

The House: 3282 sf. finished, plus 400 sf. laundry & shop.

Built in 1993, the main house is a contemporary ranch with a full size walk-out daylight basement and a loft. There are 2 full bathrooms and a total of 9 rooms plus a laundry area and a sizeable workshop. On the main floor there are three bedrooms, and a combined living room, dining room and kitchen. The main floor has a cathedral ceiling and a skylight and is overlooked by the loft space. For storage, there is a large walk-in pantry behind the kitchen, closets in all the bed rooms, a walk-in closet in the master bedroom and a hall closet by the entrance. There are several additional storage units that have been added to the house such as a large island in the kitchen, built in bookshelves in two rooms and an office counter space with file drawers and under counter storage.

Downstairs, is a finished daylight basement with a large family room on either side of which are two additional rooms which can be used for an bedrooms, office or work / hobby space. There is also a cedar-panelled sauna which could be converted into a bathroom.

A large attic provides lots of storage space and is accessible via the loft. The house is heated with two Monitor vented heating systems, one in the main upstairs room and one downstairs. The Monitor on the main floor has a rating of 43,000 btu/hr. and is designed to comfortably heat 2000 sq.ft. (There are hundreds of thousands of Monitor vented heating systems throughout North America - Monitor gain a 15% energy savings by using a direct-vent system.) Alternatively, the house can be heated by the two Woodstock soapstone wood stoves fueled with wood harvested from the property. A Yotul gas heater, which looks like a wood stove with a fire log, is located in the main living area for quick heat and ambience.

Solar 900 watt system: (optional - can be purchased with the property as a package)

PV Array - 12, 75 watt BP PV panels on Zomeworks frame wired for 24 volts output.

Batteries: 4 Deka AGM sealed (12 volt, 248 amp.hr. wired in series (24 volts)

Inverter / charger: Outback 2500 watt with Outback charge controller - grid tied

This system will generate around 6 KWH on a sunny day in summer - any excess power generated is sold back to the grid reducing your electrical bill. It will run selected circuits in the house such as lighting, TV, ceiling fan, outlets, fridge, etc. It also runs a Sun Frost solar fridge which is used as an upright freezer. There is a 6500 watt diesel generator outside in the shed which can be plugged into the system to run the 220 volt water pump if needed. BTW - we hardly ever lose power. I can remember two times in the last four years and the outage lasted only a couple of hours. The solar system does cut down the electric bill and serves as a UPS backup for the computers.

Estimated cost for the entire system (not including labor) = 2000 (Outback inverter) + 1200 (batts) + 5500 (PVs + mount), 2500 (gen) + 3200(fridge) + 1000 (Breaker boxes + wiring) = \$15,000

Barn:

Basic construction: 35' x 60' Pole barn with steel and poly top. The Pony wall is constructed of 16' 8x8 pressure treated posts set +- 8' into the ground and 8' above ground. the 8' exterior walls are constructed of 2x6 tongue & groove Russian Spruce. The top is an arched poly cover made by Winkler Mfg. in Manitoba Canada. There is a 20 year estimated life span. This construction, since there are no supporting interior walls, allows great flexibility for configuring the space. Currently there are three 12'x12' stalls, 12'x14' tack room and 12'x8' grain room plus areas for equipment and rear turnout area for horses. There is space for four more stalls if needed. The main floor, tack room, grain room and front storage area have poured concrete floors. The stalls and rear turnout area are a sand base with very good drainage. The stalls have a compacted sand base topped with a Stallskin liner which allows drainage and keeps the bedding dry and fresh. The tack room and grain room are well insulated and can be easily heated year round. There is room for at least 850 square bales on

the deck above the stalls and tack/grain rooms.

Pasture, Riding Ring and Paddock:

There are 2-3 acres of pasture that wrap around the main house and behind the barn. The riding ring is 70' by 120' surrounded by tall shade trees and encompassed with a 4' high rope fence that can be electrified.

The base is a well drained base of crushed stone with a topping of sharp sand. Beside the ring is a paddock with the same base and a 5' electrified fence. A 12' x 24' walk-in shed at the end of the paddock allows horses shelter. Water is provided to the paddock via a short hose run from the house.