

# McKenzie River Inn - Custom Features

49164 McKenzie Hwy, Vida Oregon 97488

## Entry/Sitting Room

Custom coved ceiling, In wall wiring for audio, Apple Pergo flooring, Roughhewn pillars

## Wine Tasting room and Cellar

Barn door access, Premium chandeliers  
Redwood wine rack up-to 836 bottles  
Premium Green leathered Granite countertop  
Color-wash paint scheme  
Whisper Cool Slim Line LS premium wine climate control in cellar. Glass cherry door, Faux brick walls

## Great Room

Cherry Cabinets with bronze hardware  
Slate stone fireplace with custom cherry wood mantel  
Premium Montecito Estate wood burning fireplace insert 19" log capacity  
Wall burner lighting for artwork on dimmer  
In wall wiring for audio and audio cabinet  
Rustic wood pillar treatment  
Vaulted ceiling with large wall of windows with McKenzie River view

## Kitchen and Dining Room

Black leathered granite Island with cookbook storage  
Craftsman range hood with premium Zephyr Monsoon II vent w/ remote  
Copper finish on hood with cherry cornice  
Copper farm sink with bronze fixtures  
Italian Verde Borgogne leathered marble/granite countertops  
8 burner propane Bluestar Chef's range and double oven  
Convection oven (L) and smaller oven (R)  
One of a Kind Elk artwork mural in custom tile backsplash, granite, ceramic and glass  
Custom Cherry wood cabinets to ceiling with cornice and bronze hardware  
Premium Cafe '4 door' convertible refrigerator with back lighting. Premium Cafe Dishwasher  
Wine Enthusiast Wine refrigerator holds 18 bottles  
Premium lighting on island and dining chandelier  
Undercabinet lighting

## Primary Bath

Sliding barn door, Shimmerstone venetian plaster walls, Travertine wall tile  
Heated travertine floor with computer programming  
Large soaker tub with premium bronze faucet and handheld shower nozzle  
Large picture window with view of Japanese garden  
Cherry wood cabinets with bronze hardware  
Black leathered granite countertops  
Premium lighting at double vanity with bronze faucets  
Water closet pre-wired for bidet toilet installation  
Large glass shower surround with rain shower plus handheld/wall mounted shower nozzle  
Heated towel ladder  
Pocket door to large walk in closet

## Primary Bedroom Ensuite

Premium chandelier, Shimmerstone venetian plaster walls. Sliding glass door to terrace, hot tub and Japanese garden access

## Second Bedroom Ensuite

Large sliding glass door and window with river view  
Triple sliding door closets with mirrors  
Travertine marble floor in bathroom  
Heated towel ladder. Shower/bathtub combination in bronze with window view of River. Custom teal herringbone tile surround. Custom European half glass shower door. Custom Cherry wood cabinets with bronze hardware. Premium Butterfly granite countertop  
Premium matching chandelier and vanity lighting  
Pre-wired for bidet toilet installation

## ADA Compliant Suite

Premium craftsman chandelier, Shimmerstone venetian plaster walls. ADA French door and windows with River view, Triple sliding door closet with mirrors  
Queen Murphy Bed in TV Cabinet  
Wheelchair access to Handicap parking space

## ADA Compliant Hall Bath

ADA access sink with bronze hardware, Travertine tile flooring. Slate stone shower with bronze hardware, Glass shower door. Premium vanity lighting, Heated towel ladder. Murphy door with access to Hidden Storage Room

## Laundry Room and Pantry

Sliding barn door, Premium Washer and Dryer with elevation drawers  
Custom Cherry wood cabinets to ceiling with crown molding. Black leathered granite countertop  
Deep sink with bronze hardware  
Full closet for pantry, Cubby hole and bench custom Cherry wood feature

## Bonus Room

Stainless Steel Sink with hot/cold water, Extra electrical outlets and canned lighting, Window view of River

## 3 Car Garage

Stainless steel sink with hot/cold water, Refrigerator & Cabinets, 400amp breaker box, Well pump 60gpm  
Ruud Furnace with Mar-hy heat pump 7.2/9.6kw, Crawlspace access  
Electric garage doors, Man door access

**36 - 43 parking spaces available**



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## Exterior Features

### Solar panel grid integration, 14 panels, 3.7kw

Two solar powered gates at entry  
Premium terracotta concrete slabs and walkways. Full RV hookup 30/50amp electric and hose bib  
Premium Kohler Generator 20RCA. Multifuel, connected to propane

Leased BlueStar 250 gallon propane tank services the range and exterior BBQ

Fiber cement and wood siding

**Built to Code** OUT of Flood Plain For Fire Safety Compliance & Flood Prevention. Fire barrier adhered to. All records available

## Japanese Garden on Irrigation System

Tea house, large Torii Gate and Bamboo privacy fence.  
Boulder Japanese garden  
3 Zen-inspired bonsai display posts  
Elevated Yoga hut and deck with bamboo privacy fence  
Slate stepping stones, basalt foot bridge over gravel river  
Outdoor shower with lighting, bamboo privacy fence surround  
Hot and cold water spigot for dog wash area  
Premium Bullfrog '7 person' custom Jacuzzi

## Exterior River Patio Area

Large patio with stairs to river access, Plumbed for propane at patio  
Small edible irrigated garden beds for green accent, Slate and concrete tile features  
Japanese garden accents, Harbor Breeze Ceiling Fan

## Caretakers Log Cabin

792 SF - Main level 528 SF with 1 Bath  
Upper level 264 SF with Bedroom and Half Bath  
2022 Stove, refrigerator and microwave  
Wood stove and electric heat  
Window unit air conditioner  
120 SF Deck with river view and fenced yard  
Former Rent \$2,450/MO or  
\$1,650/MO w/ 8 hours of labor per week

## Guide Shack and Tool Shed

Heated workshop and storage. Electricity, window AC

## Septic and Well Services both Log Cabin and Main Residence/Lodge

Well pump installed 2022..  
Main Septic System 1150 gallon capacity. Baffle upgrade 2021. Sewage pump station updated in 2021  
New Leech field 2021  
2nd septic system. 1000 gallon 2016 baffles. Located south of hot tub, marked by a rock in lawn, not connected at this time.

## Extra details

Sureguard premium custom windows and doors,  
Overhead lighting on dimmers, Manuals for all appliances

## Option for Five Additional Cabins

Concrete foundation still in place for one cabin with river view. Four riverfront spaces with gravel for additional cabins – **NOTE: Original cabins were built with concrete risers out of flood plain**

## Solar Energy & Electrical Infrastructure

The estate is equipped with a grid-tied solar energy system consisting of **14 panels producing approximately 3.7 kW**, resulting in substantial long-term electricity savings. Prior to the fire, average winter utility costs for the entire estate ranged between **\$12,000–\$13,000 per month**. By comparison, the **November 2025 electric bill was just \$160**, with the current average monthly cost for the entire estate at approximately **\$200**.

Previously, the property operated with multiple electrical meters, each requiring individual maintenance and service costs. The system has since been streamlined into a **single 400-amp breaker panel**, designed to accommodate current demand while also supporting **up to five additional units** in the future.

## Inn Built in 2021 by Dan Heitman Custom Homes

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