

Forest Drive Amenities

Location Amenities

- Yosemite National Park is one of nature's natural wonders
- Wawona is a historical community linked closely to the Wawona Hotel a National Landmark built in 1876
- Wawona is one of the only communities inside a U S national park with privately owned homes
- The Grandview Estate is located a mile from the Wawona Hotel down a quarter mile gravel driveway
- Car traffic cannot be seen nor heard from the Estate - only the babble of the river and the whisper of the wind

Estate Layout

- Grandview Estate is a one acre view point located on the South Fork of the Merced River
- The Estate compound is protected by a heavy security entry gate anchored
- The Estate features four structures, two renovated cabins, the main house, with apartment above, and a two car garage
- The house is positioned so that the great room windows look directly at the Wawona Dome and the rushing River
- Wawona has a municipal sewage disposal system serving the Estate

Estate Amenities

- Ten year old two story three bedroom home named Grandview
- Two rustic, renovated cabins with new bathrooms
- Two car oversized garage
- The garage features a workshop area and finished wood storage cabinets
- The garage is accessed by a covered breezeway from the house
- Over the garage is a complete apartment with a kitchen
- An on site well provides excellent pure mountain water
- A propane fueled generator supplies electric power during outages
- Property is totally fenced with rustic split rail fencing
- Wawona has a municipal sewage disposal system serving the estate
- A two story three bedroom home with world class location and views situated on the bank of the cascading South Fork of the Merced River featuring -
 - A calm deep swimming and tubing hole
 - In the winter white water views and rushing water sounds
- House exterior is painted concrete siding with a Celetex 50 year roof

First Floor

Great Room

- Built in, hidden TV
 - Two large ceiling fans
 - Art lighting
- **Dining Room**
 - Features built in buffet storage cabinets
 - Art lighting
 - Rustic wooden beams salvaged from an old sawmill
 - Custom chandelier adds an taste of elegance
- **Gourmet Kitchen**
 - River and mountain views
 - Stained wood built in cabinets throughout
 - A two drawer under counter refrigerator and a dish washer
 - A trash compactor, warming drawer and double size porcelain sink
 - A professional gas stove with a granite back splash wall and a custom made copper and stainless accent hood
 - Large kitchen Pantry attached to kitchen with wine refrigerator, a full size refrigerator, dishwasher and double size porcelain sink
- **Master Bedroom**
 - River rock floor to ceiling gas log fireplace
 - Large walk-in closet with his and hers built in dressers
- **Master Bathroom**
 - Large two person jacuzzi style soaking bathtub with granite surround
 - Large two sink granite counter with built in cabinets
 - Separate toilet with sliding pocket door
 - Beyond spectacular and beautiful large walk in shower for two with granite interior
- **Powder room** with more beautiful granite counter top
- **Full size walk in laundry room** with built in cabinets, granite counter top and stainless sink
- **Mud room** entrance from driveway adjacent to laundry room and short distance from the kitchen

Second Floor

- **Living Room**

- Full wall library bookcase
 - Bar cabinet, granite counter, sink and under counter refrigerator space
 - Ceiling fan with light
 - Separate but attached TV room which can also serve as a third bedroom with convertible sofa
 - Forced air heating
 - Berber wall to wall carpeting covers the entire second floor
- **Bedrooms**
 - Two comfortable bedrooms with river views
 - One bedroom is large with window overlooking great room with river and mountain views
 - Both bedrooms have ceiling fans with lights
- **Bathrooms**
 - Two full sized stone floored bathrooms with granite counter
 - One bathroom with enclosed soaking tub/shower
 - Other bathroom with walk in stone walled shower

