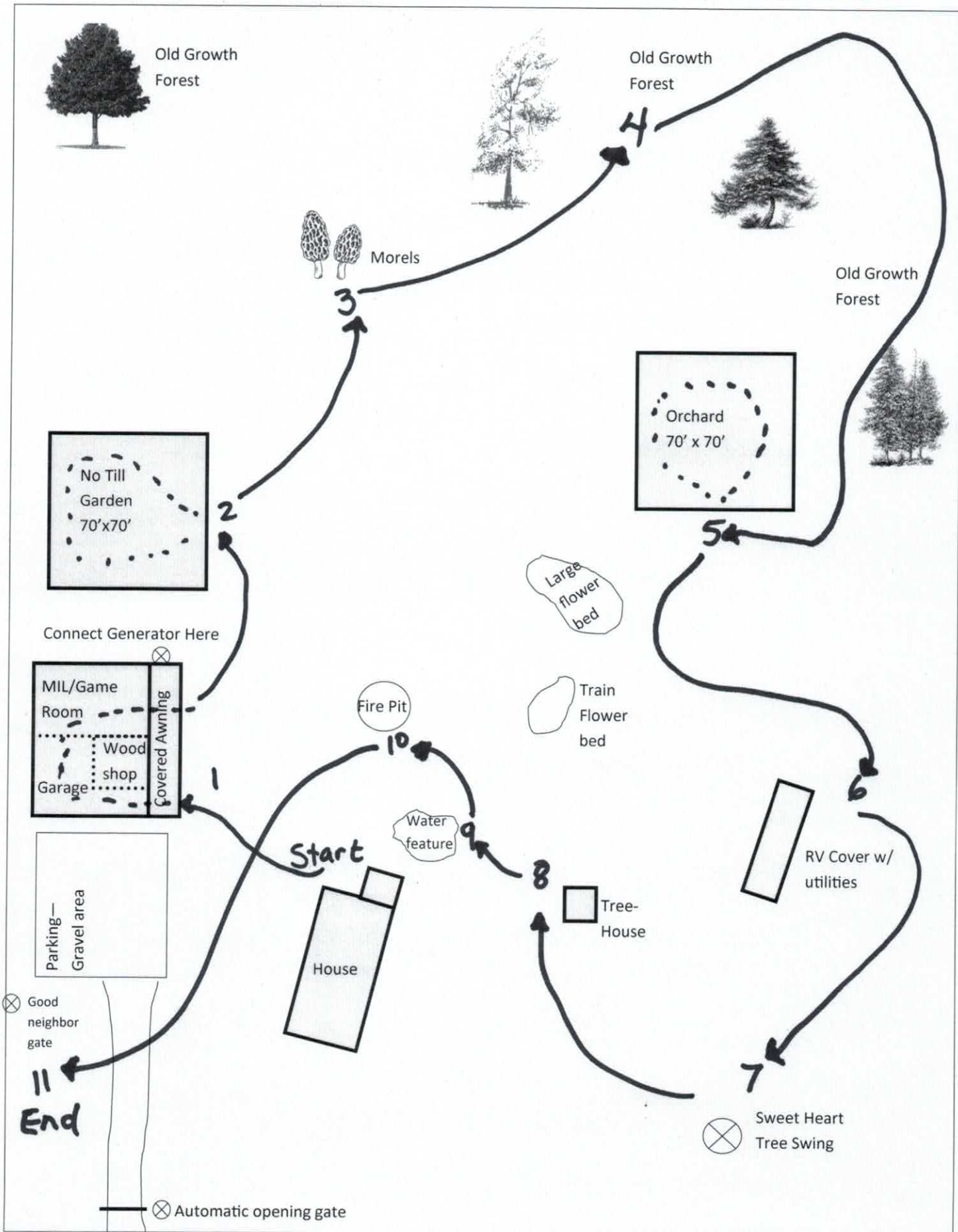


# Walking Tour for 53543 Rockport Cascade Road, Rockport WA



## **Information and descriptions to follow along with the walking tour:**

### **1. HUGE SHOP BUILDING**

60 X 36 plus 10' x 60' covered carport. Park at least 6 cars in garage and carport. Storage above the game room and workshop is 1200 square feet.

**FINISHED SPACE:** The game room is 800+ sq ft with a 3/4 bathroom. There is a 14 ft row of kitchen cabinets and countertop with a large extra deep sink. Propane fireplace with remote thermostat. Large ceiling fan. This space would make a great Mother-In-Law apartment.

**WORKSHOP:** Unleash your inner woodworker in this great space! Cabinets and workbench are included. Compressor & lines can be added to the sale of the home for \$3000 extra.

**WIRED FOR GENERATOR:** The electrical Panel in the bathroom is hard wired for a generator to run the power for the house, well, game room, garage and RV (within reason) in case of power outage. Instructions will be provided.

### **2. NO TILL GARDEN**

70 ft by 70 ft fully fenced with 6ft high deer fencing. The gate that has one post is removable if needed to get larger equipment in. This is a low maintenance garden with a water system and timer. Each row has two or three lines each of those can be opened or closed if not in use. Garden has black landscape matting rolled with bamboo edges to form pathway between planting rows each are 3 foot wide and 55 ft long. The garden is no till, 7 rows of rotating crops (a list of previous rotation can be provided) as well as a row of raspberries and rhubarb, a row of blueberries, a row of herbs, asparagus and horseradish, and a raised row with strawberries. There is a bin with good compost soil which is used throughout the garden and rest of property. In the back corner are two blue barrels (for rotation) which are compost bins and have casters for ease of mixing and large openings to get out the compost. A wheelbarrow will fit under to unload. There are 3 half barrels also with water to them. The barrel water feature does not stay.

### **3. MOREL MUSHROOMS**

Morels, Morels, Morels... They grow very well right on the property. We have harvested them and had between 100-300 each spring. Spread their spores and get even more. There are a few in other places as well but this location is loaded.

### **4. FOREST**

Beautiful Pacific Northwest Forest in your own back yard. Walk on the trail or create one of your own. Enjoy the ferns and the canopy of trees. You can even hunt for morel mushrooms. If you like natural art work, you can search and find some great stuff. Some pieces are in the house.

### **5. ORCHARD**

70 ft by 70 ft fully fenced with 6ft high deer fencing. There is a water spigot and a water system that is on a controller for the orchard and the 2 large flower islands. In the orchard here are 4 hardy kiwi prolific plants. These are not the type you buy in the store. They are grape size and you eat the whole thing. There is a row which has pumpkins and cantaloupe. The are 4 grape vines 2 Vitis Siegerrebbe and 2 Vitis Boskoop Glory That grow on the trellis system. We cover the grapes to detour the birds from stealing all of them. There is 1 peach tree, 2 multi variety cherry trees, a Fuji apple and a Honeycrisp apple and an Olympian Fig. On the back trellis are 4 Cascade Hops and 2 Golden Hops.

### **6. RV SPACE**

RV area cover is a 20ft wide 12 ft tall 35 ft long carport and has power, water and an ingenious mini-septic system.

### **7. SWEETHEART SWING**

Swing is hanging between two trees towards the front of the property on the right side. A nice place to sit and relax with your sweetheart and enjoy the evening breeze and mountain views.

## **8. TREEHOUSE**

Great tree house for kids to play for hours. Built on a tree stump and fully mulched below with lilacs, ferns, and a large wisteria growing on trellis on the sides. There are some other plants as well.

**9. WATER FEATURE:** Three tier waterfall with ponds and a dry creek bed. Flowers around all of it and a cute little walking bridge to the back yard.

**10. FIRE PIT** Large fire pit to sit around with friends and family on cool nights.

## **11. GREAT NEIGHBORS**

We even have a nice gate/door to go between our houses. This can be changed if needed. The neighbors take care for the live fence line. The trees are still growing they were started 5 years ago. There is also fencing on our side to keep dogs on their own side. Their dog comes over for play time and is very friendly.

## **OTHER OUTDOOR FEATURES:**

Outdoor shed is a great spot to store your garden tools.

Solar-powered automatic entry gate is so convenient, especially when it is raining.

## **HOME FEATURES:**

Granite countertops & stainless steel appliances. Propane gas stove.

Combination laundry room and walk-in pantry

Updated wood laminate flooring

New exterior paint

Newer roof

Light and bright open floor plan with vaulted ceilings and high windows above dining room

Primary bedroom has ensuite 5-piece bath and walk-in closet

Huge bonus room for crafts, office or use as a family room

## **ITEMS THAT COULD STAY:**

Keezer and beer taps in the game room \$3000 (or Seller will remove them and fix the wall).

50 hp 80 Gallon Air compressor with piping and hose reels to garage and wood working room \$3000

Washer and dryer \$800

## **ITEMS THAT DO NOT STAY**

Metal welding table in garage

Compressor with piping and wind-up hoses to garage and wood working room

Pool Table light, port hole over the sink, fridge, tv in game room

Wood working room, large center table (only 2 cabinets and the work bench and shelves on the right side)

Craft room- nothing stays (none of the cabinets are attached to the walls)

Coat rack near kitchen

Metal flowers and windmill in flower bed

Barrel water feature in the vegetable garden