

House Features - 1047

12" thick AAC (autoclaved aerated concrete) construction for all heated space exterior walls, between master wing and kitchen, and between guest wing and living room. Exterior of AAC block treated with stone or concrete stucco. Interior of AAC block treated with a compatible plaster. Overall thickness of walls is 14". The thermal mass of the masonry floor and walls results in an amazing ability to maintain constant inside temperatures.

8.8 KW ground-mount solar array with Sol-Ark 15KW inverter and Pylontech batteries with 20.5KWh of storage capacity.

Generac 22KW propane generator with a 1000 gallon propane tank as a back-up to the solar system.

Protective 4' eaves all around the house.

All exterior trim, soffits, and ceilings are non-wood; all consist of James Hardie or MiraTEC products.

Concrete slab floor with an epoxy finish.

Mitsubishi heat pumps, air handler, and mini-split heads.

Alpen fiberglass triple-pane high-performance windows.

Rais Viva Model 100L wood stove with outside air kit.

Isokern outdoor fireplace with natural stone hearth.

Programmable hot water circulating pump for instant hot water at all faucets.

13' ceilings in LR, DR, and kitchen. 10' ceilings everywhere else.

Bosch appliances with electric induction cooktop.

Brazilian custom granite slabs for all countertops.

Spray-foam insulation on underside of roof sheathing.

5/8" fire-rated drywall for interior walls.

Gutters drain to pipes that run to natural drainage areas.

Hunter Douglas designer solar shades.

LED lighting throughout the house.

Wellborn Aspire Series custom cabinetry.

VEGO raised bed vegetable garden protected with electric fencing.

600 gallon rainwater cistern for the garden.

Oversized 2-car garage.

Large covered equipment porch.

Simplisafe alarm system with cameras

Many extra parts and supplies including extra well pump, many extra water filters, etc.

House features 1045

Circular driveway with large parking area.

Two water sources: a well and a spring-fed cistern. The spring-fed cistern is above the house and provides great water pressure without any electricity. At the present time, the house is on the cistern and the cattle waterers are on the well, but there are valves in place to allow any possible combination of water sources for the house and the cattle waterers.

All exterior trim and porch ceilings are non-wood; all consist of James Hardie or MiraTEC products. Porch railing has some treated wood components.

Stainless steel cable for porch railing under the handrail.

Trex porch decking recently installed.

Morso wood stove

Mitsubishi mini-split heat pump.

Spray-foam insulation in the crawlspace on the underside of the subfloor.

Wood-look tile floor throughout the house.

Simplisafe alarm system with a camera

10' x 24' insulated storage building with electricity and lighting

Property features

Solar powered electric security gate

Roads to most areas of the property

Improved gravel road with ditches and culverts to both houses.

Multiple springs on the property. All of the water on the property originates on the property.

Intact perimeter barbed wire fence.

Extensive electric pasture fencing with multiple pastures for rotational grazing.

Automatic cattle waterers and/or gravity-fed troughs for all pastures.

Heavy-duty corral and cattle working area with telephone pole posts and galvanized guardrails, partially covered with loading chute and head gate.

Antique corn crib original to the property used for farm storage.

Shooting range.

Multiple hiking trails through mature hardwood forests.

Multiple large boulder outcroppings.

Fenced orchard with apple, pear, cherry, and peach trees.

Abundant wildlife including deer, bears, turkeys, foxes, bobcats, quail, and more.