

Information Sheet for 2045 Cove Creek Road

Baker, WV 26801

Located approximately 2 hours west of Washington, DC

One hour from snow skiing in the Cannan Valley

* THIS WAS WRITTEN BY PREVIOUS OWNER IN 2021. MOST BUT NOT ALL OF THE INFO BELOW IS STILL ACCURATE * *

Dimensions:

- Custom Log Home on Lot 22 at 19.14 acres.
- ~~45,000~~ sq. ft. 1,560 Sq Ft
- Adjacent lot 21 with spring fed pond at 14.82 acres.
- Total acreage at 33.96.

Landscaping and Outdoors:

- Free standing deck with custom walkway out to an overlook.
- Custom built Aspen fire pit with cover.
- Beautiful retaining wall behind the house.
- Handcrafted stone edging around the house filled in with river rock.
- Front porch with a view of Mount Storm (40 straight miles) especially when the leaves are down.
- Mostly hardwoods sprinkled with pines throughout the land.
- Shaded open pad area for future development near well and electric junction box.
- An open field.
- Shale driveway.
- Clean well water with excellent water analysis report.
- Bison well hand pump for back up emergency use.
- Gas grill (new) with dedicated propane line.
- Rocking chairs on front porch.
- Metal roof.

Heating and Cooling Systems:

- Hardy outdoor wood furnace (heats cabin and domestic hot water up to 175 degrees F).

- Additional heating system – propane gas.
- Underground 500 gallon propane tank.
- Myson European hot water radiators.
- Floor registers.
- 20 KW Generac whole house back-up generator (cabin only requires 12KW).
- All electric, phone, and cable underground
- Triple pane Anderson windows that can be cleaned from the inside.
- Rigid tubing plus manifold system for hot and cold water.
- R40 value on logs (which are from Augusta County, Virginia).
- Custom metal roof.
- Rumford custom made fireplace (can heat the entire cabin).
- Ceiling fans in the Kitchen and all bedrooms.
- Window locations designed for cross ventilation.

Interior:

- All hardwood flooring.
- Front room floor is 125-150 year old reclaimed hemlock barn wood.
- 5 inch heart pine in remainder rooms.
- Log walls with tongue and groove, lag bolted to form solid wall.
- Aesthetic V grooved chinking inside and outside.
- Interior walls all kiln dried pine wood with tongue and groove paneling.
- No drywall is used anywhere in the house.
- Thermo True front door.
- All closets cedar paneled.
- No duct work in cabin – only clean air utilized.
- Water filtration system – no chemicals or salts required.
- “Tru Screens” for all windows (insect screens which are 50% clearer than conventional insect screens, this equals better views).
- Entire log cabin is energy efficient.
- Beautiful light fixtures in all rooms.
- All curtains convey.

Front Room- first floor:

- Slate flooring at front entrance.
- Reclaimed barn wood flooring.
- Hand hewn beams and pine wood ceiling.
- 18th century style Rumford fireplace with a cooking hearth and swing arm.
- Beautiful in candlelight.

Kitchen- first floor:

- Modern Stainless steel appliances.
- Maytag wall oven, GE stove top, whirlpool refrigerator.
- Custom made solid maple wood cabinets with built-in lazy Suzanne (4) and built in pull out spice racks (2).
- Custom made built-in pantry closet.
- Hand hewn beams and pine wood ceiling.
- Additional closet with wine cooler.
- Double porcelain sink.
- Windows over stove top and sink with beautiful views.

Bedroom - first floor:

- Hand hewn beams and pine wood ceiling.
- Huge walk-in custom designed closet with plenty of shelving and clothes racks.
- Great views.

Full bath and Laundry- first floor:

- Soak tub with European style faucet with hand held shower.
- Stackable LG front loader washer and dryer in a closet.
- Window.
- Additional in wall electric heater.
- Hand hewn beams and pine wood ceiling.

Library/Entertainment/Bedroom– second floor:

- Open cathedral pine wood ceiling with hand hewn beams and railings.
- View of the open field and mountains – double windows.
- Custom made book cases.
- Walk-in closet for storage.

Second bedroom – second floor:

- Open cathedral pine wood ceiling and hand hewn beams.
- View of free standing deck and mountains – double windows.
- Custom designed walk-in clothes closet with additional storage.

Full Bathroom – second floor:

- Vanity custom solid maple cabinets.
- Huge linen closet.
- Open pine wood cathedral ceiling.
- Window with mountain view.
- Custom cultured marble walk-in shower with bench.
- Additional in wall electric heater.

Crawl space:

- Height 3 - 3 ½ feet.
- Concrete floor
- Well lighted
- Heated with 2 Myson radiators (also helps to heat house flooring).
- Very clean.
- Plenty of storage.