

12100 HAY HOLLOW

THE STIRLING HOME LOCATED AT 12100 HAY HOLLOW ROAD IN THE VILLAGE OF FOLSOM WAS DESIGNED BY NOTABLE ARCHITECT LEE LEDBETTER AND CONSTRUCTED IN 2003 BY BUDDY WEAVER. THE TWO-STORY HOME IS SITUATED ON A GENTLY SLOPING +/- 10 ACRE SITE WITH TERRACED LAWNS, GARDENS AND NATURALIZED AREAS FOR PRIVACY AND FEATURES A MAGNIFICENT FRENCH COUNTRY STYLE HOME

COPPER AWNINGS AND FOYER ROOF WITH FOUR BEDROOMS, FOUR FULL BATHS, TWO HALF-BATHS, A GOURMET KITCHEN, A LIVING ROOM WITH FIREPLACE, A DEN WITH FIREPLACE, A BILLIARD ROOM, AND A DRAMATIC ENTRY FOYER WITH SPIRAL STAIRCASE LEADING TO THE SECOND FLOOR PRIMARY SUITE AND FABULOUS BATH AND SEPARATE STUDY.

THE CLAY ROOFING TILES WERE IMPORTED FROM FRANCE

LIVING AREA: 6,863 SF, TOTAL AREA UNDER BEAM: 8,508 SF

GREEN HOUSE 937 SF

EXTERIOR:

CONSTRUCTED OF CONCRETE STUCCO OVER MASONRY

SUPERIOR STEEL CONSTRUCTION

FOUNDATION:

CONCRETE SLAB ON CONCRETE PILINGS

ROOF:

IMPORTED FRENCH CLAY TILES OVER PLYWOOD DECKING

COPPER ROOF OVER FOYER

WINDOWS: CASEMENT

DOORS:

RECESSED PANEL WOOD WITH OIL-RUBBED BRONZE HARDWARE. GLASS PANELED EXTERIOR DOORS.

FRONT ENTRANCE WITH CUSTOM CRAFTED IRON FRONT DOOR

WIRED FOR GAS LANTERNS

DRAMATIC CUSTOM STAIRCASE

FOYER WITH SOARING TWO-STORY DOMED WOOD DETAILED CEILING,
WIRED AND WITH MECHANISM TO RAISE AND LOWER FUTURE
CHANDELIER

LIVING WITH TRAVERTINE FLOORS AND PLASTER FIREPLACE

LIBRARY WITH BUILT-INS AND GAS/WOOD BURNING FIREPLACE

BUILT-IN NICHE FOR ART

THREE DOWNSTAIRS EN SUITE BEDROOMS WITH BLEACHED PINE FLOORS,
TRAVERTINE BATHS, AND SINKER CYPRESS DOORS

WIDE GALLERY WITH ARCHED WALLS AND FRENCH DOORS OPENING TO
THE PATIO AND POOL

FORMAL DINING OPENS TO COVERED TRAVERTINE PATIO

KITCHEN WITH VIKING DOUBLE REFRIGERATOR AND FREEZER

THERMADOR 6-BURNER GAS RANGE AND DOUBLE OVENS

COMMERCIAL GRADE SINK AND SECOND HANDWASHING SINK

WINE COOLER AND KITCHEN AID ICE MAKER

WALK-IN PANTRY, CABINETS AND CUSTOM BUILT-IN DOG DOORS
DESIGNED BY ARTIST BY RICK BRUNNER

BUTCHER BLOCK AND SLATE COUNTERTOPS WITH SLATE BACKSPLASHES

PRIMARY WITH COFFERED CEILING, PLASTER WOOD/GAS FIREPLACE,
SITTING ROOM WITH CYPRESS BOOKCASES AND BALCONY OVERLOOKING
THE BEAUTIFUL GROUNDS

2 WALK-IN CLOSETS

PRIMARY BATH HAS 2 VANITIES, 2 WATER CLOSETS, 2 LINEN CLOSETS,
WALK-IN STEAM SHOWER, AND DEEP JACUZZI TUB

UPSTAIRS OFFICE

SINKER CYPRESS TRIM AND MOLDINGS THROUGHOUT

WHITE OAK AND LONGLEAF PINE FLOORING

TRAVERTINE TILE AND LIMESTONE TILE FLOORING
ANTIQUE BEAMS AND FRENCH DOORS THROUGHOUT
CUSTOM WINDOW COVERINGS
LARGE LAUNDRY ROOM WITH DOG BATH
ELEVATOR SHAFT FOR FUTURE ELEVATOR IF DESIRED
PELLA WINDOWS WITH HIDDEN RETRACTIBLE SCREENS
POWDER ROOM WITH STONE SINKS
UPSTAIRS WITH WHITE OAK FLOORS
SURROUND SOUND IN EVERY ROOM IN THE HOME (STATION IN STORAGE
ROOM UPSTAIRS)
3 SEPARATE ATTICS
HEATED CHLORINE POOL AND SPA
FLAGSTONE WALKWAYS THROUGH AMAZING GROUNDS
937 SF GAS HEAT CONTROLLED GREEN HOUSE
PERGOLA
COPPER GUTTERS AND DOWNSPOUTS
SPACIOUS STORAGE ROOM WITH BUILT-INS INSIDE PLUS 2 ADDITIONAL
STORAGE ROOMS OUTSIDE
CITY WATER PLUS PRIVATE WELL
SEPTIC WITH NEW AERATOR
NATURAL GAS PLUS 2-THOUSAND GALLON PROPANE TANKS
40 KW WHOLE HOUSE GENERATOR NATURAL GAS OR PROPANE
ATTACHED SHED WITH WATER PUMPS
COVERED PARKING FOR 3 CARS AND ENORMOUS PARKING PAD
CENTRAL VAC AND SECURITY/FIRE SYSTEM

<<INFORMATION DEEMED RELIABLE, NOT GUARANTEED, TO BE VERIFIED
BY PURCHASER>>

