

Quiet solitude in the middle of nature, with ample wildlife and birds.

Spectacular 360° views

Spacious attached greenhouse and sheltered raised beds for ornamental and vegetable gardening. Well established dwarf fig tree in greenhouse. Automated drip irrigation in the raised beds. Outdoor sheltered raised bed garden with drip irrigation.

Bench overlooking a ravine for enjoying the surroundings, meditation, or just getting away from it all.

Rabbit and deer-resistant landscaping with low-water needs.

Bright and airy open concept floor plan. Four solar tubes that bring in light to what would otherwise be darker areas of the house (kitchen, master closet, hallway, and pantry).

Two decks to enjoy at different times of the day, both with amazing views.

Both decorative and functional, solid, iron and wire rope railings surround the decks.

The exterior stucco and partial metal roof provide a fire resistance to the outside of the house.

In addition to ample, standard 110V outlets, there is also low voltage wiring to key location in the house for wired phones, cable for TV distribution, and Ethernet cabling. All these wires terminate in a distribution box in the utility room in the lower level. There is also a pair of coax cables going to the exterior of the clerestory to connection with a TV satellite dish. And there is an Ethernet cable to the East deck for an internet microwave antenna.

Built with passive solar principles in mind. Sufficient windows for views and solar gain in the winter, but positioned and sized so the house doesn't turn into an oven in the summer.

4 mini-splits (kitchen, great room, guest bedroom and master bedroom). Seldom needed due to the super insulated exterior walls, but welcome when they are. There is also a large whole house fan at the end of the clerestory to evacuate hot air at the end of the day. However, most of the time during the summer, closing the windows during the day to hold the temperature down, and opening them in the evening to take in the cool mountain breezes is sufficient.

The 48V solar system relies on 40 nickel/iron batteries. Unlike lead acid and lithium chemistries, the NiFe batteries can be abused with under and over charging without damage. These batteries, if properly maintained, can last for 50 years or more.

Spacious kitchen with soft closing drawers and beautiful knotty alder cabinetry, and a large work island. Pull-out drawers in most of the lower cabinets and pantry.

The lower level has two large storage rooms, and open area that can be used as a workshop, game room, or additional storage.

The 2.5 car garage has an over sized garage door (8' x 18') as well as a man door. Will easily accommodate two cars, a motorcycle, and perimeter storage.

There is an internal, whole house fire suppression system which provides a substantial insurance discount.