

## **ADDITIONAL INFORMATION ON PROPERTY LOCATED AT 6561 QUAKER HILL RD WESTERVILLE, NY**

1. This property is 31.27 acres which includes pasture, partially wooded and tillable land primarily sand with some clay.

2. Structures located on the property include the residence built in 2020, a 42x70 beef barn built in 2015, a 40x72 pole barn built in 2019, shed, insulated chicken coop and feeding station.

3. This one of a kind timber frame home was built with Murus Structural Insulated Panels or SIPS creating an outstanding energy efficient residence. Murus structural panels create a continuous, whole wall system that prevents energy-sapping thermal breaks found in traditional framing. SIPS are so highly energy efficient that smaller, less expensive heating and cooling equipment may be used for further savings. All Murus SIPS have a Class I fire rating, the best available for combustible materials. The timber framing is completely exposed throughout the home creating an open expansive living area with cathedral ceiling and loft.

4. The exterior of the home is sided with Hardy board and Hardy wrap and complimented with Versetta Stone. There is a standing seam metal roof. The roof also was constructed with SIPS panels and a complete roof ice and water barrier. The garage doors are 10' wide and 8' high accommodating larger vehicles. The private winding driveway leads to the garage entrance or an upper drive for easy access to the front door. The beautiful wrap around porch over looks the flower, vegetable and berry gardens and is a great place to grill or relax.

5. The interior is heated on the main floor and lower level with infloor radiant heat. Hardwood flooring throughout with the three full baths having ceramic tile. The spa like master bath with double sinks, mirrored lighting, no fog mirrors and an amazing walk in shower with double shower heads. The open floor plan includes custom hickory cabinets, large island with custom granite counters and high end appliances including wine cooler, copper hammered sink and pullout mixer stand. The cathedral ceilings create an amazing view of property as you sit in front of the gas fireplace. A wet bar in the living room adds storage and convenience, great for entertaining. A main floor and lower level laundry for all your needs.

6. The lower level boasts 9'4" ceilings and the walls are constructed with nudara forms filled with concrete creating R-48 insulation value. The large basement area has incredible storage possibilities and a full walk in shower built to also work as a dog bathing area.

7. The beef barn was constructed with insulated block walls and a metal roof. The hay mow is accessed by the barn bridge which is supported by a double wall. The floor of the hay mow has 2x4's on edge for strong support. The 26 stalls have tile mangers which add to the ease of cleaning the feeding area and reducing concrete erosion. The water line runs from the house and is filtered. The barn fan is controlled by a thermostat for optimal circulation. With the insulated walls and superior construction the barn stays warmer during the winter months.

8. The 40x72 pole barn has 13' ceilings and the floor was constructed with 6" reinforced concrete. Overhead LED's provide plenty of lighting. With a 12' x 16' overhead door at one end and a 10' x 12' at the other, there is plenty of easy access. A thermopex insulated pipe runs underground to the house providing access if someone wanted to put in a wood furnace to heat the house.

9. The ground have high tencel electric fencing with a 40 yr warranty. There is a double throw electric panel for a whole house generator. The 500 gallon propane tank is owned and buried to the left of the garage. The septic is a 1,000 gallon concrete tank, pumped in July 2023. The drilled well offers an incredible 28 gallons per minute flow.



Legend

Municipal Boundaries



Snowmobile Trails



911 Addresses



911 Roads

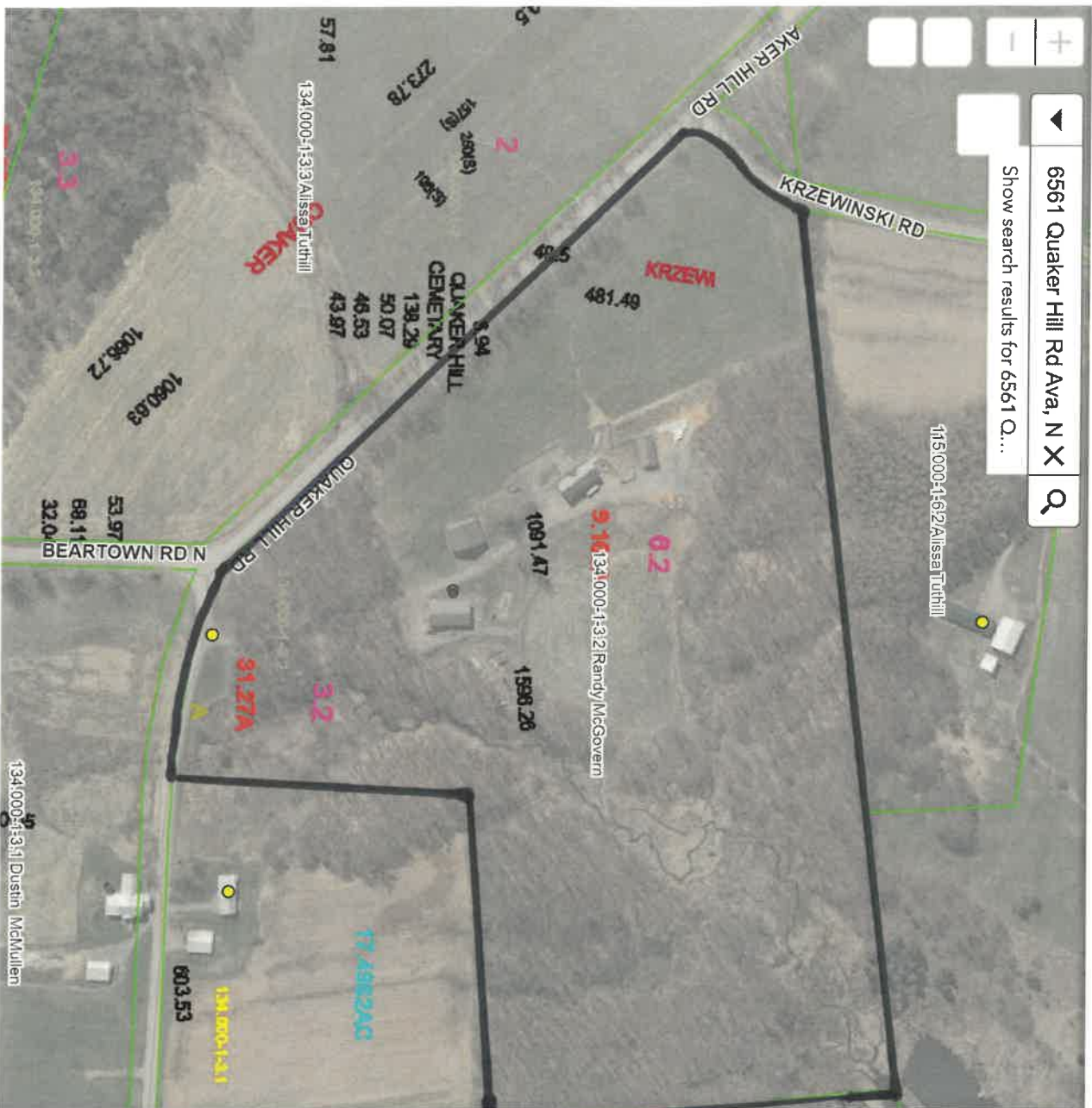


Parcels



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300ft

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