

N4424 Kettleview Road is a custom designed residence and grounds that was built to incorporate accessibility/safety/comfort, green design & reduced operating costs, and with regard to future use. These focus areas lead to the following extras that can be found in the primary residence and on the grounds.

Accessibility, Safety & Comfort

- Designed and built on a single level, with no steps and minimal thresholds, including zero threshold shower to accommodate people with limited mobility.
- Space saving design by incorporating use of pocket/sliding doors, built in cabinets, garbage cans and hampers within bathroom vanities, recessed towel bars, and a sliding mirror with hidden recessed jewelry storage in the master bathroom.
- Retractable clothes lines with hooks mounted to the exterior walls of the garage and master bedroom provide for excellent drying location and out of sight.
- Top-Down/Bottom-Up Blinds can be pulled down to any point and at any height for desirable shading. Guest house Blinds include built in room darkening option.
- Bedroom walls have been insulated for sound absorption.
- Orchard with variety of fruit (apple, pear, plumb, cherry, peach) and vineyard are planted and established bearing fruit yearly.
- Over 500+ younger trees or varying variety planted around property, primarily around perimeter for additional privacy.
- Well-maintained garden area with several perennial plants (asparagus, horseradish, and rhubarb). Plantings around house are mainly edible herbs and flowers (thyme, oregano, marjoram, tarragon, lavender, borage, chamomile).
- Hand-dug in-ground, self-heating greenhouse (built in 2021 all with reclaimed materials) and has successfully stayed warm enough to grow vegetables and plants throughout winter, including a lemon tree all with only solar gained heat.
- Several hundred square foot fenced area (4ft high) for chickens or livestock, equipped with two chicken coops. Shed is adjacent to area and is fully electrified with exterior outlets.
- Approximately a quarter mile of maintained walking path around the property.
- Hand-dug pond with fish-friendly liner and surrounded with rocks from around the property. Includes a solar powered water pump for cascading stream and waterfall and is refreshed with rainwater from the overflow of the primary residence water collection tanks. Plants around the perimeter (cattail, marsh marigold, horse tail, and wild rice) help filter the water and provide food. Between the fresh water and plants, the pond needs minimal maintenance and at over 6ft deep holds several thousand gallons of water.
- Wild edibles are abundant around the property and include: black raspberries, red raspberries, blackberries, apples, plums, hazelnuts, apples, and mushrooms.
- Storm room in the garage is composed of three layers of 3/4" plywood, that has been glued and screwed together with 4x4" studs, all hurricane strapped together, and epoxy anchored into concrete in over a dozen areas along with additional fasteners, while stud cavities filled with concrete, including ceiling. The steel fireproof door is sandwiched with 3/4" plywood, upgraded hinges with opposing deadbolts along with six cane bolts on the backside for additional strength. Room has three sealable vents and battery backup light up in case of power failure. Storm room serves as cold storage for vegetables at other times.

Green Design & Reduced Operating Costs

- Primary residence has insulated slab & footing walls at R-10, walls at R-23 without thermal bridging, and ceiling has R-60+. The Guest House has R-10 insulated slab, walls at R-16 without thermal bridging, and ceiling has R-60+. Primary residence and Guest House are both super airtight and minimize drafting and heat/cool loss.
- Primary residence with sunroom was designed to face south taking in solar gain during winter, along with heating the natural slate floor and house.
- Primary residence and Guest House are primarily heated by their wood stoves and have no issues keeping up with the cold. Between the solar heating and wood stove, we only use the backup heaters when we're on extended vacations. Primary residence wood stove was imported from Europe, has an oven to bake in, has excellent heat output and served us very well several times when the power has gone out during winter storms. The wall behind the fireplace is filled with concrete to act as a thermal battery, extending heat output.
- Water heaters are on-demand, tankless whole house electric water heaters, which take up very little space, are long lasting, with greatly reduced operating costs and minimal maintenance.
- Appliances are Energy Star rated, well-maintained, and have been cleaned regularly for optimum performance.
- Whole house fan located in the mudroom is well-insulated, remote operated, and provides cooling by drawing in cooler air at night and in mornings or providing a breeze during the day.
- Primary residence has an Energy Recovery Ventilator which draws in fresh air to replace indoor stale air while heating/cooling the incoming fresh air. This system helps prevent moisture build up, air pressure balancing, and ventilation for the bathroom fans.
- All buildings have water collection systems from the roof/gutters that can be used for watering.
- **With all of the green built principles mentioned above, and when using wood to heat, our electric bill is \$115 on average for both primary residence and Guest House. Everything is electric so this is the *only* monthly operating expense.**

Future Use

- Septic system was designed and installed for 4-bedroom residence, allowing for a future additional bedroom with no septic costs.
- Master bathroom shower walls and around toilet walls have been framed with blocking (2x12" between studs) for future grab bar installation.
- Primary residence roof was south facing to eventually accept solar panels and space was left atop the storm shelter for batteries, which is next to the electric panels.
- All appliances and items that remain with the property have original operating manuals for reference.
- Additional paint and codes for each room color are to be left along with extra materials from building (shingles, gutters, tile, glass, faucet, etc).