

House (heated part) is 1675 sq. ft. Overall foundation is 3753 sq. ft.

Tower is 14'8" x 14'8" x 40'.

All exterior house, interior center wall (thermal mass wall), veranda and tower walls are built of 8" thick concrete block filled with concrete and rebar.

Garage roof is 6" spancrete, house and veranda roof is 4" spancrete all connected and one pour of 4" reinforced concrete on top.

Roof is covered with 3 ply fiberglass overlay system.

Foundation for house, garage, and veranda was all one pour.

House interior is wood framed (except for one side of the center wall).

Inside exterior walls insulated with 3" of sprayed in Icynene LD-C-50 foam and the ceiling with 5" of same foam.

5/8" sheet rock used throughout house.

All windows are Simonton Storm Breaker Plus windows and the patio door is too.

All the full view storm doors are newly installed Anderson 4000 series doors.

All countertops and sinks are Corian with integrated cove backsplashes.

All cabinetry are Merillat Masterpiece Martell cherry. (A cabinet unit can be removed for a dishwasher)

All toilets are water efficient, chair height, Kohlers with soft close seats.

All plumbing fixtures are Kohler.

2 40 gallon self cleaning water heaters.

Air conditioning and heating system is American Standard.

Central Vacuum System

Grab bars in bathrooms.

Tub and showers are acrylic reinforced with concrete underneath so they feel solid.

Water softener for house and R/O system for drinking/cooking/ice maker.

2 water wells in yard. One for house is on the water softener system. The second one is a backup well primarily used for outside watering

but can be hooked up to house if necessary.

One water well at the cow pen/windmill powered by solar panel.

Electric and phone lines are underground.

50 185 watt (7000 watts) solar panels on roof. Highest electric bill was \$54 last Feb. Average electricity cost for this year was \$-25.00.

CC Disposal is my garbage pickup.

Shipping container is a tied down one tripper.

Automatic gate at main entrance.

Main road to house is limestone.

Yard and greenhouse/orchard enclosed with 4' chain link fence.

Greenhouse is two 30' x 48' units gutter connected and covered with 90% shade cloth (provides 10% shade).

The amended soil is

sandy loam, peat moss and composted cow manure. All organic with 12 raised beds.

Orchard is the same amended soil with 3 orange, 1 lemon, 1 tangerine, 1 grapefruit, 1 lime (?), 2 peach, 1 plum, 1 pear, 1 nectarine,

and 1 apple tree. (There is a pomegranate and loquat for looking at)

Septic: 1000 gallon, 2 compartment concrete tank with 240' of 4" perforated pipe and gravel lined.

Generator: Generac 36kw, automatic transfer switch, propane fueled.

Tower has electricity throughout and a shaft for an elevator. Lightening rod and top rail are stainless steel.

Stairs are poured concrete.

Garage is 30' x 30' with a half bath, steel back insulated garage doors, and is wired to handle a welder.

Under cabinet LED lights in kitchen; ceiling fans in all rooms; recessed lighting in living room.

Outside lighting around house and garage. Veranda has lighting too.

Bathrooms, kitchen, and entrances tiled; The rest of the house has engineered wood flooring.

French drain at driveway.

Veranda screened in.
