

7943

Features and Benefits of Huckleberry Hill

Quality comes from the beginning:

Starting with the foundation. We installed double drain piping around the foundation along with 24" of Drain gravel. We sent the water out 4 directions to keep the foundation dry.

We installed a 3000 gal septic system that has 3, 90' drain lines. It's larger than necessary.

We installed a 500 gal gas tank underground for the gas appliances and hot water and gas logs.

We decided on Gas pack heating system with central air conditioning.

We installed a custom humidifier into the heating and air system to insure stable humidity.

The well was drilled to 600' deep. And holds approx 450 gals. Of water in the pipe. The average water usage for a household is 144 gals. Per day. There is plenty of clean cold water.

We used a high BTU gas hot water heater to provide hot water to the garden tub. It is perfect.

ROOF:

We installed 5/8 roof board under the Green Tin roof. This was way above code and will add to the stability of the roof for years to come.

All soffits were custom made and cut to fit. All ventilation holes were hand cut. No plastic here.

We installed 149 icebreakers on the tin roof to protect the gutters in the winter.

Seamless gutters all around to keep water off the house.

IN THE HOUSE:

Code calls for one 2x12 beam at the top of the house. We installed a beam that is approx. 10" x 12 all the way across. That beam won't go anywhere.

We installed double rows of hurricane straps to connect the roof.

We use site built rafters, mostly 2x12 constructed.

Tongue and groove white pine interior walls.

All windows are high end Curradco.

Front and back doors are Thermatrue Fiberglass.

Patio door is also Curradco along with the Octagon window.

All the rails and pickets on the stairs and loft were hand cut from whole logs. Pegged and covered.

Most of the almost 6000 linear feet of trim and moldings were hand cut.

Upstairs in the loft, we installed a hide-a-way door to house electronic equipment and valuables. It is wired with a 4 gang box.

The garden tub is high end Kohler along with the faucets. It has a built in heater with all the bells and whistles.

We installed dimmer switches on almost all the lights in the house. Easy to create a mood! All tract lighting is on dimmer along with dining room, stairway, living room and both bathrooms.

We installed security lights on all corners of the house. Really lights up at night.

We used imported Italian tile on the countertops.

All the kitchen cabinets were custom made with instructions to make them 2" deeper than normal cabinets to accommodate large dishes.

A custom drawer system was used to house pots and pans. All cabinets are solid wood, no particle board. They are built to last.

PORCH:

The side porch, 12x16 has been insulated top and bottom in preparation for finishing into heated space. The extra heated space would be 192'.

Flooring on the porch is Trex decking and would make a superb sub floor to be finished out.

Front porch is covered 36' and a 12x12 open porch for sun.

We used Advantech sub flooring in the main part of the house, again, way above code.

OUTHOUSE:

That is the well house. Great for extra storage. Concrete anchored at all corners with angle iron steel buried 3 feet deep.

The driveway was planted with 22 Blue Spruce trees and several dwarf evergreens surround the house.