

What Makes this House Different?

- Full 12" poured walls (no step down)
- Post and beam construction
(8x8 posts; 8x12 headers and cross beams; 6x8 rafters and collar ties)
- Metal brackets (Contemporary Structural Plating, or CSP) with through bolts securely fastening beams together
- Heavy substructure mainframe floor system consisting of 8x12 oak beams underneath house
- Concrete piers beneath all load bearing posts in substructure
- Exterior framed 6" walls in between posts and beams
- Entire exterior of house is storm sheathed on 45° angle for rigid wall construction
- Counter braces (on 45° angle opposite the storm sheathing) built into exterior walls for added strength
- Large overhangs on gables and eaves to protect house from weather
- Interior horizontal cross braces hidden within walls of house for extra strength
- 1" poplar subflooring on 45° angle
- Storm Room:
 - 12" thick steel reinforced concrete walls
 - Bar joists supporting a steel reinforced concrete roof
 - Metal access door
- Custom steel handrails located both inside and out
- Variety of hardwoods throughout house including:
 - Wide plank Maple flooring
 - Ash, Cherry, Oak, and Poplar paneling
 - Persimmon kitchen cabinets
- 3"x12" Red oak stair treads
- 8' interior doors
- Elfa® shelving systems throughout entire house

- Geothermal heat and air (Wells with closed loop system)
- Heated floors in master bathroom (including shower)
- 36" duel-fuel Viking range
- 48" Viking Side-by-Side refrigerator/freezer
- Miele dishwasher
- Rebar reinforced concrete countertops
- Energy Star ceiling fans throughout house
- Environmental mix concrete (walls and footers)
- Low VOC interior paint and polyurethane finish on walls and posts
- Spray foam insulation inside all exterior walls for maximum energy efficiency
- 2" air gap between roof insulation and metal roof for venting
- Total of 5 " of Styrofoam tongue and grove insulation on roof
- 1 ¼" poplar tongue and grove v-joint decking material on ceiling
- 24 gauge standing seam roof
- Master water cut-off for entire house
- Refrigerator water cut-off located in pantry
- Concrete bordered driveway with pavers
- Native limestone rock around house
- Outdoor living area:
 - *Pizza Oven
 - *Fire Pit
- Generator pad pre-plumbed for electrical wiring with transfer switch and LP Gas hookup installed
- Floor drain in utility room