

## DETAILS OF FIRE ROCK STRUCTURES

### MAIN HOUSE

- **Features**
  - **6,192 square feet, 3 bedrooms, 3.5 baths**
  - **WINDOWS:** Loewen triple-pane, Douglas-fir windows throughout, including large lift-and-slide doors to patios.
    - Basement windows are not Loewen, but vinyl, two-pane.
    - Kitchen skylights—two are electric, open with remote, another two are manually open with a pole (the pole is in the pantry)
  - **Wolf and Subzero appliances**, including wine refrigerator, produce refrigerator and two drink refrigerators (one in upstairs office), and a steam oven.
  - **Stone exterior walls.** Stone came from a quarry from a UT mountain at 11,000' elevation, hence the interesting markings from lichens.
  - **Metal top-floor premium siding** Mesa Sunrise, changing-color-siding provided by Western States Decking in Arizona.
  - **Wood in house**
    - Old growth, reclaimed Douglas-fir antique flooring for the entire (aside from tiled bathrooms and tiled area between kitchen islands and under stove. This flooring was sourced from an old barn in Missouri.
    - Old growth, traditional walnut paneling for kitchen/dining paneling.
    - Douglas Fir Stair Treads
    - Ipe Wood for Upstairs deck and western deck
    - Douglas-Fir tongue-and-groove ceiling in entry, entire upstairs and exterior front porch from Sustainable Northwest Wood
    - Zebra wood-clad kitchen cabinetry
    - Cherry Wood Custom Front Pivot Door
    - Interior Doors—Walnut, the interior doors for the main and upstairs bedrooms are walnut, as are the barn doors for the pantry and upstairs bedroom. And the four pocket doors in the upstairs master are walnut doors.
  - **Tile in bathrooms, exterior decks, hearth and between islands in kitchen directly sourced from India.**
    - Forest Green Marble and Green Marble for upstairs and jack-and-jill main-floor bathroom (and guest house shower), directly sourced from India.
    - Silver Shine Slate for kitchen directly sourced from India
    - Kundi multi slate and brown marble directly sourced from India (in guest house bathroom)

## Countertops, Granite Wall Art and Granite Table

- **Kitchen and Pantry Countertops** are Caesarstone Blizzard
- **Blue Countertop at Bar, pass-through bar, powder bath and Office Counter** are Vetrazzo Cobalt Sky Patina, Georgia-made countertops from Sky vodka bottles.
- **Two office upstairs desks** are Vetrazzo Ruby Red Patina
- **Laundry, master bath laundry and lower bath** are Telluride Granite
- **Office desk, and cabinet upstairs** are Granite Cygnus
- **Granite Wall Art and Dining Table (included with house)**, the table is an expensive quartzite, Macaubas, the upstairs wall art is a granite silver cloud, and the entry granite art is a Macaubas Azul.
- **Pasta bar.** The step-down section of countertop near the fridge was designed for making pasta; it's a little lower, has a lip to attach a pasta machine.
- **Automated Blinds**
  - Interior and exterior automated blinds for large western windows and lift and slide between dining and the western deck.
  - Top and middle floor blinds are (all but one) electric, automated, with some hard-wired and some operating from batteries.
- **Radiant floor heat** for upstairs bathroom
- **Geothermal cooling and heating** for basement and main floors. Heat exchange system that keeps house remarkably cool in the summer with de minimis electricity to operate the pump for the heat exchanger. You literally need to wear a sweater inside the house in the summer if you set the temperature low.
- **HVAC upstairs**—Five LG split units for the top floor
- **Argentinean grill** with electric rotisserie “brassero” sourced from Gaucho Grills
- **Exterior pizza oven, Forno Bravo Premio 10**
- **Insulation:** premium spray-foam, 5.5” open cell foam for exterior walls
- **Large, stand-alone office** (upstairs with its own door and deck) with sink and Subzero drink refrigerator
- **Extra long basement garage, all-glass garage door** with large sink for butchering and a **separate cold room with its own compressor** to age meat or keep garden harvest cool, etc.
- Ipe-wood decks (discussed in wood above)
- **Zebra wood cabinetry for kitchen**, custom tiled bathrooms
- **Top-of-the-line LED lighting package**
- **Premium Danish-made Rais Rondo wood stove**
- **Plumbing/Water Filtration** designed with easily accessible filters, centralized RO water, UV filter.
- **Large solar system**, 20kw, premium Astroenergy 310W panels, two upgraded SolarEdge 7600W inverters to allow option in future to add lithium ion batteries.
- **Tesla wall charger**
- **Two laundries**, one large laundry room in basement with large washer/dryer, and smaller, premium Asko washer/dryer in Master Bath.

## **OUTBUILDINGS**

- large, stand-alone garage/shop (~1,860 square feet)
- geothermal greenhouse, 102' x 13'
- large hoop house, 80' x 24'
- hay barn and stables

## **GUEST HOUSE**

- Renovated in 2021.
- 1.5 Bedroom (one bedroom with closet, and a loft bedroom/office), 1 bath.
- 1,090 square feet with loft
- 5kw solar system
- Radiant floor heat for kitchen/bathroom, plus three HVAC split units.
- New furniture, and new range/oven, new appliances
- 5.1kw solar system
- Motorized blinds
- City water