in master bedroom, coffered ceiling with 7” deep crown molding (hand-detailed finish) in formal dining room.

Custom carpentry: bespoke solid-Alder kitchen cabinets/island (hand-finished/hand-painted detail, soft-close w/ pullouts), formal dining room wainscoting w/ plate rail, built-in bookcase in kitchen, custom mahogany fireplace mantel/surround in master bedroom.

Specialty sinks: oversized solid soapstone farmhouse sink in kitchen, two solid copper sinks. Also imported (France) solid brass plumbing fixtures in kitchen and “her” master bath.

Appliances: High-end (\$5200) cast iron Aga stove from England (propane, 6-burner, 2 multi-function/convection ovens), KitchenAid solid stainless steel dishwasher (w/ cabinetry face), Kenmore French door refrigerator, Kenmore washer & dryer.

Propane heating/cooking: Propane is more energy-efficient and considered to be a green fuel, while natural gas is not. Because propane has such a low carbon content, it produces next to zero greenhouse gas emissions or air pollutants, making it a clean-burning energy source.

Two fireplaces: wood-burning w/ electric blower (kitchen) with solid granite floor-to-ceiling masonry fireplace; propane Victorian “vintage coal” design in master bedroom with custom mahogany mantel/surround (including hand-held thermostat/remote control).

Fire safety: In-ceiling fire sprinklers with exterior fire alarm, 2500-gallon holding tank with fire hose bib (located on other side of garage), emergency access easement for use by County (alternate address in 911 emergency system), multiple egress routes, upgraded 5/8” sheetrock. Our Greenhorn neighborhood is part of an officially-recognized Firewise Community (which triggers a discount of up to 10% on homeowner’s insurance), and also hosts 20K gallons of emergency-use water. **NOTE:** PG&E has installed special sensors featuring 1/10th of a second shut-off capability in our area in the last couple years, and is also currently undergrounding power lines here in Nevada County.

Other features/upgrades:

His/her en suites in Master bedroom - each with its own walk-in closet (+ built-in vintage ironing board in "hers"). Upstairs laundry room incorporated into "his" master bath, premium cast iron (vs. fiberglass) pedestal tub in "her" master bath.

Solid mahogany front/back doors – back door features vintage-inspired iron "speak easy".

Cat 5 (Ethernet) wiring; separate walk-in pantry/mudroom; pass-thru dining room-to-kitchen, Marvin wood/fiberglass "French window" kitchen-to-courtyard pass-thru (incl. exterior shelf).

Custom iron interior railings/balcony, iron transoms, solid iron embossed doorknobs throughout, 2 sets of custom-designed tiles ("blank" tiles for both rooms are in the garage to swap in as desired), custom stove hood.

Hand-troweled exterior finish, "imperfect smooth" hand-troweled interior finish on walls, hand-troweled specialty plaster finish in walk-in shower ("his" master).

House legally completed in mid-2007, actual completion of interior: fall of 2011; landscaping: 2017

NOTE: Owner is a longtime interior designer (www.MyDesignConsultation.com) and has been quoted as a design expert for articles in the national media including:



Photo-laden webpages for house/property including interior close-ups:

www.RdesignConsultations.com/GVhilltop.htm (URL is case sensitive)

(These webpages were originally designed to introduce production companies to the property for film location consideration)

As owner is downsizing/relocating out of the area, MOST major furnishings are also available for purchase (many were specifically acquired for this home).