

559 BATTLE MOUNTAIN ROAD FEATURES LIST

Construction:

- Insulated Concrete Walls from basement footer to roof (Including garage) for an exceptionally quiet; weather, insect and fire resistant; maintenance free home
- 6" thick concrete walls reinforced with 5/8 rebar every 16"
- Superb insulation. R32 walls, R60 ceilings (blown in fiberglass 3 feet thick)
- 2" foam insulation under basement concrete floor (circa R15)
- Triple rebar reinforced, 10" tall footers
- 4" concrete slab over 10 mil plastic vapor barrier and 6 inch gravel base
- Subterranean walls coated with sprayed on poly waterproofing *and* 10 mil plastic sheathing for outstanding protection and durability
- The entire perimeter of the house is filled with gravel up to 6' wide and 10' thick providing superior drainage to 4" perforated drain pipe which is gravity drained away from the house to the north and south. Water sheds off the roof into the gravel and then drains away eliminating the need for gutters and sump pump.
- During heavy rains, water falls into the gravel drain system, no dirt splashes on house
- Underground gravity drain system below back (unfinished) patio area

Electrical:

- 400 amp electrical service with state of the art Square D QO panels
- Whole house surge protectors on both 200 amp panels to provide protection for all devices and electronics in the home.
- Copper wiring throughout including service feeds from power meter
- *All* outlets in the house are GFCI and Arc fault protected for optimal safety (protection is in the breakers rather than the outlets)
- Outlets installed closer than the code requires
- Outlets in pantry and closets
- Fridge, freezer outlets in pantry and basement
- Kitchen countertop/backsplash outlets arranged vertically and horizontally to identify the two 20 amp circuits powering that space to avoid overload
- 20 amp breakers and 12 gauge wire to all outlets
- Underground utilities from street pole to house
- Set up for easy manual transfer of power to several outlets to propane generator (generator does not convey)
- 120 gallon propane tank (owned)

Roof:

- Standing seam galvanized, aluminized, factory painted metal roof
- State of the art roof underlayment/vapor barrier
- 1/2" OSB sheathing on 2X4 purlins with 2' centers (in other words, this roof is way overbuilt, designed to last a lifetime with no maintenance)

Additional Efficiency Features:

- Low E coated, argon filled windows throughout structure
- Wrap-around porch designed to shade house reducing solar heat gain during the summer
- Heating via highly efficient three ton heat pump
- Lopi Liberty Woodstove (welded solid steel)
- Wood stove combustion air delivered from attic directly into stove through wall duct so no air enters the house
- Double wall stainless steel chimney
- Full distribution of HVAC ventilation is done by a series of 9 intake or return ducts and many more regular ducts delivering air to every area in the main floor and basement. (All ducts are on walls or under cabinets for clean look.)

Kitchen:

- 4' X 10' island with solid slab of gorgeous granite (black/white)
- Kohler cast iron island sink with added faucet offering advanced purification via reverse osmosis filter for optimal drinking water
- Chef's-delight extended work area of granite topped cabinets with abundant natural light and stainless steel undermount sink with garbage disposal
- 1st dishwasher beside this sink
- Scullery with additional stainless steel sink with disposal, and 2nd dishwasher
- Full height stainless refrigerator in kitchen with full height freezer in scullery
- HUGE walk-in pantry
- 6 burner propane cooktop
- Double oven
- Abundant outlets for maximal convenience

Media Room:

- Media/sitting room located between common area and primary bedroom
- Wired for easy surround sound speaker installation
- Two sets of wires go to the main room for contiguous sound

Garage:

- 30' x 60' with 14 foot ceilings
- 6" thick concrete floor
- Room for 5 cars and built to be compatible with lift equipment for shop repairs or additional auto storage
- Two 10' tall metal foam filled insulated garage doors, 16' wide and 9'
- Lift Master's best openers. Direct drive, very quiet with back-up power operation, and web enabled.
- Two 20 amp power circuits.
- ½ bath with utility sink in garage

Miscellaneous:

- 9 foot ceilings throughout main floor and basement
- Red oak flooring throughout main living area, bedrooms and ½ bath
- Tiled en suite bathrooms and high quality vinyl plank flooring for durability and easy cleaning in mudroom
- Basement level ready to finish with full bath and kitchenette plumbing rough-in
- Numerous ADA features for easy living, perfect for aging in place
- Basement ready for drywall with vertical nailing seams 8" inches apart on exterior walls, 16" center on interior walls

Security:

- CAT5 cables wired from various places to the bedroom nearest kitchen/office and ready for security system installation to west side soffit facing north approach, back porch facing basement door, front, back and south-facing wrap-around porches (toward driveway), and garage
- CAT5 cable runs from office to master bedroom closet for future monitor install

Data:

- Coaxial cable installed into every bedroom and office from basement
- CAT6 cable installed in every bedroom for hard wired data

Water:

- All water lines are CPVC
- All water lines start as 1" and reduce minimally for excellent water pressure throughout
- Re-circulator pump maintains constant hot water to all faucets through insulated water lines
- Highly efficient, state of the art heat pump water heater

Well:

- 25+ gallons of water per minute
- 225 feet deep with 60 feet of steel 6" casing preventing ground water entry
- 4.25" PVC sheathing all the way to the bottom of the well protecting the well and pump from damage due to cave-ins and rock and sand damage

Septic:

- Conventional, gravity system designed with state of the art methods and materials
- 4 bedroom perc, supports fulltime occupancy of up to 8 individuals

** Information provided by home-owners, believed accurate but not guaranteed.