

WILD ROSE - A PRIVATE RESERVE ABOVE THE VALLEY

HIDDEN BENEFITS OF BUILT IN CONSTRUCTIONS DETAILS

ENERGY EFFICIENT GREEN HOME

Results in substantial energy savings from to maintain the home. Including possible MT tax credits and rebates.

Below is a list of projects we have invested to made to make this a Green Home

Outside walls made of Polyinsulated Blocks filled with poured concrete. (see the picture below)



Advantages

- Energy efficient up to 50% reduction in Energy expense
Winter keeps you warm
Summer keeps you cool
- Eliminates Drafts
- Up to 4-hour fire resistant rating

- Resistant to violent winds, extreme elements
- Acts as a sound barrier
- Will not support the growth of mold and mildew
- Protection against Seismic activity

RADIANT HEATING FLOOR SYSTEM

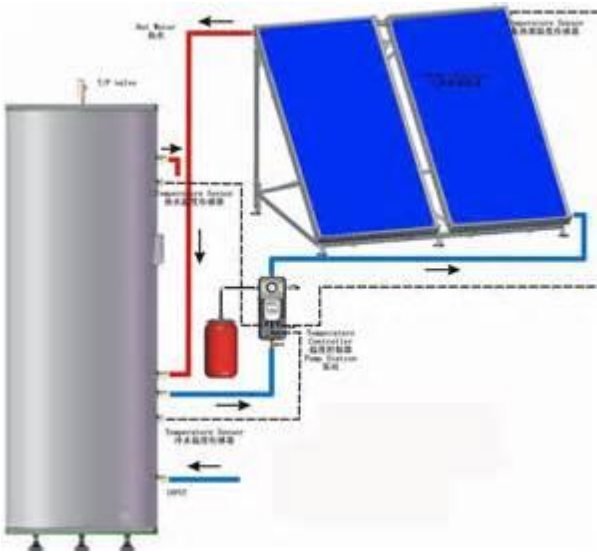
Two Solar collectors on the roof collect heat from the sun (even in below zero temperatures) to provide heat to the special hot water tank via a heat exchanger. This hot water is then, upon demand, sends the hot water to the radiant heat system in the floor. This system does not use electricity to heat the water for the Radiant floor heating system. The system installed has the capability of zoning heat protection to each room in the home

Advantages of Radiant Floor heating

- **Thermal Comfort** Unlike many systems that directly heat the air, radiant floor heating gently warms the surfaces of objects in the room as well as the air itself. The warm surfaces significantly reduce the rate of heat loss from the occupants, allowing most to feel comfortable at room temperatures 3 to 5 deg. F. lower than with other methods of heating.
- The air temperature at floor level is slightly higher than the average room temperature. This significantly reduces the rate of heat loss from the feet and legs. Several feet above the floor, the air temperature begins to decrease. Most people tend to feel more alert with slightly lower air temperatures at head level. The lowest air temperatures in the room typically occur just below the ceiling. The result is reduced heat loss through the ceiling insulation and hence lower heating costs.
- **A clean system** – One of the biggest complaints associated with forced air heating is its tendency to distribute dust, odors and germs throughout a house. In contrast to whole house air movement, radiant flooring heating creates very gentle (imperceptible) room air circulation. Many people who suffer from allergies have found that radiant heat doesn't aggravate the symptoms the way a forced air system often does

A quite System

a diagram of a typical below – hot water then feeds the Radiant system



All cement floors inside, including the outside patio **have 4 inches of Polyinsulated insulation underneath the cement to protect the floors from the cold ground.** The insulation under the patio cement gives you the ability to add in the future a greenhouse on top of cement & underneath the upper deck in the future.

All glass for windows and doors use double glass insulated storm windows providing

- Reduced heat loss
- Increase Wind and rain resistance

Large ceiling fans in every room help keeps you keep warmer in the winter and cooler in the summer.,

Home built into the side of a hill

- Provides further energy saving protection
- Windows in every room for natural lighting

Wind/Solar hybrid system has been pre-wired from the utility room inside the house to the top of the hill behind the house for:

- Wind generator
- solar panels.

- This substantially reduces the investment should you wish to take advantage of the prewire

The home was built to take advantage of Passive Solar Energy All major windows & door glass face the south below the 2nd level deck

Existing 2nd level deck above the 12' by 40' deck off the main level

- Provides shade in the summer when sun is high
- Allows when the sun is low sun in winter to provide passive energy from the sun thru the glass in the windows & doors to warm the cement floor
- As a bonus The deck above the patio provides sun & rain protection to have move the dining room table outside for dining in the summer.

A Powerful Backup Generator in the back of the home

- Batteries to power the system when the generator is off
- A 2,000-gallon Propane tank is underneath the ground

OTHER FEATURS BESIDES SOLR

- **Additional Fireplaces** Cement floor on man level has been reinforced with additional concrete base to take the addition weight for a fire place and chimney on the man floor and go up 3 stories to the 2nd level and the Loft above enable a fire places on these levels
- **The current main level of the home has been pre-plumbed and prewired for electricity to go to the 2nd level**
- **With a 2nd level and a sleeping loft on above will add 2,500** hundred feet of space giving total square footage to the home of to **4,110 feet.**

- The colored aluminum roof of the home sits (with the help of 2 x 6 inch boards) directly on the 2nd floor. This reduces the 2nd reducing addition costs of the adding a 2nd floor
- **Construction of a stairwell has been prebuilt** to the Space from the future main level to the existing level (see long closet in the NW corner of the home)
- **A satellite system is installed**
- **High speed internet system installed**
- **Space on the east end of the outside deck for a Jacuzzi** Already install and also prewire for 220 heat at that location and also on the east side of the 2nd deck
- Ceiling height in all the rooms gives an open feeling unconfined by low ceilings.
- **Sound reduction construction on interior room walls** The interior walls have been sheet rocked with studs that alternate – to reduce noise transmission from sheet rock directly to a stud and then sheet rock on the other reduces the sound transmission between interior walls - SECU
- **Has a Security/Fire system monitored by a central station** & a camera Video System with 4 cameras that be viewed remotely from anywhere from your cell phone

DECK - located up the slope 75 yards north of the home to take advantage of the view – This is large octagonal deck above the ground with railing is ideal for relaxation - viewing game, mountains and entertaining friends. The view from this deck is one that Lewis and Clark saw – no civilization – just meadows and mountains

20,000 square foot with Native wildflowers surrounds the deck and trail leading to it

Lawn – level 3,200 square feet of lawn off the patio.

Deer Fence and barb wire fence coving the 10 acres around the home to keep deer, house and cattle out of the area surrounding our home.

Gated entry to the Property with a ¼ mile private drive way to the home

Golf Course - a 14 hitting T's leading to a large green with a flag and cup

-watch out for the sand trap- These Hitting T's start from the upper Deck of the home & in different location around the green. The hitting T's have a distance of 250 yards and down 25 yards from the green

Automatic Sprinkler system for the lawn, the meadow by the deck – and gardens surrounding the home.

As a bonus there is a little chipmunk colony that we can see from the home and yard that has been there for over 20 years. They are fun to watch

Trails – a kids trail leading around the inside of the fenced area and a trail leading to the BLM and miles of walking in open grass land with trees.

- **Location - Location - Location** -Property is adjacent to 2 new housing developments to the directly to the south and east **which assures a rapid increase in the value of the property**. A wonderful combination of an investment, beauty and solitude.
- **All of this in the sanctuary of our property which is a totally private reserve without seeing the developments from our home**. This is

because we are located in the trees and about 200 or more feet above the developments – We see only the hills surrounding the property.

- To the North is BLM land

All of this within 15 minutes on the interstate freeway to the Helena Airport and downtown shopping