

## **Features List**

- 5 Bedroom, 4 Bath, south facing, passive solar, custom timber frame construction (main house and attached short term rental), 3,199sf
- Built in 1987 (to be confirmed)
- 26.9 +/- acres, with three parcels
- 7 Outbuildings (totaling 12,323sf)
- Brick 2 story unfinished house with 2 separate units (1,976sf)
- Radiant infloor heating
- Sauna with shower and custom tile
- 2-Story greenhouse acts as a passive solar heating system for the main home
- Metal roof
- Multiple additional house sites
- 6 +/- acres of flat land with 5' topsoil
- Native landscaping
- River frontage
- Hiking trails
- Multiple ponds and natural springs
- Multiple heating sources: Passive Solar Design, Infloor Radiant Heating, Combo Oil/Wood Furnace - warms the radiant floor heating system on the first floor (Thermostatically controlled heat storage for spring and fall), and backup generator, and propane.
- Mitsubishi Mini-splits, one in the living room and one in the primary bedroom upstairs. One in the STR living room.

### Short Term Rental

- Rents for \$110/night
- STR was separately metered, but they combined them for the back up generator.
- Additional propane wall heater in living room
- Electric heater in bathroom
- Minisplit in living room
- "Scarf Joint" construction in the bathroom

## **Custom Details**

- Both Residences are Oak Timber frame construction using timber from the property.
- Walls in between timbers are called "Stress skin panels" with spray foam insulation - osb on one side sheet rock on the other

- Additional two story Timber Frame is unfinished, brick lower walls and cedar shake siding on upper level and metal roof. Radiant floors in upper level
- Wood floors are Heart Pine and Yellow Pine
- Sauna is made of of virgin growth Redwood
- Screen doors on whole house are reclaimed redwood
- Greenhouse drained and plumbed for a lap pool. Interior wall made of Etong.
- Counter tops are ferro cement with tile
- Built in cabinet in kitchen is made of walnut
- Kitchen cabinets are made from oak and heart pine
- 2nd story bathroom wood paneling is made of virgin cypress from the old flume at lake summit
- “Square Half Laps” joints in the timber frame construction of the house
- Upstairs hall bathroom includes an electric heater

### **Fixtures Exceptions**

- Seller reserves the right to remove small plants from the landscaping.
- No equipment in the Saw Mill and Lumber yard convey.