



Our Chiangmai Estate

Thank you for your interest in our country Estate which is available for sale.

If you have not yet visited the website then please do so using the link at the bottom of this page, you'll find more information, floor plans, photographs and an ongoing Blog.

My wife and I thank you for your interest and possibly viewing our much loved country property..

The details of how our Estate came to be will be a continuing story in the blog.

Location

We searched for a long time to find a suitable piece of property to build our estate on, which was conveniently located close to Chiang Mai City, but offered the serenity and beauty of living at the base of Doi Nang mountain.

The area is a very popular vacation destination for both Thais and foreigners. The estate is on land purchased off the beaten bus/van tourist route in a natural agriculture area, yet only 2 km. of paved and well maintained roads from the major highway. It is a scant 70-90 minute drive to the center of Chiang Mai.

The government land office values property at a higher rate if on a paved road and our Estate is surrounded by paved roads on all four sides.

The main highway is being enlarged, and improved, due to the building of the Thai funded hydro electric dam in Burma. This highway improvement has already resulted in an increase in property prices in the area, and we anticipate this trend shall continue.

Landscaping, Wells, Pumps and Water

When we bought the property it was a longan orchard, with incredible 360 degree mountain views. The landscaping, well drilling, and pond development costs almost equaled the construction costs of the main house. Over 300 dump truck loads of top soil were trucked in and spread to make the slope to the east gentle and esthetically lovely.

We had three deep wells drilled, with well casing pipes shipped in from the south, since we wanted only the highest quality materials available for our Estate. The interior of the pond is cemented for water proofing. We added a walk over bridge with surround lighting, a water fall with strategic lighting, and two fountains with underwater lights which make this area a spectacular evening view. The pond is supported by a steel custom designed and manufactured water filtration system.

We drilled three deep wells, one of which is for the water needs of the three houses. This well, the one with the champagne glass water tower, is supported by two 2500 liter stainless steel, and four cement water storage tanks, and a water filtration system. The water was extensively tested by Chiang Mai University and is both potable and pesticide free. It is taken from any tap in the three houses for drinking and cooking.

We've added 12 very large in ground water storage tanks dedicated to the grounds and the pond. It was engineered so the water from the storage tanks could be pumped from the in ground storage tanks to the pond to be organically fertilized by fish, ducks and geese, then reversed back into the water storage tanks to provide naturally fertilized organic water for the 250 head pop up in ground sprinkler system.

We have Kenyan coffee bushes, 18 varieties of fruit trees, plants, and orchid houses.

Come see our Estate

We hope that you can see why we think it is important to come view our estate and sense, and feel the passion we put into it. Please come visit us!

Of course, all of this requires expensive support to make it work. Thus the 22 large water storage tanks, the 24 in ground water spigots, the three deep wells, and the three independent electric meters which are the first off the local area transformer to draw electricity

We developed our estate not only to live in, but with the idea of easily turning it into to a high end resort or bed and breakfast at some point in the future. We have been approached twice to turn the estate into a high end natural setting resort. We were recently asked to partner with a wine distributor doing wine tasting events.

The Aurora, a new high end resort, opened in October 2010. The resort is expanding and is in the construction phase of 12-15 additional independent cottages. The general manager and the executive chef of the Aurora, with extensive Bangkok hotel experience, have wanted us to turn the estate into a resort that they would manage and maintain on our behalf. This is why we feel the investment potential is huge.

Beauty, Privacy and on premises staff

To insure privacy, we planted the perimeter of the estate with thousands of bouganvilla bushes. They have matured well under the professional care of our caretaker family who lives independently on the estate in a 2 bedroom 2 bathroom home. They work 7 days a week and know every plant and fowl on the estate. They are well versed in attending all aspects of the grounds and home maintenance.

Security and our beloved Guinea Fowl

We have an imported German Bosch central alarm system which is rarely used. The guinea fowls originate in central Africa. These beautiful birds, along with our Japanese, Thai, and cross breed chickens are all a delight to view while at the same time, in their own way of course, making our estate completely organic.

The main house is over engineered and has more steel than needed. The exterior walls are of double brick construction with air spaces and double side silver foil insulation between the two walls. Additionally there is over a ton of insulation in the roof sandwiched between two layers of double sided silver foil insulation.

The main house has a central Italian hot water heater with copper piping, a central music system, an imported light wood and granite western/Thai kitchen with a large pantry, and an "outside kitchen" on the ground floor. Our home has two glassed and screened in terraces with fans. The large terrace also has an air conditioner and can be opened or closed off from the kitchen and living room utilizing the custom installed accordion doors. Both terraces, and all windows for that matter, on both floors, afford unbelievable views.

The four full bathrooms in the main house have glass block shower walls. All bathrooms, including the guest half bathroom on the 2nd floor are custom designed. The lower level of our home has 3 large bedrooms, 3 large baths, and a separate kitchen and living room facility. It is ready-made for an upscale B&B.

The upper floor is an elegant and private suite, suitable for entertaining, when not doing so in the lovely screened in gazebo overlooking the pond, fountains and waterfall. It is an open and flowing concept.

The guest house has 4 bedrooms and 2 baths. Two bedrooms have queen size beds and one has an air conditioner and is completely ready for your personal furnishings.

Contact

We thank you for taking the time to read this, and hope you can sense our passion, our love, and our sense of loss, at having to sell this unbelievable property. We welcome you to come see, feel, and enjoy the results of our efforts.

Please feel free to either contact or visit us.
Bob, (English speaking) +66-80-790-5506
Chai, (Thai and English speaking) +66 81-724-9155
email is mychiangmaiproperty@gmail.com