

## **Feature Sheet**

### **13240 Kelley Drive**

#### **Why is this home so special? Take a look...**

- All interior house ceilings are set at a height of 9 feet except when vaulted; they are all covered in 1x6 T&G with no crown moldings at the wall to ceiling connections, all ceiling boards have been scribed into place.
- The kitchen cabinets are custom made commercial grade with custom made cherry door and drawer fronts, some custom copper upper door fronts.
- Kitchen counter tops are granite with butcher block at island location.
- Living room, hall, office, dining and kitchen floors are covered with custom cut double rough sawn 1x8 planking. Laundry and hall bath floors are tiled and master bath has 16 inch travertine flooring. There is a two person jetted tub with an in line heater in the master bath. Master bath shower walls are covered with travertine and have double shower heads.
- All doors and trim are made of alder (sanded, stained and lacquered with 3 coats).
- The home has a Quadra fire model 7100 whole house wood fireplace with back up electric heat. Heating and electric costs are very minimal for this home.
- The rock work at the fireplace was performed personally by Donny Landon (the chief mason at the Two Paws estate in Whitefish and at the new Kootanee Lodge Project in Bigfork (which is 1/8 of mile down the street)
- All concrete foundation, deck and rear garage carport support piers are set at 4 feet below finish grade (the required minimum is 3 feet)
- There are 3 extra concrete support piers in place at the rear garage carport for possible future post and beam enclosure of carport.
- There are 120 feet of covered porch with 1x6 T&G ceilings and soffits
- The 1x6 cedar home and garage siding has been double back coated to prevent common cupping of boards.
- The roof trusses are engineered for a 110 pound snow load instead of the required 95 pound snow load for this area.
- Pella windows and doors have been installed throughout the home and garage. These windows are U.V. resistant and open inward for easier cleaning.
- The water well is at a 160 foot depth with a 60 minute per gallon flow, the well supply line to the home is set at 6 feet below finish grade (not the normal 3 to 4 feet depth).
- All lawn areas have automatic sprinkler systems with the ability to add a fourth zone if needed for future use.
- The 38 thousand gallon pond is lined with a 50 mil. Liner (not the normal locally supplied 30 mil.) the waterfall has a double liner system in place.
- All interior walls have skip trowel texture with faux finishes throughout.
- Living room walls are covered with 1x8 T&G