

Key Points about the Abigail Ranch Estate

The residence has three water wells, two rated at 45 gallons per minute and one rated at 150 gallons per minute. One is used for the house water supply and the other for landscape irrigation. All landscape surrounding the house is under drip irrigation.

The house has a hard coat stucco finish on the exterior and is equipped with copper gutters and downspouts. There is a snow melt system at the garage entrance apron and main entry steps and porch.

There is a state-of-the-art security system with motion sensors and door and window alarms, and auto dials for police, medical and fire emergencies. During emergencies the exterior gate is automatically opened to permit access for emergency vehicles. Exterior lighting includes select bright outside lights and 92 db siren when needed during emergencies. Exterior lights have controls from several points such as Main Entry, Master Suite, Gourmet Kitchen and Ballroom/Ballet Studio, and can be programmed on timers.

There is a large dog kennel with a year round watering system and dog houses for two full sized dogs.

Patio

The 77' x 45' stamped concrete patio is adjacent to the great room, dining room, living room, library and master bedroom suite, with doors for easy access.

At the southeast corner of the patio there is a 10' diameter octagonal in-ground concrete spa with a depth of 42". The spa is lined with Italian marble and is heated as a zone off one of the main boilers.

Adjacent to the spa there is a natural gas burning fire pit filled with large lava rocks.

The outdoor kitchen includes a 53" wide natural gas operated grill with rotisserie and two full sized gas burners.

Two infrared heaters are in the patio overhang ceiling to provide for nighttime and winter entertaining.

The full breadth of the house, from the garage to the master suite is on exactly the same plane and can be traversed without encountering a single door threshold.

All guest suites include mini-bars, desks, beds, lamp tables, private baths, and walk-in closets. All the bedrooms and the great room have ceiling fans.



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The living room, library, great room and apartment fireplaces are remote control operated. Lighting in each room is digitally controlled. There is a control panel for setting various mood lighting for each room.

Entry

The entry doors are 10' x 6' hand carved, solid teak from Thailand with artisan-made leaded glass side panels and transom, which were custom designed to incorporate the carved patterns of the doors.

The foyer has 22' ceilings with ornate plaster acanthus crown molding and fluted Corinthian columns with acanthus capitals. The room has an open view of the bridge on the second floor and living room and opens into the home's connecting hallway. There is a large ornate mirror on one wall, a generous coat closet, and the extra-wide, Italian marble sweeping staircase to the upper level. A stately chandelier hangs above the landing, and is equipped with a built-in mechanism to raise and lower the chandelier to facilitate cleaning.

Living Room and Dining Room

Both rooms have ornate plaster acanthus crown molding and fluted Corinthian columns with acanthus capitals in rich wood tones. The living room features a fireplace and south facing bay windows with French doors to the patio. Ceiling-to-floor tapestry curtains add warmth and set off the diamond patterned Italian marble floor.

The living room has separate heating and air conditioning zones. The dining room has a digitally controlled ceiling chandelier, wall sconces and recessed lights. It also has floor-to-ceiling windows with glass doors that open to the patio.

The dining room has direct access to the kitchen and nearby access to the elevator, main powder room and guest suite #4.

Library

The floor, ceiling, walls, and bookshelves in the library are custom finished in Brazilian cherry. The stone fireplace, with a 4' wide opening, is double-sided to the living room and features a raised hearth.

Matching wood slat blinds are on the exterior windows, and double French doors open to the foyer and hallway.



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Gourmet Kitchen

The heart of the home, the kitchen is both a functioning gourmet workhorse and an architectural gem. The 25' curvilinear, multi-level ceiling structure includes a 4' x 20' skylight and the 7' x 20' mosaic of an Ancient Roman Empire scene created by the Italian artist Carmelo Fiannaca specifically for this residence. The mosaic is comprised of about 150,000 handmade marble tiles with no artificial coloring.

The kitchen island is black granite with a raised granite eating bar and seating area for six. The extensive custom cabinetry is Downsview high gloss, tinted, genuine bird's-eye maple throughout the kitchen and nook. There is a built-in desk with black granite top (please note the desk contains brochure and specification files of all systems and equipment used throughout the house).

Appliances include a 60" wide Viking Professional gas cook top with six burners and 24" griddle, two side-by-side Viking Versavent retractable downdraft ventilators and supplemental high powered ceiling ventilation fan. There are two Viking Professional gas ovens and a warming drawer, two built-in, full sized Sub-Zero Refrigerators, two under counter Sub-Zero refrigerated drawers, and one built-in Sub-Zero Freezer, two dishwashers and two trash compactors, and a Scotsman Icemaker.

Designed for large gatherings, there are two distinct food preparation areas with sinks and waste disposals. There is a custom glass door front spice cabinet with space for 100 large spice containers, built-in cookbook storage shelves, and an enclosed Butler's Pantry with a 3' deep black granite countertop with custom base and wall cabinets which provides extensive food, cooking appliance, china and tableware storage.

The central digital lighting control panel that controls all interior and exterior residence lighting and the master security system control panel and panic alarm are located in the kitchen.

Great Room

The full bar, with seating for 8 to 10, provides a transition from the kitchen and the great room. The bar has a mirrored front, brass foot rail, and black granite bar top and back bar, custom high gloss, black cabinets with draws and pull-out shelves, an espresso machine, wine cooler, refrigerator, ice maker and sink.

The great room is part of the kitchen and breakfast/informal dining area, yet it feels like a separate room due to the way it is laid-out. The expansive room with a 14' ceiling is showcased by the large picture windows overlooking the two waterfalls, lake, lush pastures, and views of the National Forest. The room easily accommodates two seating areas.



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A floor-to-ceiling mirrored gas fireplace with black granite hearth is situated beside a built-in, custom designed entertainment center with built-in 65" TV and DVD, CD, VCR and cassette players, along with extensive concealed media storage. A house-wide customized sound system is located here.

Main Powder Room

This room is located on the ground floor near the dining room, elevator and guest suite #4. It has a black granite floor and vanity top, and lovely appointments.

Master Bedroom Suite

The luxurious Master Suite includes a large bedroom with sitting area, a dining area with an Italian hanging light fixture and view of the lake, an enclosed morning kitchen with microwave, refrigerator and sink, and a master bath that includes a dry sauna.

The wall-to-wall carpeted Master has glass doors to the patio and adjacent hot tub. Expansive views of mountains, woods and private lake are seen through the east and south facing windows hung with Plantation shutters. A built-in, large screen TV with two columns of floor-to-ceiling glass shelves for the display of art objects and mementos complete the room.

Ease and safety have been addressed with the central music system with local volume control, direct and indirect digital lighting system with multi-zone, variable intensity recessed lights, separate heating and air conditioning zones, and master lighting and security control panels for the entire house. There are also two individually remote controlled ceiling fans.

The Master Bath is equally luxurious with enormous his and hers walk-in closets with custom built-in ash bureaus and show racks, a shower featuring his and hers multi-head showers with a heated marble floor and a glass block exterior wall, a shower steam room with professional quality steam generator, and the separate cedar lined dry sauna.

The central focus in the bath is the lighted spa tub in a marble surround with fluted columns, a lovely chandelier and breathtaking Bridger Mountain views through the bay windows. His and her marble vanities with custom cabinets are on either side of the room, with hers having a built-in dressing table. There is a linen closet and a private water closet room.

Main House Office

This large office has north and west facing windows providing views of trees, fields and the Bridger Mountains. Set up to be a working office, the room includes a separate digitally controlled lighting system, an independent music system that it shares with the dance/exercise studio, an enclosed wet bar with sink, and office supply storage.



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There is a custom desk with French granite top and bird's-eye maple front panels, high-gloss black desk cabinets, including a built-in computer work space with 8' wide base cabinets along the back wall for storage of a printer, fax machine, scanner and other equipment, and an entire wall of custom lateral file cabinets to a height of 5' with custom shelves above, reaching to the 10 foot high ceilings with crown molding. Special touches include an Italian hanging light fixture, select solid Ash wood floors, and custom upholstered window seat with interior storage space.

The office shares a direct entrance from outside with the dance/exercise studio. It has its own zone for hot water and air conditioning.

Bedrooms and Guest Suites

There are four guest suites in the main house; one on the ground floor and three on the second floor. Guest suites on the second floor are accessed either by the stairway, or the elevator located just outside the guest suite on the ground floor.

The guest suites are all spacious and share the following features:

1. In-suite bathrooms with marble floors, vanities and custom cabinets.
2. Complete mini-bars with refrigerators, coffee makers, glass shelves, etc.
3. Walk-in closets.
4. Central music system access with local volume controls.
5. Cordless telephones.
6. Central vacuum system.
7. Satellite, cable TV and internet access.
8. Security system with emergency alarms.
9. Ceiling fans.
10. Spectacular views.
11. Wall-to-wall wool carpeting.
12. Individually controlled hot water heat.
13. Digital recessed lighting.



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Dance/Exercise Studio

This 655± sq. ft. room with 14' ceilings with crown molding and a select, cushioned, solid ash floor currently serves as an exercise room with treadmill, electronic cross trainer, exercise cycle and a constrained free weight machine. Two walls are mirrored to a height of 8' with a hardwood ballet bar. A large screen TV is mounted at a height of 8'. Built-in seating and large windows with wooden blinds flank the west wall. There is an exterior door opening to a small, private garden and courtyard that includes a sitting area, and is adjacent to the driveway.

This is an excellent room for large formal dinners and sophisticated entertaining. It has direct access to a common powder room shared with the gourmet kitchen, and is readily accessible to the kitchen. All sound, air conditioning, and heating systems are room controlled.

Long-Term Guest or Caretaker Apartment

The apartment occupies the entire second floor of the west wing. It is 2,000 sq. ft. in area and has two bedrooms, a large living room, formal dining area, eat-in kitchen, one full bathroom and a powder room. The apartment has a separate entrance and mailing address. Various rooms provide excellent views in all directions. The ceiling height is 9' with crown molding throughout. The floors are select grade solid ash. All windows can be opened providing excellent cross ventilation. Because of the large number of windows (10), the apartment has very good natural light. The windows include 5 with 3 large sections each, 4 with 2 sections each and a glass door to the balcony that has 2 to 3 foot wide sidelights. All windows are fitted with wooden plantation shutters. The entire apartment is heated by hot water from a boiler in the equipment room #2, and has a central vacuum cleaning system.

The apartment living room is an open room measuring 25' x 35' with a balcony on the south side that overlooks the waterfall and private lake, and affords an excellent view of the Hyalite Mountains. The balcony is protected by a concrete balustrade. There is a remote control, gas fireplace with a raised marble hearth, recessed lighting throughout, and large picture windows. The room is adjacent and open to the formal dining area and the kitchen. The dining area will accommodate a dining table that seats twelve. There is a crystal chandelier, and west facing views of fields, trees and mountains.

The 15' x 21' kitchen is all electric: 4 burner GE halogen stove with a self-cleaning convection oven; Kitchen-Aid dishwasher, waste disposal, trash compactor and refrigerator-freezer with ice maker; and GE microwave. Cabinets are wood finish with a laminate countertop. The double sink is porcelain. There is a generous pantry, and a large amount of storage and closet space throughout the apartment.

There are two large bedrooms, one with north and west views and one with north and east views. One bedroom has a large walk-in closet while the other has a wide closet with mirrored sliding doors. Both bedrooms access the common full bathroom through solid pocket doors with special locking mechanisms. The bathroom has a spa tub with shower, tile floor, and a north facing view of fields, woods and mountains. There is a wall-to-wall vanity with sink.



Key Points about the Abigail Ranch Estate

Other features in the apartment include built-in stacked Maytag washer and dryer, a utility and linen closet, ten feet of entry closets with folding doors, and a powder room with tile floor, pedestal sink and polished brass fixtures.

Laundry Room

A generously large laundry room includes floor-to-ceiling high-gloss cabinets, a built-in top of the line Maytag washer and dryer, a Steam Mangle for heavy ironing, built-in fold down ironing board, broom and mop storage cabinet, and a stainless steel sink.

The central music and sound system will make a person forget they are folding the wash. The telephone and intercom will keep them in touch with everyone.

Atrium

Part greenhouse, part entertainment area, this 26' x 54' room connects the main house to the west wing. The atrium interior and exterior is finished in the same materials as the main house, yet it has a distinctive feel. A 5' wide slate walkway, trimmed with decorative ceramic tiles, is centered down the room. White ceramic tiles line the atrium walls to a height of 4'. Growing areas on both sides of the walkway include tropical plants: a banana tree, mango and papaya trees, fig tree, two lime trees, giant Bird of Paradise as well as various palms, bamboos, flowering and non-flowering plants. An automatic plant watering system with separate hose hookup simplifies maintenance.

The 16' cathedral-style solid cedar ceiling has recessed lights and a separate lighting system for grow lights when and if needed. Two electronically opened skylights, and three double-ended large tropical ceiling fans with a total of 6 large three-bladed fans help control the climate. The atrium is heated by sunlight, exhaust fans, and a ceiling mounted hot water heater. With little or no heat from the heater, the atrium environment is maintained at about 72° and 50% humidity through the winter months. This increases by about 10 degrees in the summer.

The atrium is often used as a direct expansion of the main house for entertainment purposes. At one end, there is an informal eating area with a glass top table. The central music and sound system with local volume control, the telephone and intercom system, make this a room to spend time in. There are north and south facing windows with lovely views and on one wall there are two recreations of famous Toulouse-Lautrec posters by a Detroit artist, Carol Branston.

A separate utility/kitchen/plant room with high gloss white base and wall cabinets, laminate countertop and a full stainless steel sink is accessed from the atrium and there are doors leading to both the front and back of the house.



Key Points about the Abigail Ranch Estate

Wine Cellar

The glass door to the wine cellar is conveniently located inside the west wing entry from the atrium. Floor-to-ceiling Redwood wine storage shelves on all walls hold a capacity 2,500 bottles. A built-in environmental control unit controls temperature and humidity. The flooring is green slate.

Ranch Office

The large "Ranch Office" measures 33' 6" x 15' 8" with a 10' ceiling and a green slate floor. Large east, west and north facing windows with wooden plantation shutters provide spectacular views. The office has an entrance to the atrium and also a private outside entrance. The room easily accommodates two or more people as a working office or it could be converted to a large studio apartment with its private entrance. There is a bathroom and a kitchen set up with 18' of high quality wooden upper and lower kitchen cabinets along the wall. There are two stainless steel sinks, a built-in ice maker, two remote controlled ceiling fans, and a ceiling mounted hot water heating unit. It has been wired for 220V for alternative use as a workshop. There is telephone and intercom system access as well as internet and cable TV access.

Equipment Room #1

1. Contains two high-throughput boilers with computerized zone controls for the following:
 - a. outside spa water temperature
 - b. outside main entry snow melt on porch and steps
 - c. Main house water supply temperatures
 - d. Dining room warming shelf temperatures
 - e. All main house room temperature zones
2. Hot water storage for main house.
3. Advanced Panasonic Telephone and Intercom switching system.
4. Circuit breaker panels for main house.
5. Built-in vacuum cleaner systems for all rooms in the main house.
6. Fiber optic cable terminus for presently unused wiring to all rooms in the main house.
7. Exhaust fans venting equipment room heat into the atrium.



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Garage

1. 40' x 20' with 10' ceiling, interior parking for 4 cars.
2. 50' x 40' heated concrete apron outside garage doors.
3. Ceiling mounted heater with thermostatic control.
4. Two 16' wide electric and remote control operated garage doors.
5. Small storage room on one side wall.
6. Access doors to the backup power generator located in equipment room #2.
7. Stucco finished trash dumpster enclosure with wrought iron gates adjacent to the garage apron.
8. Three automatically operated ornate light fixtures on exterior wall next to garage doors.
9. Exterior door for outside access.

Storage Room

9' x 16' room with 10' ceiling.

Custom built floor to ceiling storage shelves on both side walls.

Central vacuum system for West wing apartment.

5' x 7' high double door restaurant freezer for extra food storage.

Hot water supply to the apartment

