

185 Blues Siding Road

Some Additional Information

Ponds

- 3 ponds on property, which has been carefully “Rain-scaped” to capture maximally all rainfall.
- Main Pond: Spring fed, plus rainfall and runoff from surrounding grasslands.
- Lower Pond: Designed to catch overflow from main pond
- One-acre irrigation pond. All runoff from barn roof, driveway and grasslands is channeled back to the irrigation pond.

Pasture Irrigation

- 10 acres of irrigated pastures with high organic matter soil.
- Tons of Compos applications and regenerative soil management has been used to increase soil organic matter > 5% to greatly increase water and nutrient holding capacity

Vegetable Garden

- ½ acre in size
- Has been used for over 25 years
- Soil Organic Matter >5%

Year-Round Gardening

- Greenhouse off Barn Quarters kitchen plus 9 large raised bed PVC planters on the deck (will not rot) serve for growing multiple kitchen garden crops year-round for healthy eating.

Wood Barn at Garden

- Built from wood sourced from creating main pond with portable sawmill to make the timbers and boards
- 2 additional stalls available here
- Used mainly now for storage of gardening equipment and supplies but has hay loft capacity for 300 square hay bales also.

Chicken Coop

- Located far back corner of brick barn, ground floor.
- Designed to house 30 chickens
- Large fenced in tree covered outside run

Exterior Features of Both Homes

House Construction

- House is East/West to maximize winter Passive Solar
- 2 x 6" wall studs instead of 2 x 4" to increase lateral insulation. (plus additional 4" of brick)
- Double ceiling/attic insulation
- Thermal windows with e-glass located to maximize winter solar gains
- Metal roof to reduce summer heat gains, longer life and lower fire risk
- Brick siding, metal roof and PVC trim boards do not require painting and will not rot/deteriorate
- Wood Hot Water heater, 1500 Gallon Hicks installed to heat house, barn, pool house and garage. As well as provide hot water for all 3 buildings, and capacity for heating pool, future Jacuzzi and greenhouse
- 6 Solar hot water panels provide all heat/hot water from March through October
- 20 kW of solar panels generate electricity on south brick barn roof connected with Net-Metering to Duke Power.
- 25 kW generator can run the main house, well water and large wood heater when power is lost
- 280-gallon Diesel Fuel storage tank ensures fuel will be available to run the electric generator indefinitely

Home Interior Features

- Special wood burner fireplace capable of heating 2,500sqft constructed with "outside air" ductwork to greatly increase efficiency. Along with separate duct work to carry circulating hot air to distant rooms
- All appliances, heat pumps and light bulbs converted to high efficiency Energy Star models

Huntbox Features:

- All appliances, light bulbs and heat pump converted to high efficiency Energy Star models.
- Large cupola's with windows and open floor plan allows natural light to filter into multiple living spaces
- Built-in book shelving and additional storage under eaves
- Special designed fan and ductwork from main cupola's peak for wintertime capture/recirculation of solar heat to passively heat home on cold sunny winter days.