

16096 Parkridge Ave Features (Ridgewood Estates)

- *15' Vaulted Ceilings
- *Kitchen Aid Built in Refrigerator
- *Trash Compactor
- *Dynasty 4 burner plus gas grill cooktop
- *Kitchen Aid Double Oven
- *Thermador Hood Range with Heat Lamp
- *Breakfast Nook
- *Separate formal Dining Room w Crown Moulding
- *Heat Racks for keeping food warm
- *12' Rounded Breakfast Bar
- *2 Propane Fireplaces controlled by Thermostat
- *Milgard Windows
- *Andersen Doors
- *Walk Through Butler's Pantry
- *Bar with sink and built in wine rack
- *4 Person United Spa with shoulder massagers
- *Large shop for cars (4), woodworking, and more
- *Large Game Room in Shop
- *Bonus room above shop
- *Full Bathroom in Shop with Walk-in Shower
- *Generac Electric start 7550XL Generator
- *Ingersoll Rand Air Compressor (80 Gal)
- *House and shop plumbed for Air Compressor
- *Extra storage above shop and 4 rooms of storage below shop
- *Extra storage above and below the shop
- *Sport Vehicle Garage
- *Oversized 3 Car Attached garage
- *Pulley system in garage to remove camper shell
- *2 Whole House Fans
- *Separate Sport Vehicle Garage

- *Security Cameras
- *Metal RV Carport behind Shop
- *Mechanical Room for storage with 2 Propane Water Heaters, 2 Furnaces, and 2 air conditioners (one for upstairs, one for downstairs)
- *Hot water recirculating pump
- *Central Whole House Vacuum System
- *Wall mounted transfer switch (to connect house to generator or PG&E)
- *Jason Jetted Tub
- *Towel Warmer
- *Cultured Marble in Master and Guest shower
- *Walk in Master closet with 4 custom built in dressers
- *Built in Office Desk and cabinets
- *Built in Craft/Office/Home Schooling Desk and Cabinets
- *Built in Entertainment center wired to speakers throughout the home
- *Additional built in Oak and Glass Shelving (Living Room)
- *Shop has built in separate speaker system
- *Shop has many 240 volt outlets and EV Charging Outlet
- *2 Thermostat controlled ceiling mounted heaters and wall mounted AC

Units in Shop and Loft cool and heat the space very well

- *Google Nest Thermostats in home
- *Starlink Ready (Wiring, Receiver, Wireless Router to House and Shop (Will need to get a Starlink Account. Approx \$600 to set up)
- *23 new Solar panels on house and 30 Solar Panels on shop (Owned -Projected true up \$450 for year for family of 5 with two EV's),

New House System Specs: 9.2 Kilowatt system, Panels are U.S. made with Hanwha QCells with Enphase Microinvertors with complete monitoring w

- *Solar is under NEM2
- *New Roof overlayment under Solar panels on house

*LeafFilter gutter guards on all house and shop gutters installed in 2022 (\$15,000 value). Lifetime no-clog transferable warranty

*Apricot, Plum and Apple Trees with Deer Fencing

*Fenced Garden Area with Planters plumbed with driplines

*Sunset Mountain View

*Ridgewood Neighborhood Association of 163 homes. Promotes Community Neighborhood watch safety, Firewise safety and Social Connection among neighbors. Membership voluntary.

Learn more at www.Ridgewoodsonora.org

*City Water

*Septic System

*Home is a short drive to many recreation areas: Downtown Sonora shops, Dodge Ridge Ski Resort, Pinecrest Lake, local casinos, lakes hiking trails, golf, Columbia State Park, Big Trees State Park, Yosemite National Park, wine tasting local Theater Productions and much more