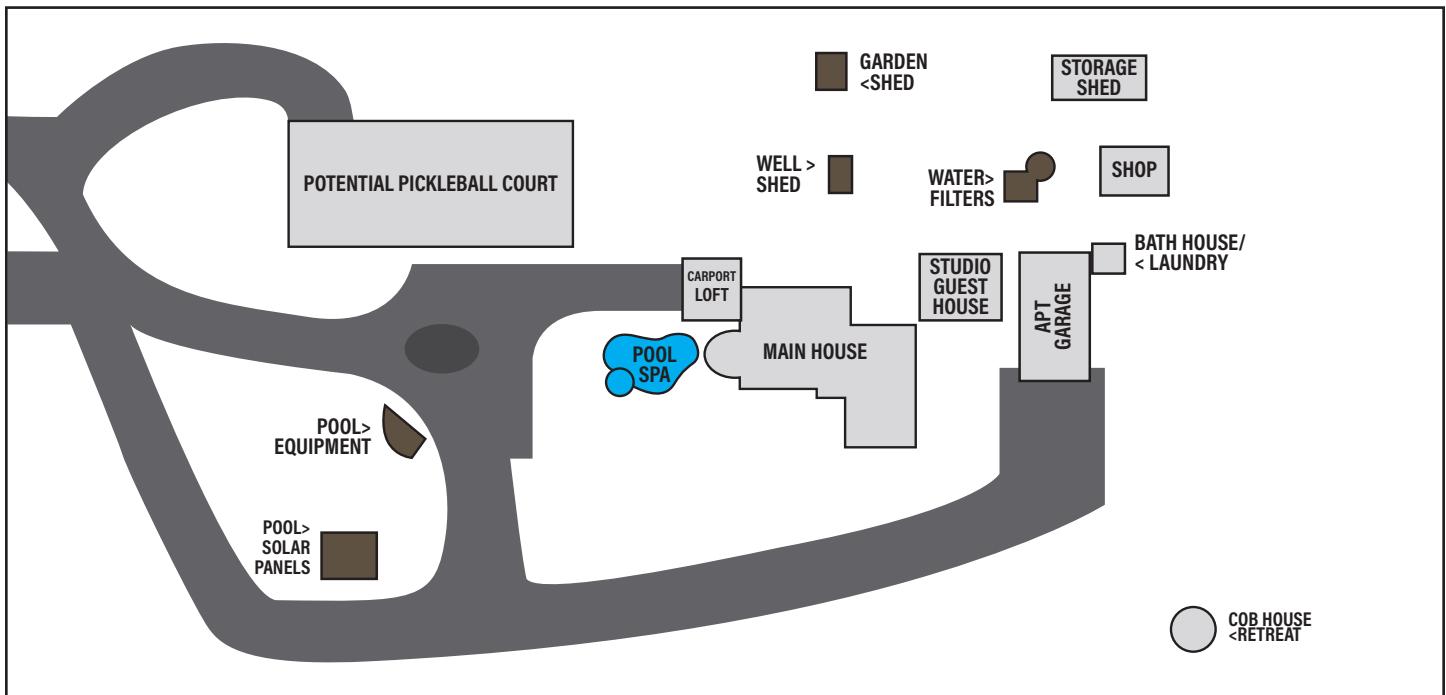


7919 Empire Grade, Santa Cruz



DRIVING TIMES

CalFire Station at corner of Felton Empire	2 min
Bonny Doon Ecological Reserve.....	9 min
Bonny Doon Elementary School.....	8 min
Downtown Felton.....	12 min
UCSC West Entrance.....	13 min
Beauregard Vineyards Tasting Room.....	9 min
Downtown Davenport.....	16 min
Santa Cruz Westside (Bay & Mission).....	18 min

Disclaimer: Driving times are estimates from Google Maps and may vary.



Amenities



2.5 Acres	Heated Saltwater Pool	Extensive Landscaping
Gated Entry	Hot Tub	3 Redwood Groves
Guest House	BBQ Area	Full Sun
Apartment	Gardens	Access to hiking trails
Separate Office	Exterior Lighting	Private well
Cob House	Full Property Generator	Fruit Trees
3 Car Garage	Owned Solar Panels	Several Outbuildings
Carport	High Speed Cable Internet	Hardscaping
RV parking with hookup	Fully Fenced Perimeter	Potential pickleball court

FAQ'S

WHERE DID THE NAME "STILLPOINT" ORIGINATE?

STILLPOINT—This land was once home to a Zen Community who created a peaceful retreat for the study of Zen Buddhism. They cared for the property with shared responsibility and named it Stillpoint.

The term “still point” refers to a state of deep stillness and inner peace—often associated with meditation and healing practices. It is a place where relaxation unfolds and tension gently releases.

Over time, this home has provided rest and renewal to family, friends, and guests alike. Many first-time visitors have remarked on its beauty, calming ambiance, and welcoming comfort. The name Stillpoint has proven to be well chosen, and it is hoped that it will continue forward with the property.

WHAT TYPE OF INTERNET SERVICE IS AVAILABLE?

Xfinity high speed internet is installed to the property

WHAT ARE THE UTILITY SERVICE PROVIDERS?

PG&E service is grid tied to an owned solar system with net metering, three leased propane tanks are onsite, two septic tanks, a private well, Greenwaste, and Xfinity for TV, internet, wi-fi and phone.

CAN I GET DELIVERIES?

Yes! Amazon, USPS, FedEx, and UPS all deliver to Stillpoint.

ARE THERE HIKING TRAILS NEARBY?

Yes! The property has direct access to Fall Creek. The Bonny Doon Ecological Preserve is a short drive away. Trail access to Fall Creek is also available on Empire Grade and Felton Empire Road.

IS THE POOL HEATED?

Yes! The pool and spa are heated by solar panels and a propane heater.

WHAT IS THE ZONING?

“RA” Residential Agriculture Potential allowable uses per County of Santa Cruz website: home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities, open space, and recreational uses



7919 Empire Grade – Property Information

PARCEL DETAILS APN

080-421-02

Lot Size

2.50 acres

DRIVEWAY

40' wide easement to Empire Grade
(shared with 7912)

MAIN HOUSE SIZE

3,819 sf

BEDROOMS & BATHROOMS

4 Bedrooms, 3.5 Baths



UPGRADES

Full kitchen remodel (2013)
Master bath remodel (2020)

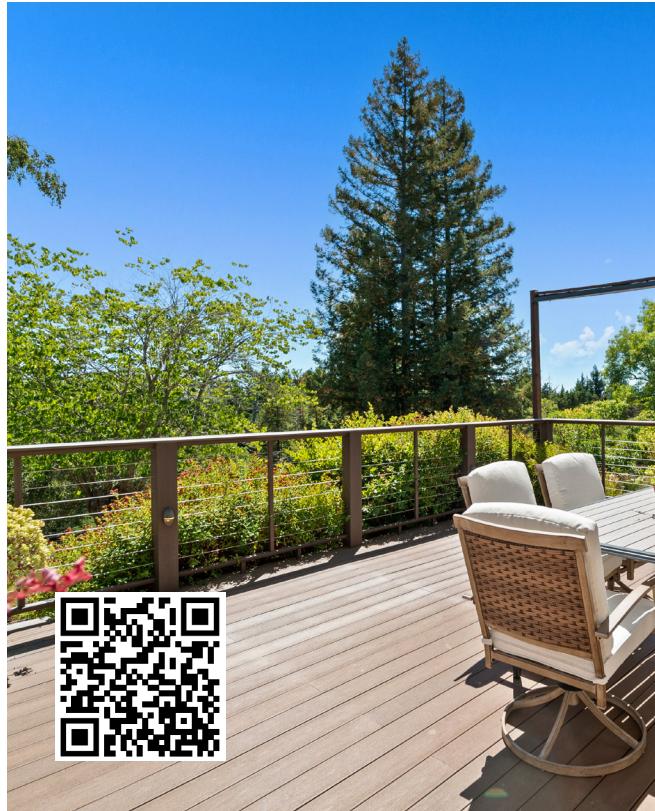
DECKS

Upstairs covered - 86 sf

Primary bedroom deck - 260 sf, exterior stairs

Downstairs off living room - 325 sf, powered awning & side shades

Downstairs east side - 180 sf



SYSTEMS

Cooling - Upstairs only

Heating - 2 propane forced-air units
(3 zones) + wood stove

7919 Empire Grade – Property Information

FLOORING

Hardwood (2013), bamboo in family room, tile in bathrooms

POWER & ENERGY

Whole-property 22kW propane standby generator, auto transfer switch

14kW owned solar system (installed 2021), production exceeds usage on an annual basis

ADDITIONAL BUILDINGS

Apartment above garage (ADU)
902 sf, 2 bed, 1 bath, 180 sf deck, refreshed 2021

Studio guest house/Office (guest unit)
330 sf, full bath, refreshed 2023

Garage – 1,152 sf, 3 cars, shop space, storage, 2 electric doors

Carport – 425 sf, adjacent to kitchen, loft storage/office with half bath & exterior stairs

Tenant bathhouse/laundry – 114 sf

RECENT IMPROVEMENTS

New roof & gutters (main house & studio, 2021)

UTILITIES

Three 500-gallon propane tanks (leased)

Two septic tanks Private well with 2,500-gallon storage, filtration, ozone & calcite treatment

OUTBUILDINGS

Shop, garden shed, well shed, water filter shed, pool equipment shed, storage sheds (materials, firewood, yard equipment)

Cob house retreat – 80% complete, with water & power

AMENITIES

Built-in propane BBQ

Pool & Spa

Automatic gated entry

RV hookup (water/electric/sewer)

POOL & SPA

430 sf deck, saltwater system, solar heating panels, propane heater, automatic controls, integrated spa, auto sweep

RECREATION

Potential pickleball court

Direct access to Fall Creek State Park

PARKING

Ample parking for 10+ cars

LANDSCAPING

Fully fenced (new 8' fence on 3 sides), extensive gardens, orchards, patios, redwood groves, native oaks, manzanita, multiple irrigation systems, walkway lighting