

# 9009 SE Eola Hills Rd Amity, OR 97101

## Property Highlights

- Stunning Custom Estate in Eola-Amity Hills on 4.63 fully usable acres
- 6,000 Sqft | 4 Bedrooms | 3.5 Bathrooms
- Expansive mountain and valley views
- Vaulted ceilings, exposed wood beams, granite countertops
- Gourmet kitchen with walk-in pantry
- Main-level primary suite
- Custom elevator for full home access
- 48' x 48' barn with 3 stalls
- Fenced pasture, mature landscaping, garden, orchard

## Interior Features & Custom Cabinetry

- Kitchen:
  - Drop-down section in granite countertop for kneading bread
  - Appliance garage
  - Built-in (plumbed) Miele coffee maker
  - Spice drawers
- Custom Cabinetry Areas:
  - Space for placemats/napkins (end of breakfast nook)
  - Dowel area for hanging tablecloths
- Hidden TV:
  - Family room television concealed behind cabinetry doors
- Built-in Window Seats & Benches:
  - Window seats in:
    - Breakfast nook
    - Opposite library under east-facing window
    - Guest bedroom (usable as child's bed)
  - Benches at garage and garden entries (for putting on shoes)
  - All have drawers and custom-made padded cushions





## Design & Construction

- Architect: David Edrington (Eugene)
- Builder/Prime Contractor: Larry Coxen (Corvallis)
- Excavation Note:
  - Acquired 100 truckloads of discounted topsoil for front yard (from a vineyard project)

## Luxury & Accessibility Features

- Elevator:
  - Access to all three levels
  - Designed to accommodate mobility aids like walkers
- Master Bathroom:
  - Separate “His and Her” commodes and lavatories

## Fencing & Access

- Deer Fence:
  - Encloses entire 4.9-acre property
  - Crosses property at house level
  - Originally excluded front yard (with deer-resistant plants, which failed)
  - Extended around front yard the following spring
- Cattle Guard:
  - Double, 12 feet across
  - Elevated and effective at deterring deer
- Gate Access:
  - 16-ft gate (two 8-ft gates) off Walnut for large truck access to barn and backyard

## Barn

- Size: 48' x 48'
- Roof Overhang: 8' on both north and south sides
- Stalls: Three 12' x 12' stalls along south wall

## Exterior Features & Infrastructure

- Full Brick Exterior:
  - Metal plates under all brick sections (including windows and doors) for earthquake resistance
  - Bottom plates bolted to concrete foundation for added protection
- Windows: Kolbe brand, double pane, argon-filled, aluminum-clad wood windows
- 500-Gallon Buried Propane Tank:
  - Location: West of drive off Walnut (marked with yellow flag)
  - Supplies: 2 gas fireplaces, Wolf cooktop, balcony gas line (for grill), generator



## Utilities & Systems

- Solar Power System:
  - 40kW (US Solar), out of view from the house
  - Online monitoring capability
- Generator:
  - Brand: Generac, 16,000 watts
  - Powers:
    - Family room lights/outlets
    - Domestic well pump
    - Pump from water tank
    - Kitchen outlets, microwave, refrigerator/freezer
    - One water heater
    - Barn
    - Fireplace lighters
    - Morning room (main floor study)
    - One garage outlet (for freezer/refrigerator)
- Fire Suppression System:
  - Four 2,500-gallon tanks in lower-level "tank room"
  - One tank for household water
  - Other three: upper half used for irrigation, lower half reserved (3,750 gallons) for fire suppression via a separate 60 lb pressure pump
- Fiberoptic Internet: Hunter Communications
- Seven Frost-Free Spigots: Strategically placed for supplemental irrigation



## Yard Art & Outdoor Features

- Brass Sculptures by Steve Tyree:
  - Bald eagle building a nest (mounted on natural boulder)
  - Young cougar (mounted on natural boulder)
- Wind Sculpture by Lyman Whitaker:
  - From Whitaker Studios ([www.whitakerstudio.com](http://www.whitakerstudio.com))
- Garden Beds:
  - Four 60' long, 3+ ft wide beds, slightly raised
  - Gravel paths between beds
- Awning System:
  - Located on balcony outside the library
  - Extends full width with a drop-down shade to the railing
  - Controls located inside the library

