

Dear Prospective Buyer,

While envisioning the build of this home we tried to take all "behind the scenes" aspects into consideration. Although rarely seen, the functionality of the home was very important.

We chose to invest in a better design for the plumbing and put in a water line shut off system. This allows each individual water line to every source of water in the home to be singled out and independently shut off, without shutting off water to the whole home. This system is composed of flex pex lines, with the only fittings being where the water enters or exits a line, reducing the risk of water leaks. Ofcourse, we knew our water needs and never wanted to run out of hot water, so we chose to install two fifty-gallon hot water heaters that were plumbed for a "continuous" flow system.

Comfort and security in the structure was of equal importance. The home is constructed with 2x6 walls, concrete floors, and 4 ft rebar inforced concrete walls on 1/2 the home instead of just removing additional dirt. This choice provided all the benefits of a bermed home with more natural lighting. Spray foam insulation was the next logical decision in our minds. Providing energy efficiency and long term peace of mind, but we went further and added R-11 insulation between all interior walls to help reduce sound from room to room. Having a family and less noise was appealing. A dual fuel heat pump system provides all of the heating and cooling needs. Like most heat pumps, in the depth of winter below certain temperatures they are not as efficient, so our furnace has a propane backup that automatically switches over if the temperatures reach below a certain temp. Ensuring you are never left waking up cold after extreme temperatures.

Little things we wanted and added were a dual shower head in the master walk-in shower with two separate temperature controls, a separate secluded toilet space and plumbed for a large double vanity. Additional lighting was added in the fifth bedroom to provide a bright space for a home office or guest space along with extra outlets. All bedrooms have already had cable ran for satellite TV or potentially a antenna if you so chose. It already has internet ran for the home through Current Electric internet as well. Storage space was huge for our family, so with that in mind, we chose to have large step-in or walk-in closets in every bedroom, a generous pantry space, and multiple small closets throughout. The laundry room size was with the intent to later create a "mudroom space" once a garage was added down the road. Although, it provides ample space for additional items like chest or stand up freezers, as well as potentially a second refrigerator if desired.

To tie the wood features in the kitchen to the rest of the home, we continued the wood to all of the bedrooms along the top of each 4 ft wall to add extra character and functionality to each room. The wood features provide a quaint space to showcase creativity or just to simply add "A little something" to the space.

Last but not least, the porch was strategically designed with lots of outside enjoyment in mind. Three ceiling fans were necessary in our minds to provide comfort no matter what portion of the porch was being used. Can lights were added to the porch for those times, when a bit extra light is just needed. Also, loving the magic of holidays, outdoor outlets were installed at the upper front corners of the porch ceiling to provide a quick and convenient source for Christmas lights or string lights to encase the porch with a subtle and comforting glow. Outlets were also placed at each end of the porch near the corners for any electric tools or outdoor electric needs you may have. The open concept of the porch showcases the sky as it dances with colors from sunrises to sunsets or the dark of evening with a sky full of stars.