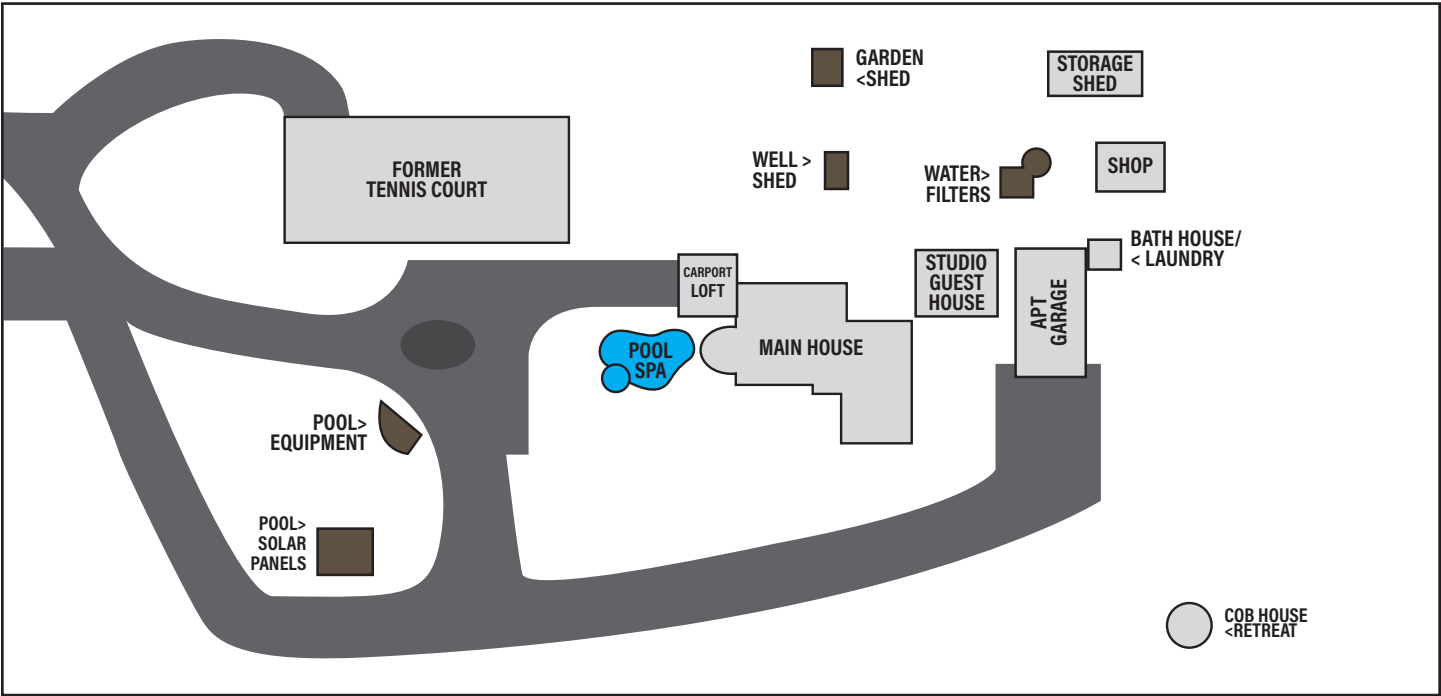


7919 Empire Grade, Santa Cruz



DRIVING TIMES

CalFire Station at corner of Felton Empire	2 min
Bonny Doon Ecological Reserve.....	9 min
Bonny Doon Elementary School.....	8 min
Downtown Felton.....	12 min
UCSC West Entrance.....	13 min
Beauregard Vineyards Tasting Room.....	9 min
Downtown Davenport.....	16 min
Santa Cruz Westside (Bay & Mission).....	18 min

Disclaimer: Driving times are estimates from Google Maps and may vary.



Amenities



2.5 Acres

Heated Saltwater Pool

Extensive Landscaping

Gated Entry

Hot Tub

3 Redwood Groves

Guest House

BBQ Area

Full Sun

Apartment

Gardens

Access to hiking trails

Separate Office

Exterior Lighting

Private well

Cob House

Full Property Generator

Fruit Trees

3 Car Garage

Owned Solar Panels

Several Outbuildings

Carport

High Speed Cable Internet

Hardscaping

RV parking with hookup

Fully Fenced Perimeter

Tennis Court

FAQ'S

WHERE DID THE NAME "STILLPOINT" ORIGINATE?

STILLPOINT—This land was once home to a Zen Community who created a peaceful retreat for the study of Zen Buddhism. They cared for the property with shared responsibility and named it Stillpoint.

The term "still point" refers to a state of deep stillness and inner peace—often associated with meditation and healing practices. It is a place where relaxation unfolds and tension gently releases.

Over time, this home has provided rest and renewal to family, friends, and guests alike. Many first-time visitors have remarked on its beauty, calming ambiance, and welcoming comfort. The name Stillpoint has proven to be well chosen, and it is hoped that it will continue forward with the property.

WHAT TYPE OF INTERNET SERVICE IS AVAILABLE?

Xfinity high speed internet is installed to the property

WHAT ARE THE UTILITY SERVICE PROVIDERS?

PG&E service is grid tied to an owned solar system with net metering, three leased propane tanks are onsite, two septic tanks, a private well, Greenwaste, and Xfinity for TV, internet, wi-fi and phone.

CAN I GET DELIVERIES?

Yes! Amazon, USPS, FedEx, and UPS all deliver to Stillpoint.

ARE THERE HIKING TRAILS NEARBY?

Yes! The property has direct access to Fall Creek. The Bonny Doon Ecological Preserve is a short drive away. Trail access to Fall Creek is also available on Empire Grade and Felton Empire Road.

IS THE POOL HEATED?

Yes! The pool and spa are heated by solar panels and a propane heater.

WHAT IS THE ZONING?

"RA" Residential Agriculture
Potential allowable uses per County of Santa Cruz website: home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities, open space, and recreational uses



7919 Empire Grade – Property Information

PARCEL DETAILS APN

080-421-02

Lot Size

2.50 acres

DRIVEWAY

40' wide easement to Empire Grade
(shared with 7912)

MAIN HOUSE SIZE

3,819 sf

BEDROOMS & BATHROOMS

4 Bedrooms, 3.5 Baths

UPGRADES

Full kitchen remodel (2013)

Master bath remodel (2020)

DECKS

Upstairs covered – 86 sf

Primary bedroom deck – 260 sf, exterior stairs

Downstairs off living room – 325 sf, powered
awning & side shades

Downstairs east side – 180 sf

SYSTEMS

Cooling – Upstairs only

Heating – 2 propane forced-air units
(3 zones) + wood stove



7919 Empire Grade – Property Information

FLOORING

Hardwood (2013), bamboo in family room, tile in bathrooms

ADDITIONAL BUILDINGS

Apartment above garage (ADU)
902 sf, 2 bed, 1 bath, 180 sf deck, refreshed 2021

Studio guest house/Office (guest unit)
330 sf, full bath, refreshed 2023

Garage - 1,152 sf, 3 cars, shop space, storage, 2 electric doors

Carport - 425 sf, adjacent to kitchen, loft storage/office with half bath & exterior stairs

Tenant bathhouse/laundry - 114 sf

OUTBUILDINGS

Shop, garden shed, well shed, water filter shed, pool equipment shed, storage sheds (materials, firewood, yard equipment)

Cob house retreat - 80% complete, with water & power

POOL & SPA

430 sf deck, saltwater system, solar heating panels, propane heater, automatic controls, integrated spa, auto sweep

PARKING

Ample parking for 10+ cars

POWER & ENERGY

Whole-property 22kW propane standby generator, auto transfer switch

14kW owned solar system (installed 2021), production exceeds usage on an annual basis

RECENT IMPROVEMENTS

New roof & gutters (main house & studio, 2021)

UTILITIES

Three 500-gallon propane tanks (leased)

Two septic tanks Private well with 2,500-gallon storage, filtration, ozone & calcite treatment

AMENITIES

Built-in propane BBQ

Pool & Spa

Automatic gated entry

RV hookup (water/electric/sewer)

RECREATION

Former tennis court area w/ basketball hoop

Direct access to Fall Creek State Park

LANDSCAPING

Fully fenced (new 8' fence on 3 sides), extensive gardens, orchards, patios, redwood groves, native oaks, manzanita, multiple irrigation systems, walkway lighting