

Property Features & Extras

1820 OLD WATERMAN CANYON RD.

CUSTOM CANYON & MOUNTAIN HOME | BUILT 2009

A distinctive custom home in the woods, thoughtfully designed to live as one expansive residence or as two connected, private living areas.

2,526 SQ FT MAIN LIVING	3 BEDROOMS	4 BATHROOMS	2 PARCELS
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AT A GLANCE

- Three bedrooms, including two primary suites, plus a loft and two additional bonus rooms below.
- Approximately 1,250 sq ft of scenic outdoor decking, with approximately 700 sq ft covered.
- Approximately 1,950 additional sq ft encompassing a three-car garage with potential for a fourth vehicle, an approximately 600 sq ft workshop, laundry area, and two large bonus rooms measuring approximately 299 and 288 sq ft.
- Driveway parking for four vehicles.
- Two parcels totaling approximately 16,553 sq ft: 8,712 sq ft plus 7,841 sq ft.

HOW THE HOME FUNCTIONS

- A large wraparound front porch and entry deck welcome you into the home.
- The main residence features open, vaulted living, dining, and kitchen spaces; a walk-in pantry; powder room; solid 3/4-inch teak flooring and stairs; a wood stove; and an entertainment room opening to a shaded, fenced rear yard and covered porch.
- The spacious main-level primary suite measures approximately 19' x 16' and includes a skylight, ensuite bath with whirlpool tub, walk-in closet, and private access to the covered backyard porch.
- The upstairs primary suite measures approximately 22' x 16' and offers a fireplace, Kohler cast-iron whirlpool tub, dual-head shower, walk-in closet, and an approximately 360 sq ft partially covered deck with forest views.
- The connected second living area upstairs includes a studio, loft, office, full kitchen, three-quarter bath, and private porch. A beautiful bridge walkway through the trees leads to the upper property, where it has its own driveway, parking, and separate entrance. It can also be accessed from inside the main house.
- The workshop and lower bonus rooms provide flexible space for a business, office, studio, gym, storage, or guest use without taking over the home's primary bedrooms.

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OUTDOOR LIVING, SYSTEMS & COMMUNITY

OUTDOOR LIVING & GROUNDS

- A covered entertaining deck features an infrared heater, built-in barbecue, sink, bar seating, and stairs connecting to the upper lot.
- A year-round, spring-fed, low-maintenance koi pond, stream, and water feature create a peaceful arrival at the front of the property.
- The upper yard offers additional shaded parking with a separate driveway entrance, along with a cabana area and an outbuilding featuring laundry and a bonus half bath.
- Set on a quiet, shaded cul-de-sac surrounded by wildlife, with a year-round flowing creek across the street.

CONSTRUCTION, SYSTEMS & PRACTICAL FEATURES

- Dual-pane Andersen E-Series aluminum-clad wood windows, a beautiful CertainTeed Presidential roof with a UL Class A rating, dual forced-air heating systems, and a pumpless, on-demand hot water system throughout.
- All exterior walls are constructed with 2 x 6 framing.
- A community-owned Camp Waterman Mutual Water Company share, valued at approximately \$7,700, is included. The fixed water rate is currently approximately \$275 per quarter and includes a generous daily allotment of 500 gallons at no additional charge.

UPPER WATERMAN CANYON

- A small, safe, and friendly mountain community of approximately 100 residents, ideal for taking walks and enjoying the surrounding natural beauty.
- Convenient highway access via four-lane Highway 18, with the 210 Freeway approximately 10 minutes away.
- At approximately 3,100 feet in elevation, the area enjoys four distinct seasons without the heavier snowfall common to higher mountain communities. Snow chains are seldom needed, and summer temperatures are typically about 10 degrees cooler than the valley below.

Information provided is deemed reliable but is not guaranteed. Square footage, parcel size, room dimensions, water rates, allotments, system details, and other property features should be independently verified by the buyer.

Property Specifications

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COMPLETE SPECIFICATION BLOCK

YEAR BUILT	2009
LIVING AREA	2,526 sq ft
ADDITIONAL BUILDING SPACE	Approximately 1,950 sq ft, including the garage, workshop, laundry area, and two large bonus rooms measuring approximately 299 and 288 sq ft.
DECKS AND PORCHES	Approximately 1,250 sq ft total, including approximately 700 sq ft of covered decking.
BEDROOMS AND BATHROOMS	3 bedrooms, including two primary suites, plus a loft and 2 bonus rooms below; 4 bathrooms.
KITCHENS	2 full kitchens.
LOT	Two parcels totaling approximately 16,553 sq ft combined: 8,712 sq ft plus 7,841 sq ft.
GARAGE AND WORKSHOP	3-car garage, convertible toward 4-car capacity, plus an approximately 600 sq ft workshop.
WINDOWS	Dual-pane Andersen E-Series aluminum-clad wood windows.
ROOF	CertainTeed Presidential roof, UL Class A.
HEATING	Dual forced-air heating systems.
HOT WATER	Pumpless, on-demand hot water system throughout.
EXTERIOR WALLS	2 x 6 construction.
WATER	Community-owned Camp Waterman Mutual Water Company share included, with an approximate value of \$7,700. The fixed rate is currently approximately \$275 per quarter and includes a 500-gallon daily allotment at no additional charge.
ACCESS	Approximately 10 minutes on four-lane Highway 18 to Interstate 210.
ELEVATION	Approximately 3,100 ft.
PARKING	Driveway parking for four vehicles, plus additional shaded parking on the upper property with a separate driveway entrance.
SECOND LIVING AREA	Connected studio, loft, office, full kitchen, three-quarter bath, and private porch, with interior access from the main house and separate exterior access by a bridge walkway through the trees.

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