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## ***Property Improvements***



***12499 Elster Place / Grass Valley, CA 95949***

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- Ranch house restoration and first phase ranch land improvements started 2007 and continued for four years. Second phase of improvements conducted in 2014 and 2015, both as listed below.
  - Water supply and distribution: Gravity water source from Nevada Irrigation District's Tarr Ditch
  - 35 +/- miners inches delivered each irrigation season, several year-round springs supplying ranch house and partial pasture irrigation. Replaced existing flood ditch system; built concrete water box with neighbor, enclosed irrigation water with approximately 7,000 +/- linear feet of main lines, diameters ranging from 6" to 2" +/-, a 140 pod K-line irrigation system, and three pressure reducers to bring useable pressures from 1825 +/- foot elevation to the bottom of the property near the front gate at 1400 +/- feet. Installed numerous fire hydrants near house, studio, and garage.
  - Rebuilt existing well: Replaced pump with a new unit, trench and install power in conduit, build a new service line to the house, construct pump house.
  - Build two bridge crossings: With six each 10" x 14" x 20' +/- treated timbers and 4" x 6" +/- deck structure.
  - Improved drive: Clearing, grading, and base rock from ranch house for approximately 1/2 +/- mile to McCourtney Rd.
  - Replaced phone line service: Existing line strung among oak trees, secured easements through AT&T, installed twelve poles, strung extra-heavy (reduced resistance) line with DSL service.
  - Front gate (sans bronze Spirit Deer): Build masonry foundation, construct and install iron works with electric control.
  - Perimeter fencing: 15,000 +/- linear feet of five wire fence, top and bottom wires are smooth for wildlife safety, middle three are barbed for cattle enclosure, installed five "neighbor" gate for emergency fire access.

- Permanent interior electric fencing: 30,000 +/- lineal feet of New Zealand high tensile two wire electric stock fencing in accordance with NRCS standards.
- Remodeled ranch house: Reinforce foundation structure where needed, build new septic system, remove linoleum flooring to expose clear heart pine, new plumbing and electrical, insulated walls, floor and ceiling, new A/C, repaired the roof structure, removed two threatening 50" trees, regraded drainage around the house, installed new cabinets, appliances, completely rebuilt bath, retained original slide windows. Two bedroom, 1100 +/- square foot home.
- Studio structure rebuild: Poured new concrete slab over existing foundation, reframed walls and roof, new electrical and water service, A/C, retained original metal roofing material, re-sided structure with restored heavy gauge corrugated metal roofing panels.
- Barn rehab: Pulled the old roofing nails which had been loosened with time and replaced with new roofing screws, rebuilt concrete foundation on south side of structure, excavated interior
- Earth floor and replaced with mixed grade rock base, built metal protections around exiting posts, installed 100 A electrical service, repaired doors and fittings.
- Garage, shop build: Expand existing structure to include a three-bay garage, work out room with bath, guest room above with bath and A/C, added features include extra high ceilings and 2' thick old wood flooring.
- Landscaping: Regrading for drainage, build rock walls, automatic irrigation system, automatic lighting, landscape and garden planting, large stone terrace, post and beam structure from re- claimed lumber mill with heavy gauge corrugated roof panels.
- Outdoor wood fired kitchen: 48" commercial grade Valoriani (Italian) wood oven, Klose (Houston TX) 48" Grill Master BBQ w/ 1/2" thick firebox, Klose vertical smoker with 1/2-inch-thick firebox, 60" commercial grade Uruguayan style grill with both cast iron and v-grates.
- Various repairs to impoundment structures to clean, reroute drainage outflows, incorporate flows into pasture and landscape irrigation systems.
- Buyer to verify all information.

Nick Sadek

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