

**Summary sentence:** This home includes modern arts and crafts architectural features, passive solar and radiant in floor heating. It also supports a sustainable, low maintenance, accessible, smart wired, secure, and self-reliant lifestyle.

### **Property Features**

Rolling prairie with abundant native grasses  
Fenced and cross fenced  
4,176 + square foot home  
40 ft x 60 ft all metal shop  
Abundant wildlife to include deer and antelope

### **Home**

#### **Architectural Features**

Modern home with a walk out basement  
Both floors offer great views with a wide expanse of windows facing the South  
Daylighting throughout the home  
Open floor plan  
Arts and crafts ceramic tile throughout the home

#### **Main floor**

Great room that supports the front room, dining area and kitchen.  
Open modern kitchen with all stainless-steel appliances  
Corian (engineered stone) countertops in kitchen  
Kitchen cabinets are all wood trimmed in arts and craft cherry wood finishes  
Two offices or bonus rooms on the main floor near the front entry door  
Master bedroom suite on the main floor with a walk-in closet.  
Master bedroom suite has a lounge area for a private retreat.  
Master bath includes a walk-in shower and a whirlpool bath.  
Vaulted ceilings  
Modern arts and crafts wood trim finishes  
Arts and Crafts-stained glass windows that provide daylighting to interior rooms  
Arts and crafts antique bronze light fixtures  
Wrap around deck support access and entertaining

#### **Basement or second floor**

Four large bedrooms  
Family or theater room is wired for a LED television or a projector  
Walk in shower  
½ bath  
Two sink countertop sinks separate from the ½ bath and walk in shower  
Large mechanical room that houses the radiant in-floor heating piping and controls, wall boiler, solar hot water storage tank, Energy Recovery Ventilator (ERV), pressure tank, and electrical panels

#### **Approximate to the exterior of the home**

Two large areas on the East and West side of the home that can support two separate outdoor kitchens or entertainment spaces.

### **Accessible for limited mobility**

Both floors of the home can be accessed by vehicles from both sides of the home.  
Top floor has everything needed for an accessible lifestyle on one floor  
Both floors have a double door entry way for easy access and entertaining.  
Four-foot hallways for easy movement on both floors  
Three-foot wide doors throughout the house support wheelchair access  
Extra wide stairs between floors to support a future installation of a stair chair lift  
Accessible showers with wall framing to support future grab bar installation  
Pull out drawers in all lower cabinets

### **Security**

Metal security doors on all exterior doors  
Wired burglar alarm  
Exterior spotlights at every door

### **Smart home**

Wired for sound  
Wired for data (CAT 5e)  
Wired for cable or satellite television  
The installation of a central rack to control all automation is supported

### **Home and Shop are built with an objective of low maintenance**

Outside finishes on home are all low maintenance to include a metal roof and stucco  
The shop was built with the same low maintenance approach. It has steel framing, steel siding and a galvanized steel roof  
Piping and electrical runs for almost the entire home is accessible above the ceiling on the lower floor

### **Self-Reliant Objectives**

Passive solar heated home built by Tierra Concrete Solar Homes  
Two separate plug ins for whole house generators. One is next to the house in a protected alcove and the other is in the shop.  
Solar hot water drain back heating comes from ground mounted solar panels  
Solar hot water pre-heat for in floor radiant heating  
Two wood stoves. One on each floor  
Roof of the house is a baked-on metal finish that can support potable rainwater harvesting  
Unlimited rainwater harvesting on homes built on 35 acres or more in Colorado  
The home is a concrete tilt up with four inches of concrete on all exterior walls, two inches of rigid foam mechanically attached to the concrete and finished with stucco.  
Standalone porcelain bidets are found in both water closets

### **Shop**

Shop is a 40 x 60 foot all metal building manufactured by Wedge Corp.  
Electricity has been installed in the shop and supports one four plug outlet.  
LED lighting in all six bays  
Five four plug outlets are located throughout the shop for easy access to each of the six bays.  
It has day light windows on the South side of the shop support work in the shop during daylight hours.  
The steel and concrete pilaster foundation is four feet in depth, width, and length.  
There is a ribbon of steel and concrete around the entire perimeter of the foundation.

The floor of the shop is four-inch-thick concrete except the center bay which is six inches thick to support the future installation of a vehicle lift.

Wrap around gravel (relight) road on all sides of the shop

Shop is roughed for future installation of a ¾ bath and shop sink separate from the bath

### **Recent Upgrades**

Wall mounted hot water boiler installed in 2016

New septic tank designed, installed, and inspected in June 2022

Newly graded and planted with native grasses in July 2022

Newly painted interiors

Entry road has been regraded and updated with relight class 6 aggregate.

### **Livestock Support**

The property is cattle fenced on all four sides

Three, year-round, watering posts for livestock

Sorting pens for livestock

Concrete pad that can support up to four twenty-foot sea containers for feed storage

### Approximate room measurements

| Room                | Length      | Depth      | Square Footage         |
|---------------------|-------------|------------|------------------------|
| <b>Top Floor</b>    |             |            |                        |
| Great Room          | 25 ft 10 in | 22 ft 9 in | 587.71 ft <sup>2</sup> |
| Kitchen             | 12ft 3 in   | 17ft 11 in | 219.48 ft <sup>2</sup> |
| Master Bedroom      | 21 ft 6 in  | 28ft 7 in  | 614.54 ft <sup>2</sup> |
| Walk in Closet      | 13ft 3 in   | 5ft 0 in   | 66.25 ft <sup>2</sup>  |
| Master Shower       | 5ft 0 in    | 5ft 0 in   | 25 ft <sup>2</sup>     |
| Master Bath         | 9ft 10 in   | 17ft 1 in  | 167.99 ft <sup>2</sup> |
| Water Closet        | 6ft 10 in   | 6ft 5 in   | 43.85 ft <sup>2</sup>  |
| Powder Room         | 6ft 10 in   | 6 ft 5 in  | 43.85 ft <sup>2</sup>  |
| Laundry / Mud Room  | 12 ft 0 in  | 13 ft 3in  | 170.04 ft <sup>2</sup> |
| Office 1            | 12ft 0 in   | 13ft 3 in  | 159 ft <sup>2</sup>    |
| Office 2            | 12ft 0 in   | 13ft 3 in  | 159 ft <sup>2</sup>    |
| <b>Bottom Floor</b> |             |            |                        |
| Bedroom 1           | 12ft        | 14ft 10in  | 178 ft <sup>2</sup>    |
| Bedroom 2           | 12ft        | 14ft 10 in | 178 ft <sup>2</sup>    |
| Bedroom 3           | 15ft        | 14ft 11 in | 223.75 ft <sup>2</sup> |
| Bedroom 4           | 16ft 3 in   | 14ft 11 in | 242.4 ft <sup>2</sup>  |
| Mechanical Room     | 12ft        | 27ft       | 324 ft <sup>2</sup>    |
| 1/2 Bath            | 7ft         | 7ft        | 49 ft <sup>2</sup>     |
| Walk in Shower      | 7ft 11 in   | 4ft 6 in   | 35.63 ft <sup>2</sup>  |
| Jack and Jill Sinks | 8ft 2 in    | 11ft 6in   | 93.92 ft <sup>2</sup>  |