

## **One Of A Kind Custom Home; ~1758 sq ft**

### **Main Floor:**

- Laundry Room
- Kitchen- Sunfrost 12v R-19 fridge, Premier Pro 6-burner (sealed) propane stove, Sundanzer 12v Chest Freezer
- Half bath
- Sitting room
- Flameview wood cook stove; amply heats the entire home
- Undeveloped 'root cellar' under the house
- Two pantries

### **Second Floor:**

- 2 bedrooms, 2 full bathrooms; 1 unfinished.
- Master bedroom has 4x4 skylight and lots of arched windows, with 'tower' area for sitting, etc.
- Sound board between front room ceiling and Master bedroom floor.

### **Third floor:**

- Open Loft, fully insulated, wired with outlets and light sockets,

### **Home Details:**

- Slab foundation
- 3/4" sub-floor
- Lots of custom arched windows facing all directions so as to make use of the amazing view and evening breezes.
- Patio on the east side so it's pleasant to sit in the summer afternoons and enjoy the scenery
- 2 buried water tanks w/gravity feed to home and pastures, 2 water lines to the home; a redundant system. Each tank hold 1500 gallons of water.
- Home is plumbed using Pex
- Plumbed for 3 full baths
- Well depth @ 150' with tested cold, clean water.
- Very simple well pumping that needs no professional to ever come out to fix a well pump; you'll always have water.
- New hot water solar collector
- New battery bank at house
- Wood cook stove and 6-burner propane stove. Flameview wood cook stove; amply heats the entire home and is the source of entire household hot water in the winter.
- Lots of arched doorways
- 12-inch thick exterior walls negating the need for air conditioning
- Home is fully wired for AC
- Whole house Yanmar diesle generator for backup power
- Solar panels, new solar collector, and top of the line alternative energy equipment. Solar collector heats the household water in the summer.
- Wi-Fi internet, very atypical for this area, provides for a work-from-home option.
- Undeveloped root cellar under the home
- Septic is over-sized and sized for a three bedroom home
- A very over-built home and mostly finished but needing someone's special touches
- End of the road privacy

**Land and Outbuildings:**

- ~64 acres with lots of pasture and owning most of the entire Rainbow Ridge
- Fenced and cross fenced
- Frost free faucets in pastures and chicken yard; all gravity fed
- A shallow water hand pump can be put in since there's another good vein of potable water at 20 feet
- Grid power is close by if off-grid is wanted only as a back-up
- Year round Corn Cob Creek
- Several undeveloped springs all over the land
- Exclusive Farm Use zone
- Hay barn
- Livestock barn
- Two livestock shelters; one insulated
- Chicken Coop with cement slab floor for ease of cleaning and so no wild critters dig under
- Large workshop with wood stove heat. Fully insulated. Sleeping loft. 16 solar panels for power. New battery bank. Water can be easily plumbed from a 2200 gallon water tank close by.
- Two orchards; an older one and a newer one.
- Huge open night sky with no light pollution