



ROOTS

RESIDENTIAL GROUP

1946 Backbone Ridge | 6 Bed, 6.5 Baths | 4369 Main House Sqft | 100 Acres

*All costs are 2013 dollars not today's prices. We would estimate they would be 30-40% higher today.

- Commercial Grade construction throughout including Commercial Window Glazing. Commercial Grade concrete foundation and slabs
- The foundation is a commercial grade beam construction the #9 rebar had to be bent off site tagged numbered and tied in the field...think bridge construction - \$375k
- Structural Steel construction allows for no load bearing walls, every interior wall can be removed and the roof remains standing. 3 5/8" metal stud wall construction which is great for fire protection. There is no combustible framing - \$300k
- 33,000 gallon stone negative edge pool and spa - \$250k
- 84 Solar panels and rough in electrical for 3 Powerwall batteries - \$80k
- Ipe wood siding on exterior walls, exterior ceilings, interior walls and solid Ipe wood flooring throughout - \$175k for material and \$100k for installation

Additional Property Notes:

- 6 - 3000 gallon rainwater storage tanks = 18,000 gallons total
- The roof has a structural steel deck welded to the structural steel then 2" rigid foam under 3/4 deck and metal roof on top under the deck is an additional 4" of spray insulation...very few houses are built to these standards

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- Standing seam metal roof
- 5/8" drywall with Level V plaster finish on all walls and ceilings Exterior
- Calcutta Gold marble countertops,
- Villeroy & Boch tile and Toto fixtures
- 6 car garage with epoxy floor
- 3 interior fireplaces and 1 exterior fireplace all covered in stone from the property.
- All Thermador appliances
- Complete sound system
- Additional water well, interior and exterior water can be controlled to use either well or rainwater
- LED lighting throughout
- Porcelain tile patio
- Commercial door hardware
- 3 – 5 ton heating units and 2 split systems for the out buildings
- 6 Rinnai tank less water heaters

Square Footage Break Down

- Main House 4,369
- Garage Suites each 487 x 2 for a total of 974
- Total Conditioned Space 5,343
- Each Garage Unconditioned 950 x 2 1,900
- Total enclosed space 7,243
- Covered Back Patio 1,404
- Covered Entry Walkway 1,260 Interior

Utilities

- Due to the solar, the electricity bill has only been \$200–300 per month
- No water bills
- Propane is around \$200 every 4–6 months
- Trash pick-up is \$120 a quarter