

## Features from Seller regarding 299 VZCR 4135

\*\*\* Energy Efficiency

\*\*\*Superior Construction

\*\*\* Handicap amenities.

\*\*\* Sustainability

--2 walkin closets down and 3 walkin storage/closet up.

--Deed Restrictions - located in middle of subdivision

Superior Construction:

Typically custom built homes are built for Appearance, leaving the construction same as tract construction; cutting corners. This house focused on superior construction; planned and designed with location for energy efficiency; windows for light and surrounding natural beauty, duly planned.

\*\*\*\*\*ENERGY EFFICIENCY/ CONSTRUCTION\*\*\*\*\*

Proof Record --Energy Cost

\*\*\*METAL ROOF: \*\*\*\*

-- light color reflects heat; Plywood decking (insulation) 2 x 4 strips (space ventilation/insulation) with metal attached to 2 x 4 strips.

--Heavy gauge metal qualifies for insurance reduction.

\*\*\*ATTIC FANS: each end; thermostatically controlled with on/off switch.

\*\*\*\*\*LOT STRATEGICALLY LOCATED: \*\*\*\*\*

--Surrounding trees and greenery - cool in the summer utilizes Carbon Dioxide; ground cover with many edible plants; less mowing.

@@@ Trees and porches provide cooling for house in the summer and warmth in the winter.

Typically Energy Efficient homes in Colder climates locate the windows allowing the Sun to absorb into stone surface for extended release of heat.

--Aspen/ Cedar wood is insulating.

--12 + inches of insulation in ceiling and between floors.

@@@ 2 x 6 exterior walls superior to typical 2x4 for insulation.

@@@ Kolbe wooden double pain windows -- top of the line. wood is a great insulator

--Real Oak flooring: insulating, easy on standing;, even after 50 to 80 years can be resanded and refinished.

--Exterior and interior Tie Down to deter wind damage

--Recent New Air Conditioner

@@@ ON DEMAND Water Heater

@@@ Low Electric--12 mo. \$88 average (have statements)

--Easy access to roof & wood stove pipe cleaning

--9 ft ceilings- lower floor

--Wooden doors.

--Oak Cabinets, constructed on site

--Windows strategically located for light and view

#### \*\*\*\*\*HANDICAP:\*\*\*\*\*

-- Designed for limited conversion to handicap accessible. Wide M. Bath, large shower/wide door, tall commode, wide entry doors providing access to lower level, porches & yard.

#### \*\*\*\*\*SUSTAINABILITY:\*\*\*\*\*

--Well pump - generator ready with adaptable extension cord. Extra large holding tank.

-- 2nd water source - convertable to community water

--Septic usage with rain barrel water -Aerobic requires electricity.

-- Wood store - heating & cooking

-- Cross window ventilation

Utilities and Additional Property Information Provided by Seller

For property at 299 V2CR 4135

What providers are used currently for following services?

Electric Brilliant Energy phone # 877-789-8861

Sewer \_\_\_\_\_ phone # \_\_\_\_\_

Water <sup>Deep well</sup> Little Hope meter phone # \_\_\_\_\_

Cable \_\_\_\_\_ phone # \_\_\_\_\_

Trash \_\_\_\_\_ phone # \_\_\_\_\_

Natural Gas \_\_\_\_\_ phone # \_\_\_\_\_

Phone Company Verizon phone # \_\_\_\_\_

Propane \_\_\_\_\_ phone # \_\_\_\_\_

Internet Exede phone # \_\_\_\_\_

What are the average utilities per month for this property?

Electric: summertime - Mar-Oct 80 winter - Nov-Feb 110

Gas: summertime - 0 winter - 0

Water: summertime - 0 winter - 0

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? ✓

Is there a current survey on the property? no If yes, do you have a copy? \_\_\_\_\_

What builder built the home? Hand-Custom See details

How many owners has the home had? one

If the property includes acreage, how much is wooded and how much is open:

Wooded 5 Open 5

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where no

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

List below all of the features you can think of regarding your property.

**INTERIOR:** Kolbe Wood Windows Secluded view from  
all rooms Light on Demand water Heater  
wood floor (all except bath) open Living/View  
Cedar Closets

(upstairs) Aspen walls & ceiling Custom Oak Cabinets  
Free Standing wood stove for extra heat  
New A/C 2014 with 10 yr warranty  
New Dishwasher 2013 - little use Master Bath Wheel chair  
accessible wood doors with clear finish Various accesses  
to duct areas in upstairs walls  
Separate elect. panels on/off switch to well from attic  
Solid one inch Oak Floor upstairs

**EXTERIOR:** 2x10 Insulation - Large porches lower utilities  
Shade trees - Secluded - culdesac - Low traffic

Quiet wildlife Pathways in Woods (native - tall trees)

Trees block summer sun allows sun for heat winter

Electrical underground from Street

Ground cover near house Landscaping Mature trees

May have garden-Vegetable plot mulched

Decking under metal roof - 2 inches or more of

Attic Insulation Auto Evap Fans can be set at temp, has on/off

switch  
Duct for AC well insulated - 3 return vents, easy access  
to change filters, Easy roof access from upstairs window

9 ft wide front porch 10 ft wide back porch - each 40 ft long  
Total Strapping from Foundation to roof, Exterior + interior to  
prevent wind damage, Pier + Beam 3 ft space easy access with lights

List any improvements YOU have made since you purchased the property. Give  
the approximate year, improvement made, and approximate cost.

Community Little Hope  
Well - well water plus coop water if needed  
Great Water Carizo-Wilson aquifer no treatment needed  
Can refer to community meter deposit remains with  
Little Hope comm water - valued over \$500

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