



**Property Owners**  
**Danielle & Eric Weems**  
**Cell 707-672-3007**  
**95 Hilltop Ln**  
**Mckinleyville CA 95519**  
**APN 312-071-050-000**  
**4.02 acre lot**

## **VENUE INFORMATION**

Our goal is to offer our property as a venue for any celebration big or small. We will be utilizing approx 3 of our 4.02 acre lot. The property is zoned Agricultural/Residential. We are located close to 299 and right off of glendale.

We originally bought this as our forever home, we lived there for 8 years and recently relocated.

\*We are owner operated with no employees. We hope to add our property as a place for our community to utilize and add revenue to local businesses and vendors.

The home is 2300 sq ft with lots of space indoor and out. Off of the family room area there is a large cement patio. Off the cement patio is a grassy area to enjoy the valley view. Close by there is a large shed and behind that is the trash shed. The trash shed faces the basketball court. To the left on the side and behind the court is parking. There are plenty parking spots in that area. Walking down the hill there is a small turf area used for corn hole. Next to that is a grassy area. On the other side of the road is our bocce ball court. On the other side of the house is a separate driveway and 5 more parking spots.

Our kitchen has a large granite island and our back counters are stainless steel.

In our rainiest seasons we have never had a flood or a build up of water

## **Rules and expectations for our guest gatherings**

\*Max Capacity 14 people

\*Music must be turned off at 10pm and at a respectable volume until 10pm. In the case they do not comply they will be asked to leave.

\*10 cars may be parked at the house.

\*Check in for set up is 3pm

\*Check out is 11am

\*We have a local guy Kid Thompson that picks up the trash the day of or day after checkout. We dispose of it at Humboldt sanitation. There is a Trash Shed with 6 50 gallon trash bins on the property that locks to prevent wildlife from getting into it.