

## 1745 Furnace Hill Road House Fact Sheet

### **General Features:**

- Lots of privacy on over 8 wooded acres
- Solidly built – double-thick flooring, TGI engineered joists, 2X6 construction
- Maintenance-free exterior with 50-year roof (built 2004)
- Solid mechanicals – 50+ gallons/minute well, standard in-ground septic system
- 400 Amp electric service, Blue Ridge Cable TV and Telephone service
- Tesla solar array – reduced electricity costs (option to keep or remove)
- High-efficiency LED lighting in all rooms
- Camper hookup with water and 30 amp electric service
- Well-maintained, High-efficiency gas furnace and A/C
- Insulated steel ductwork for air purity
- 2,000 gallons buried propane tanks for heating
- Wood shed and outdoor wood-burning furnace to heat house and hot water
- Lots of natural lighting – over 60 energy-efficient windows many window treatments
- Partially finished daylight basement (roughed-in in-laws apartment on lower level)
- Great porches/deck – maintenance-free vinyl decking
- New water heaters 12/2018

### **Interior Features:**

- 9-foot ceilings throughout – ceiling fans: kitchen, master bedroom
- Propane fireplaces, kitchen, family room (hook-ups: basement, master bedroom)
- Exceptional closet and storage space:
  - Walk-in coat closet
  - Walk-in master bedroom closet
  - Fantastic walk-in pantry with refrigerator and freezer
  - Large cleaning closet
  - Large bedroom closets in each bedroom
  - Exceptional basement storage
- Lots of Kraftmaid/American Woodcraft oak and maple built-ins throughout:
  - Kitchen: 51-handle kitchen prep area with 18 feet of counter-top and 2 pantries
  - Kitchen: Under-cabinet counter lighting
  - Kitchen: 28-handle built-in hutch with glass doors
  - Office: 29-handle, two work-station built-in credenza with 45 sq ft work surface
  - Family Room: Built-in entertainment center with whole-house stereo system
  - Bathroom vanities, linen closets, laundry cabinets
- 3 bay garage with automatic openers and ample space
- Master bath with double shower and jetted garden tub
- 3 washer and dryer hook-ups (one is roughed-in, in the in-laws apartment)
- Chairlift for basement stairs

## Original Costs:

Land	\$ 94,900.00
Site survey, plot and architectural plans	9,000.00
Lot preparation and excavation	51,000.00
Well and septic (in-ground system)	34,000.00
Sod and seeding	20,000.00
Driveway excavation and pavement	28,600.00
Outdoor furnace and connection	11,800.00
Utility connection	5,300.00
Buried propane tanks (2 X 1,000 gallon tanks)	5,600.00
Construction	470,000.00
Total costs	\$ 730,200.00

## Solidly built house

- 9 foot tall, 10 inch thick poured basement
- TGI spacing to accommodate extra weight
- Double thick floor – no squeaking
- 2X6 plywood-wrapped exterior construction
- 50-year roof
- Dryvit exterior
- Harvey windows and doors throughout
- Vinyl decking and railing
- Steel-lined ducting throughout
- 400 Amp service – many homeruns
- Cat-5 ether net and cable run to most rooms
- Hard-wired smoke detectors throughout
- \$80,000 of cabinetry and built-ins

## Details about the solar array

- Went into operation in 11/2015
- Has been saving us about \$1,000.00/year in electric costs
- May be bought out from Tesla at 5, 10, 15 or 20 years
- Cost of electricity generated by the system goes up 0.3¢/KWH per year – currently 13.2¢/KWH
- The contract does not need to transfer with the house – if new owners opt out, Tesla will remove the system