

GREEN BLUFF VISTA RANCH- 70-ACRES!

17323 N Lower Greenbluff Rd, Colbert, WA 99005

 \$3,300,000

 3 bedrooms

 2 bathrooms



Nestled in the picturesque Green Bluff area of Spokane County, Green Bluff Vista Ranch has been a beloved part of the community since 1906. This unique 70-acre ranch not only boasts a rich agricultural heritage but also offers breathtaking views that captivate all who visit. The ranch provides stunning vistas of the city, stretching from Green Bluff to the airport.

Conveniently located, the ranch offers a rural feel while providing easy access to all the amenities Spokane has to offer. It can be used as a luxury home or potentially developed into an exclusive, private residential community. The current house, approximately 1,400 sq. ft., features three bedrooms and two baths. It can serve as the primary residence, a guest house, or an office. Built to passive house standards, the modern-style house features Shou Sugi Ban siding.



- A site for an additional residence, already completed with septic, water, and electricity.
- A low-maintenance orchard with 140 fruit trees, automatically irrigated.
- Current agricultural designation for reduced taxes.
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- A man-made pond for wildlife and fish.
- A two-story tower providing a great view of the wildlife.
- A conditioned shop.
- A well producing 30 gallons per minute with 6,000 gallons of storage.
- Reverse osmosis water system.
- Back-up power generators for the home and water systems.
- The upcoming North-South Freeway, which will add significant value to the area through increased accessibility.



JOE LANET
(509) 216-1253
spokanerealtor@live.com



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Passive House

A Passive House is a design standard that achieves thermal comfort with minimal heating and cooling by using insulation, airtightness, including triple-pane windows and sealed doors, ventilation systems with heat recovery, and elimination of thermal bridges.

Originally developed in Germany in the 1990s, Passive House principles are now being used throughout the world. Passive House standards are performance-based and set performance targets to be met but do not dictate specific materials or products. The Passive House Institute administers a certification scheme that allows a building to be called a Certified Passive House once it has met certain performance standards. Passive House uses many of the same principles as passive design.

Shou Sugi Ban Siding

The current house features Shou Sugi Ban siding manufactured by Delta Millworks, Austin Texas. Shou Sugi Ban siding, also known as Yakisugi, is a decorative and architectural wood-burning technique that has been used for centuries in Japan. This traditional Japanese wood preservation method involves voluntarily charring wood to create a textural surface that is beautiful to look at—and that offers practical advantages when executed correctly. The heavily charred surface of the board makes the wood fire retardant as well as resistant to rot, insects, and decay. The aesthetic qualities of Shou Sugi Ban have inspired a revived interest in the wood-charring technique in recent years, which has become a prominent trend in architecture and interior design around the world. This process is used to preserve the wood by charring it.