



Protecting Clients. Conserving the Land.

Limpia Wind Adobe

Custom Built Adobe Home on 6.48 Acres
Fort Davis, Jeff Davis County, Texas



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Location

The Limpia Wind Adobe is located in Limpia Crossing subdivision 10 miles from Fort Davis on HWY 118, between McDonald Observatory and Fort Davis. The street address is 104 Cedar Drive, Fort Davis, TX 79734. Acreage of property is 6.48.

Description

The Limpia Wind Adobe is a custom-built adobe home constructed in (year) by well-known area home builder Steve Belardo. It is a one-of-a-kind home where the builder and the owner placed the emphasis on high-quality construction and environmentally protective materials. Along with not only being a luxurious, cozy home, it is one of the first truly "green" houses in the Big Bend Region.

Habitat

Located at the base of Mt. Locke in the Davis Mountains at an altitude of 5,800 feet, the Limpia Wind Adobe sits in the most enviable locations in the Limpia Crossing subdivision. Tucked back away from the highway and surrounded on three sides by ranches with conservation easements. From every window, patio, and pathway of the house there are long distance, uncluttered views of the beautiful Davis Mountains and the northern Chihuahuan Desert Grasslands. The home is private, but only minutes away from Fort Davis.

Wildlife

Nature is in your backyard at the Limpia Wind Adobe. Native grasses, wildflowers, interspersed with exotic agaves, cactus, oak and pinion trees that cover the surrounding mountains and provide habitat for many wildlife species in the Davis Mountains: In the area are migrating birds, mule deer, whitetail deer, javalina, quail and doves.

Improvements

The Limpia Wind Adobe is the home for the 21st century that will stand for years to come. A unique example of environmental design, the house incorporate a design philosophy which can be traced back to the concepts of organic architecture. The Limpia Wind Adobe is built as a "Green Building," utilizing the best that technology has to offer in material, and quality construction combined with holistic considerations of health, aesthetics, energy efficiency, and environmental protection. The home is a showplace of environmental design.



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In order to better appreciate the special qualities of the Limpia Wind Adobe, the following is a listing of the design features for the discriminating buyer. Owner financing is available; square footage of the house is 3000 sq. ft., with the separate Garage/guest apartment at 1700 sq.ft.

I. Design and Technical Features

- A. Foundation/Floor:** Breathable Durosall fabric on ground; Structural engineer reviewed foundation. Hydrothermal Heating system in four control zones throughout house. Water is heated via burning propane gas and sent through a pipe system under flooring. Heat is transferred to the bricks on the floor where and released into the house as radiant heat. A 200,000 BTU water boiler in utility room and a 1000 gallon propane tank support the system. Floors are brick and tile on sand sealed with *Aquaseal*, a non-toxic floor sealer. Radon gas venting system throughout home.
- B. Walls, Doors and Windows:** Exterior walls are 14" plaster adobe brick walls laid perpendicular to 10" interior walls; Interior walls are sealed with slurry of *American Clay Earth Plaster*, and waxed with a natural sealant of Carnauba Wax. Walls in Kitchen and Master Bath of Ponderosa and Colorado Pine. Windows and doors are by *Kolbi*, a brand of windows designed for high altitude homes. Doors are solid wood, 3" exterior, and 2.5" interior doors. There are six Boxed Bay Windows throughout, with the window casements in Red Fir, clad with metal on the outside. UV blockage protection of 85% on glass windows. Drip cap roll-off from exterior windows.
- C. HVAC System:** Hydrothermal heat (radiant heat through floors) in 4 control zones of the house and central air conditioning, in three zones provides 96% energy efficiency. Complete air exchange in house every 17 minutes. Air is filtered through two 2 x 400 cF per 75 HEPA filters with a 20" x 20" surface size. HEPA is an acronym for "high efficiency particulate absorbing." HEPA air filters can remove 99.97 percent of dust, pollen, mold, bacteria and airborne particles. Programmable thermostat.
- D. Wiring:** Heavy gauge 3/0 wiring to increase efficiency and can be easily converted for use with off-grid solar photovoltaic system or generator. All electrical wiring goes through a conduit and can be pulled through wall for repair. Gauss levels (i.e. seepage of electromagnetic fields from fixtures and outlets) at zero levels. All circuits are taken to ground.
- E. Custom Lighting and Features:** 40 handmade, individual, ceramic wall sconces created by well-known local artist Pauline Hernandez; 90 High Hat recessed lights. Lights bulbs at Color Register Index level of 91, close to natural brightness level of sun. Dimmers on all fixtures; circuit cutoff in master bedroom. *Hunter* ceiling fans in all rooms including garage. Internet, satellite television and radio ready. Satellite dish located on the ground in unobtrusive location so as not to distract from the views or appearance of house.
- F. Ceilings and Skylights, Roof/Wall Construction:** Exposed Beam, Ponderosa Pine ceilings. Garage and guest house ceiling of Tongue and Groove construction in Aspen. Operable *Pella* skylights windows with

copper flashing crank open. Attaching roof construction to walls are 8"x 8" beams lag bolted into Bond Beams of roof portion with plaster molded adobe look over the Bond Beam provides continuity in appearance.

- G. Attic, Roof:** Breathable membrane material instead of tar paper under tile roof and under insulation material in attic. Recycled natural insulation R-19 x 2. Sheet metal air duct without internal insulation in the duct work. Concrete tile roof, (not metal) with 3'6" overhangs. Larger overhangs provide shade and exterior weathering protection. Lap and gap construction on overhangs, Ponderosa Pine soffits. Copper flashing in all valleys of roof for drainage. Eave troughs with downspouts.

II. Design and Technical Features in Specific Room Areas

A. Kitchen:

Construction Features: tiled, extra large, food Prep Island/informal dining area flows into an open floor plan with formal Dining Room and Living Area centered on Living Room fireplace/hearth and Kitchen Island. Skylight and vent over stove draws air upwards for filtration; Custom-made, solid hardwood, natural finish cabinets of Tamerisk, Ponderosa Pine and Alder woods; Currently cabinets do not have petrochemical varnishes or paints applied at this time; buyer has option to custom stain cabinets. Hand-rubbed hardware finishes. Herbarium/Plant window is behind sink, windows overlook the courtyard. Two Lazy Susan corner cabinets and under counter lighting; Ponderosa and Colorado Pine on walls.

Appliances and Fixtures: *General Electric* smooth top stove; *Viking* Oven; *Whirlpool* dishwasher; Coordinating custom cabinet finish exterior on refrigerator doors; *Franke* stainless steel sink

B. Living Room:

Open area flow from patios to living room, to dining and entry hall; brick flooring, double hardwood doors leading to patio areas on two sides. Surrounded by mountain views; Heat recovery ventilator exchange system, the *Heatalator* fireplace heats room with air vented above tempered glass fireplace doors. A 6" wide pipe in firebox draws in fresh outside air for efficient burning. Electrical outlets flush with floor.

C. Master Bedroom and Bath:

Bedroom: Ponderosa and Colorado Pine walls, huge walk-in closet secluded from sleeping area; ceramic tile and brick flooring. Separate heat and electric zone from other portions of home allows for complete control of heat/cooling/lighting and energy efficiency. Box bay window; breathtaking scenic views, private, covered bedroom patio with double glass doors leading to patio; Tongue and groove pine ceiling; *Hunter* ceiling fan and light fixture.

Bath: Extensive custom hardwood cabins and ceramic tile, double sinks and long, wide countertops. Mirrored walls behind countertop. Ponderosa and Colorado Pine on walls, Glass door, double head shower with exposed brushed nickel plumbing for easy access; *Koehler* Teaford Bathtub, (large double bath) installed in a custom tile raised platform; Mountain views from bathtub. East exterior door to back patio from Master bath; separate toilet room.

D. Guest Bedroom and Bath:

Like accommodations to Master Bedroom. Covered, private patio, scenic views, double doors leading to patio, Hunter ceiling fan and light fixture, brick flooring, separate bathroom, custom tile countertops, sinks, tub/shower bathroom; ceramic floor with natural grouting material.

E. Utility Rooms:

Home has two utility rooms, one in the main house, second room in the Garage/guest house building. In home utility room has washer/dryer hook-ups, laundry area, storage area, stainless steel sink; access to attic and additional storage with lighted pull-down stairway. Location of electrical fuse boxes, telephone, internet cables. The second utility room, separate from the main house, is the location for the 200,000 BTU water boiler and pressure gauge system for the hydrothermal heat and additional storage.

F. Garage:

Two car garage with large workshop area; 14" adobe walls; Insulated ceiling of tongue-in-groove Aspen. *Hunter* ceiling fans and light fixtures; electric garage door openers; 30 x 30 insulated garage doors; custom installed subzero freezer/refrigerator.

G. Guest Apartment:

Separate building from house, opposite end of garage area with separate entry either from garage or exterior door from courtyard. Full bath, kitchen, and living/sleeping area. Bath has tub and shower; kitchen has countertops, refrigerator, and electric range. Views from large windows of McDonald Observatory and Mount Livermore.

III. Exterior Grounds and Property:

- A. Yard Area:** Home is located at the end of a cul-de-sac in the exclusive Limpia Crossing subdivision and includes 6.48 acres. Courtyard between two buildings is seeded with native grasses, and has inlaid flagstone walkways. Over 80 Arizona Cypress and Afghan Pines trees planted in rows leading up to house and surrounding the property.
- B. Outdoor Amenities:** Adobe walls and enclosures shield views of A/C unit and 1000 gallon propane tank. All underground utilities, no visible wires or poles; Flagstone back patio with propane piping system for outdoor barbeque/grill; 7 exterior hose bibs distributed through yard and courtyard area. Water well at 625' cp.; 100 gal. per minute. The property is surrounded on nearly all sides by Nature Conservancy permanent conservation agreements which allows for no further development of the surrounding properties. Graded, year-round maintained roads to lead to the property; Spectacular mountain views in the day, unbelievable night sky views; along with views of McDonald Observatory. The town of Fort Davis is a 15 minute drive through scenic, curving mountain roads and Big Bend National Park, Lajitas Golf Resort, and Big Bend Ranch State Park, are two hours away.

Price

New Price as of February 2010 - \$995,000.00

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