

House:

2026 Construction

SIP (Structural Insulated Panels) construction (<1ACPH @ 50 pa)

5,094 sq ft, 5 bedroom, 4.5 bathroom

Radiant heated floors entire first floor (3,500 sq ft) - fully automated radiant heating setup to maintain optimal floor temperature

Additional underfloor and interior (all interior walls) insulation (underfloor/crawl space insulation = R-45, only R-38 required by code)

400 amp elec service, additional 200amp dedicated meter at well.

Well meter is wired for backup generator

Dedicated 2 GB Synchronous Business Fiber Optic Internet circuit

Pre Wired with Cat6a ethernet throughout (3+ miles of Cat and Speaker cable)

Smart home ready - smart locks and video doorbells installed

Whole house audio system with smart app control and internet connectivity. House wired for an additional 25 speakers, theater room ready with speaker and projector locations

Every room wired with Cat6 ethernet for internet/network, TV

2000 sq ft concrete garage apron (outdoor), gravel driveway (not paved)

1000 sq ft garage (fully insulated) w/ 3 overhead doors (Wayne dalton, R-12 insulated doors). 2 w/smart belt openers. Garage has dedicated heating/cooling, not included in conditioned living space SQ FT.

Matching high end overhead doors on metal shop

Solid core interior doors, 8'

Walk-in closet in every bedroom

24 gauge standing seam metal roof (lifetime warranty)

LP Smartside lap siding

\$40k Milgard window package, lifetime transferable warranty - Dual pane, U factor 0.21-0.23 (code requires U-0.28 minimum)

Windows include Suncoat coating to block UV rays to minimize fading of flooring and furniture

LVP flooring, granite and solid surface countertops throughout

Full appliance package (Samsung smart appliances, induction cooktop).

1200 CFM Thermador Pro range hood (kitchen)

Custom LED stair lighting

Plumbed for ERVs (energy recovery ventilators) throughout

Modern Linear (Dimplex) electric fireplaces (2)

Curbless 48 sq ft shower in master

High end Delta and Kohler faucets/fixtures throughout

2X 199K BTU tankless LP water heaters

2,000 gal cistern, 18gpm well production, 35gpm VFD well pump

Oversized underground water mainline running approx 2,000 LF across property

12 tons heating/cooling with 10 zones for maximum comfort and efficiency. All mini split units afford heating and cooling, and are internet connected with smart app functionality

Matching Gutters installed with proper drainage installed

Shop is 30x60 with 14' sidewalls, fully insulated with HVAC and plumbed for radiant floor heat in slab.

Engineered for future 2 post vehicle lift with additional slab reinforcement and thickened footings