

- 4-bedroom, 3-bath, 3,570 sq. ft. Dual Master Bedrooms: on Main and Upper Levels
- Design created by Asheville architect Keith Hargrove. Built in 2004.
- Recirculating hot water system provides nearly instant hot water at every faucet.
- Geothermal heating and air conditioning saves up to 70% over conventional systems. (See accompanying sheet.)
- Many low-maintenance features throughout the home:
 - Automated lighting control throughout the home.
 - Natural, decay-resistant decking, requires no finish.
 - Cement-fiber siding with cellular trim. Material and finish will last for decades with almost no upkeep required.
 - Landscaping is all indiginous or acclimated plants, content with the water from rainfall. No lawn to mow or edges to trim.
- All cabinets are custom-crafted of “Lyptus” wood, a hybrid of two species of eucalyptus trees, grown in sustainable plantations in Brazil. The rich hardwood is fast-growing, harvestable every 14-17 years. All cabinet boxes are of fine maple plywood. More: <http://www.lyptus.com>
- Lighting systems use “smart home” technology. All are manually controllable, yet can be programmed to your preference for automatic on/off and brightness levels at various times.
- All exterior decks and railings are natural ipe wood. This extremely dense, dimensionally stable wood is cut from sustainable yield forests in Brazil. It naturally resists rot, decay, insect, and mold without the use of toxic chemicals. It also resists cracking, chipping, cupping, or splintering,
- Structured wiring for computer network, telephone, and high-definition video, including bundled CEBUS and fiber optic cables to many locations.
- Closets on all three levels are aligned and reinforced for easy conversion to accommodate an elevator installation.
- Sleeping porch is perched high above the ground, with beadboard accents, ipe floor and railings.

- Two 12' x 16' office/bedrooms on the lower level each feature a wall of windows.
- Two-level home theater, completely equipped with eight recliner seats, 105" screen, and high-definition projection system. (All equipment and furnishings in this room are for included.)
- 12-kW generator with automatic transfer switch, automatically senses any power outage, and restores power to the home within about 10 seconds.
- Most recessed can lighting is low-voltage halogen, for pure, precise, white light. Doesn't glare, yet lights evenly and naturally.
- Lower Level kitchenette near the home theater.
- Oversized, detached two-car garage, with generous room for opening doors and additional storage.

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