

Room by Room

Main House, Guest House Combine For 5600+ Sq. ft. on 5.16 Private Acres

A detailed slideshow of rooms and grounds, and this document are available by visiting <http://marty619.wix.com/an-amazing-home>

This unique custom built home was designed with energy efficiency in mind. It features stress skin construction (R42 vs. the traditional R19), Geo-thermal heating (no fossil fuel is burned to heat or cool), and to further lower energy consumption and energy costs: passive solar heating, Low E windows, and an on demand domestic hot water heater with no standby energy consumption are provided. Domestic hot water is on a timed circulator for near instant hot water throughout the house.

Programmable set back thermostats for the 5 zones of heating and air conditioning further lower energy consumption.

There are 3 ceiling fans and numerous remote controlled skylights that close automatically when rain is detected. The fans pull hot air up in the summer and it exhausts out of the skylights. In the winter, the fans direct hot air down. Air conditioning is central if you prefer that.

There are 4 wood burning fireplaces total, and one propane "gas log".

The grounds are extensively landscaped with specimen plantings designed to show color all during the growing season, when one plant finishes it's flowering, another blooms. An irrigation system maintains the main lawn. The property is set back and not visible from the road and woods separate neighboring homes from being viewed.

The main entrance features a Koi pond with a waterfall, and visitors must cross a bridge over this pond to approach the custom designed circular front door.

A separate guest house with 2 car attached garage that is heated and air conditioned is complete with a kitchen, laundry, 2 bed rooms and living room with fireplace. There is a separate large deck with mountain views attached, accessible via 2 different sliding glass doors.

A nature trail, free form gunite swimming pool and a tennis court complete the exterior amenities.

In the Main house

Master Suite (767 sq. ft. total)

- **Bedroom** 28 x 16 = 448 sq. ft.
 - A gas log fireplace for atmosphere.
 - A private 8 x 16 = 128 sq. ft. deck. Accessed by sliders with large glass panes, the mountain views are dramatic all day long.
- **Jacuzzi / Dressing Room** 14x11 = 154 sq. ft.
 - Features an elevated Jacuzzi bathtub and twin sinks
- **Bathroom** 12 x 7 = 84 sq. ft.
 - features a commode, a bidet, enclosed shower, and a laundry chute.
- **Sliders to a private deck** (120 sq. ft.) **with Mountain View**
- **Walk in Closet** 11.5 x 17 = 81 sq. ft.

- Built in shelves and clothes racks, one side is for him, one side is for her

Great room 31 x 24 = 744 sq. ft.

The Living Room and Formal Dining room are combined and share a 26 ft. cathedral ceiling and panoramic mountain views. There are sliders to 2 different decks, a Carrera marble surrounded fireplace with a built in wood storage area.

Kitchen 26 x 20 = 520 sq. ft.

Features a fireplace and dining area, sliders to the kitchen deck for BBQ access. The view is of mountains, lawn, pool and tennis court. A 4 x 11 center island contains a gas cooktop and seats 4 for counter dining. The kitchen features Siematic cabinets and a 20 ft. ceiling and sliders to the interior solarium.

Kitchen Deck 7.5 x 27 = 203 sq. ft. Outdoor dining, BBQ, staircase to pool.

Solarium 13 x 27 = 351 sq. ft.

As part of the energy plan, this southern-facing room features windows on 3 sides and several skylights. Solar heat collected in the winter is automatically sensed and distributed to the remaining rooms in the main house further minimizing the use of energy during the heating season. The solarium looks down upon the spa room, and out to the nature trail, swimming pool and tennis court. A door accesses the kitchen deck, another accesses the nature walk.

Family Room 32 x 18 = 576 sq. ft.

- Fireplace, built-in book shelves, bar sink.

Guest Suite 250 sq. ft. total

- Bedroom 14 x 14 = 196 sq. ft.
- Private Bath 44 sq. ft.
- View is of the main lawn and mountains

Bedroom 1 12 x 16 = 195 sq. ft.

- Built-in wardrobe

Bedroom 2 12 x 16 = 195 sq. ft.

- Built-in Wardrobe

Bath 15 x 6.5 = 98 sq. ft.

- This bath is divided by a door into two sections: a his/hers sink area, a bathroom area with shower/tub. This bathroom is conveniently accessed by Bedrooms 1 and 2, the Spa area, and the pool area. So it serves as a changing room and shower for all.

Spa 13 x 27 = 351 sq. ft.

- The spa room features a 6-person hot tub and interior vines planted in a relief in the floor. These vines have been allowed to climb the walls for a natural feel. Windows look out on the nature trail and sliders open to access the swimming pool. The ceiling height over the hot tub is about 20 feet.

Loft office 20 x 8 = 160 sq. ft.

- The office overlooks the great room and has built in desk, filing cabinets, and bookshelves.
- The internet distribution point (WI-FI location) is located here to give maximum range, which extends 300 ft. away to the swimming pool.

Miscellaneous

- **High speed (72 MB/sec) Wi-Fi Internet**

The router location reaches to side of swimming pool

- **Central Heating and Air Conditioning**

The main house was built with technology that makes it “green”, consuming very low energy. No fossil fuels are used for heating or air conditioning. Instead, two ground sourced heat pumps provide forced air heating and cooling, distributed over 5 zones and are controlled by programmable thermostats. This is combined with stress skin construction with an R value of 42 (almost 3 times that of an ordinary construction), Low E double glazed windows and sliders, passive solar energy collection for heating.

- **Solar Heat**

Solar heat collected in the solarium in the winter is automatically sensed and distributed to the rest of the house with a blower system lowering the need for energy to run the already low energy geothermal system.

- **Domestic Hot Water**

In keeping with the “green” aspect of the home, the main house’s hot water is derived from an on demand system. A circulator provides hot water within a few seconds. Unlike conventional systems, no energy is used to maintain a hot water reservoir. The system is capable of providing enough hot water for the 3 showers to be used simultaneously and continuously for 24 hours a day without ever running out of hot water.

- **Full Baths (4) 3 in main house , 1 in Guest house**

- **Half Baths (2)**

There is a guest powder room outside the great room and a commode in the separate laundry room.

- **Cable TV, Telephone and Central Vacuum (in all rooms)**

Conveniences. There is a thoughtful layout throughout

- Shelves in the attached garage along with a refrigerator there make it convenient to unload your car after grocery shopping while out of the rain and snow. This is 15 feet from the kitchen, and up a 7 step staircase.
- A wood rack in the garage is filled from an outdoor wood pile on the outside of the garage by passing logs through two windows. Again it is a short trip up to the great room fireplace, encouraging frequent use of the fireplaces in the great room and kitchen and family rooms. The wood dries well in the garage and lights easily.
- Interior lighting and extensive landscape lighting is controlled by a home automation system, timed and dimmable via a handheld wireless remote controls.
- Landscape lighting all around the property dramatically shows the numerous specimen plantings after dark.
- There is a central music system with built-in ceiling speakers in kitchen, great room and family room.
- Security System includes smoke detectors.
- Day and night a driveway annunciator alerts that a visitor has entered the driveway. It turns on lights after dark, in a staggered fashion so that it appears to a stranger that someone is home.
- The Main house and Guest house are not visible from the main road. Both are surrounded by woods and are very private.

Guest House Summary

- Great Room consisting of a kitchen and living room area
- 2 Bedrooms
- Bathroom with shower/tub
- Fireplace
- Private deck
- 2 Car over-sized attached 2 car garage which is now used as a hobbyists woodworking.
- Guest house garage is heated and air conditioned.
- Washer and Dryer

Property Summary

- Free Form Swimming Pool includes an automatic pool sweeper vacuum
- Set back by 300 ft. for privacy, both houses are not visible from the road or from adjacent neighboring homes.
- Tennis Court
- Central Vacuum System in Main house.
- Specimen plantings provide colors throughout the growing season
- Irrigation System
- Nature trail
- Koi Pond with waterfall at entrance of main house. Enter the main house by crossing over the Koi Pond's bridge. While still outside, a thoughtfully placed and designed large circular custom glass door provides an impressive first view for a visitor across the great room and out to the mountains.
- Extensive landscape lighting illuminates the property at night
- Visitor Announcement chimes when someone comes down driveway
- Service access road
- Separate pool equipment shed house pumps and chemicals
- Lawn tool shed
- Rough in for a propane powered standby generator.
- The landscaping was designed to show ever changing colors all during the growing season. When one plant ends its flowering season, another takes its place.