

PARK ROSE RANCH

This property is a custom built brick home that took over two years to build. This beautiful formal and stately home is enriched with high quality features and exquisite detail.

HOME EXTERIOR

The front of the property on Meyer Road is lined with a six foot high custom made white wrought iron railing fence. The gated entry is made of brick and has large gold plated letters for the address and the name Park Rose Ranch. The gates are electric sliding cantilever wrought iron that are controlled with a remote opener, much the same as a garage door. The name on the gates can easily be changed from CLARK to any name. There is a speaker at the gate that goes to the house telephone system that someone at the gate can push a button and you can ask who is at the gate entrance and elect to open or not open the front gates. This fence and entry system gives a lot of privacy as well as security. The driveway is all asphalt paved right up to the circle driveway in front door of the house. The driveway is lit at night by sixteen imported brass and cut crystal lights on poles, that match the ten on the house and the six on the back deck. There is also low voltage lighting in the circle. All electrical power was installed underground to avoid the unsightly look of overhead power poles.

The pump house has two pumps that go directly into the aquifer and can pump up to 100 gallons a minute. There are three inch water lines going all over the property for watering as well as fire safety. All areas of lawn have their own automatic sprinkler system as well as the large fenced pasture and the small fenced pasture for the horses. This property is located in the City of Rathdrum.

This house is truly an all brick Southern Colonial classic design. Some of the exterior highlights of this two-story include the pediment gable with cornice work and dentils, the four beautifully custom made wood columns that greet you on the portico are tapered and fluted. The circumference of each wood column is six feet at the base then tapers to the top, with each column topped by a Greek Corinthian pediment, that makes each column over 18 feet, to the ceiling of the portico. The columns were so large that they had to be set with a crane, when erected. The portico had to be built first with temporary support and then the crane set each of the four columns on the front of the portico. Once the columns were in place and each one temporarily supported individually, the portico was lowered onto the columns.

The exterior doorway entrance was custom made in South Carolina from redwood. This

highly decorative redwood door surround is 16 inches thick and the top is lined with copper to shed water. The double 6068 front door was custom made in California.

The doors are colonial style, solid core, 1.75 inches thick, with each door having a brass leaded and beveled glass window that is 8 inches wide and 41 inches high. Each door is suspended by three brass ball-bearing hinges, because of each door's weight. The brass double entry door handles are made by Baldwin with matching dead bolt.

The exterior of the house, front wainscoting of barn, private entry way and deck consumed over 55,000 brick. The brick was brought in direct from a major Salt Lake City area brick maker and was transported here by three semi-truck and trailers. The brick was named Park Rose by the manufacturer, thus the name Park Rose Ranch. It took three bricklayers and two hod carriers six months to do all four sides of the house.

Please notice the many different custom features that were done with the brick.

All the corners of the house and garage were made with offset coined brick, the two large brick fireplace chimneys have ribbons of brick and bells made of brick, as well as the offset brick spa off the main bedroom and the two circles of brick- one on the end of the house for the upstairs guest bath with a window and one off the front entry of the garage with a herringbone design. The house has three propane fireplaces, with inserts, but all three fireplaces were made to pull the inserts out and the house can be heated by wood in each large three foot by four foot fireplace boxes. The purpose was in time of crisis, the three fireplaces could burn wood and heat the house.

The redwood deck off the back of the back of the house is about 3,000 square feet. This is an excellent place for social functions. There are two large redwood octagon corners on the east side of the deck, one for a wooden swing and one for a custom made gazebo. The deck is also wired for power, for a hot tub, electric barbecue, etc. It also has exterior speakers for music on the deck.

INTERIOR

The first thing that you notice as you step into the front doors is the double stairway in the front entry. This stairway is lined with over 140 hand turned fluted spindles, painted with many coats of white lacquer. The handrail for the stairs is made of American cherry wood and took over three months of soaking in water to acquire two matched pieces of cherry wood handrail that curved up the stairway. The seven inch square by forty-eight inch high balusters at the bottom of the stairs were hand carved of American cherry wood with large raised ornate carved Irises flowers in the wood. These were done in San Francisco. The stairs are all carpeted with a very heavy white sand colored carpet. Each stair tread has both ends done in American cherry wood with the carpet going up the center of the stairs to a landing that steps up to a larger landing.

The ceiling in the entry way is a raised white coffered ceiling, that is eighteen feet from the floor. The floor is made of Brazilian cherry wood, one of the hardest of woods. In the center of the floor entry is a large wooden inlaid medallion, about three foot by four foot. This medallion was custom made in Texas and contains numerous pieces of inlaid

colored wood in the design of a spray of roses. Then off to each of the three archways leading out of the main entry way is a border of a smaller rose spray, inlaid in the floor. There is over 1200 square feet of Brazilian cherry hardwood floors, in this house. The hardwood floors are in the entry, formal living room, hallway, formal dining room, kitchen, laundry room and two baths. The main entry around the inside of the front doors is all custom designed wood work and it frames a large beveled and leaded glass window that matches the glass in the front doors. There is also a round window that matches the door and large window above the entry doors on the outside of the porch portico. There are also in the entry, two art carved windows with a large purple colored Irises spray of flowers. These four windows were custom made in Seattle. Then to tie the two flowers together, Irises flowers and roses, the owners had a professional artist paint an arrangement of both flowers on the curved wall of the entry.

The entry is also lined with white lacquer wainscot woodwork that even goes up both sides of the double stairway.

Entering the formal living room from the entry, the wainscoating is lining the walls. The fireplace has a large decorative wooden mantel that extends from the floor to the ten foot ceiling. The fireplace insert and hearth are lined in imported marble. The four large Anderson windows lighten the room. These windows are all trimmed out in custom made wood moldings and decorative corner squares. The ceiling in this room is bordered with crown moldings that have over 300 individual dentil pieces of wood. Each piece had to be cut, sanded, glued and nailed into place, including around the fireplace mantel. The formal living room has twin French doors that lead to the office. Or you can go down the hallway past the marble countertop bar with sink, bar refrigerator and wine rack into the living room.

The living room is quite spacious and is mostly surrounded by large glass windows and glass doors. In the center of the living room is the fireplace, here again lined in marble. Above the fireplace on two fluted pillars is a white lacquered cabinet containing a large television. The purpose is to have the television raised like a movie theater. Thus when you are laying back in your recliner your view is not looking down on the floor but more in line with your head laying back. This room like all of the main floor has ten foot ceiling height. This room contains almost 400 dentils with crown moldings and wainscoting. This room also has a rather extensive surround sound system plus thousands of dollars of a music system that can be heard through out the home, with Bose speakers.

Off the living room is the office. This room has been done in cherry wood and stained to match the entry way stairs. This room has a raised ten foot coffered ceiling with wood wainscot that is natural hand stained instead of white lacquered like the rest of the home.

Down the hallway from the living room is a hall bathroom. This bathroom has a special toilet imported from France called Porcher and the sink is a pedestal with a clamshell basin. This room is wall papered with crown and base moldings.

Just off the hallway is the formal dining room. This room has wainscoting and crown moldings with over 250 dentils. This room has two nice sized custom built corner china cabinets. The floor is hardwood and the ceiling is as stated ten foot high. This room is

next to the entry so guests can come right in from the entry and eat in the formal dining room. This room is also next to the kitchen for ease of serving hot food.

Entering the large kitchen you see the center piece, an island covered in granite. This island has a six burner glass cooktop from Jenn-Air, that is vented. The kitchen has a Kitchen-Aid Superba dishwasher, compactor, disposal, and refrigerator. The wall oven is by Jenn-Air and the microwave is by Sharp.

The kitchen cabinets are all white lacquered and there are plenty of them. The cabinets are designed with heavy duty hinges and drawer slides. Some of the cabinets have glass front doors on them to show off the dishes. The cabinets are all under countered lighted as well as brought down from the high ten foot ceilings and back lighted. The space on top off the cabinets makes for a ideal place to display dried floral arrangements or decorative dishes. The kitchen is well lighted with recessed can lighting directly above the cooking area. The granite for the kitchen was imported from South Africa to match the Laura Ashley wall paper and wall tile. There is a desk area by the phone in the kitchen. The granite island is made for bar stools. The area next to the granite island is used as an informal dining area. The sink in the kitchen is white china on cast iron with a sprayer and a hot water dispenser. The kitchen leads off to the huge deck with a six foot sliding glass door for ease of bringing food outside. There is a small utility storage room off the kitchen for cleaning supplies. The phone system is a intercom system.

The hall bathroom and laundry room are around the corner from the kitchen that also leads to the large four car garage. The garage is finished and painted and heated. It has two sixteen foot garage doors and door operators for both doors. The two propane furnaces are located in the garage. The furnaces are high efficiency units with electronic air cleaners and two heat pumps. Natural gas is available if anyone wants it. At the time the house was built it was not available. The garage doors are also set up with a coded door opener, used from the outside.

The roof of the house is the Presidential Series from Celotex that has a forty year life.

UPSTAIRS

The double stairway goes directly to the huge master bedroom. This room has a hundreds of dentil work and moldings. The fireplace greets you as one enters the room and is seen through two French glass doors at the top of the stair landing. The fireplace has a very elaborate white lacquered mantel, with a remote controlled starting fireplace. This large room also has two electric skylights for additional lighting. The skylights can be opened for air ventilation. The skylights are designed to close if it rains and you leave them open, they have a moisture sensor on them. The main light in the master bedrooms is gold plated with French porcelain shades.

In fact, all four bedrooms have that same light fixture. This room as all the house has very plush carpet. All the walk doors are solid core raised six- paneled, throughout the house.

From the master bedroom you go into the master bath. This room has an abundance of dentil and crown moldings. The floor is Italian marble in white and black colors. The bathtub is a jetted spa with gold plated fixtures and the white marble wraps up two steps

and surrounds the spa. The ladies vanity is built in and trimmed out in white lacquer on wood, with a marble top. The double sinks on the bathroom counter are hand painted to match the two mirrors, the waste paper basket and the toilet in a separate enclosure. The double sinks are also set in a marble tile countertop. There are also two skylights in the bathroom. The shower is built of large blocks of glass and the floor in the shower is lined with white marble. The lights above the sinks are gold plated, with cut crystal and marble.

As you step out of the shower or spa, you proceed into a large dressing room. This room has no windows for privacy yet affords the dressing area and access to his and her clothes. The other advantage to this area is the clothes chute coming from the dressing room, right down to the laundry room, next to the washer and dryer. This saves the lady of the house from having to haul clothing to and from the laundry room on wash days.

The other three bedrooms - one is used as a guest bedroom, one is used as a satellite dish television room and the other is used as a reading and hobby room.

The upstairs guest bath is a full bath with the Porscher French toilet, tiled countertop and floor.

BARN - GARAGE

The barn was built after the house. The same attention to detail was also put into the barn as the house. The company that custom made the columns for the main house made the smaller columns for the barn. The barn has brick facade with four columns as well as a portico to tie into the main house. The barn has a concrete floor with large rubber mats for the horses. There is also a drain in each stall for cleaning. There are three stalls. Each stall is lined with 3x6 tongue and groove wood, clear to the ceiling. The exterior doors were custom made stall doors, so that you could open up one half of the door so the horse could stick his head out. The interior doors were also custom made with bars on the windows for protection. There are also hay doors outside the stall so a person does not have to step inside to feed the horses. All three stalls are heated by ceiling heaters if needed in the winter.

The hay area is lined with one-half inch thick AC exterior plywood. A large circulation fan was installed for air movement. There are two exterior walk doors into the horse barn and a large garage door on the back of the barn for unloading hay.

The barn also has a tack room and a wash stall for bathing horses.

The garage side of the barn has a full heated bathroom with a large area for storage of a boat or RV. The garage area has been finished and has a large garage door and operator with exterior coded entry, along with a separate walk door. This garage area could very easily be made into living quarters for a rental or guest area. The garage side of the barn is finished with a concrete floor and could also be a great workshop.

GENERAL COMMENTS

The house is priced to sell at \$2,500,000.00, with 9.20 acres of timbered land.

Helen and Larry Clark, the homeowners, are going to build a smaller home right next to this home. That is the only reason for selling, is down sizing. There are many more details that we would be happy to talk privately about like the elaborate security system or the landscaping.

Please consider the savings in replacement costs of rebuilding this house today versus 1996 when we moved into the home after building it for two years. I have checked some of today's prices compared to when we built please compare:

- * Baldwin decorative door hardware handles in 1995 were \$5,600.00 - today \$8,500.00
- * Celotex Presidential 40 year roofing in 1994 paid \$47.00 a square installed- today over \$125.00 a square without installation
- * Lumber prices are as high as 65% higher today
- * Paid \$75,000.00 for interior wood work on this home and took three master trim carpenters six months to complete in 1995- could easily cost \$125,000.00 today
- * Paid about \$35,000.00 for painting , today would be \$60,000.00

I was really surprised to see such huge increases in material costs and labor since 1995 and 1994. I would be more than happy to sit down with any serious potential buyer for this home and let me prove that I have almost one million into this house when it was built, without land costs.

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