

277 Burkhead Lane

The quality of construction is easy to observe on the interior of this home but the quality goes to the core as well. The owner would like to share the following:

During construction, the owner placed an extra footing between the inner wall that separates the sunroom from the main house. This footing is 18" wide and 12" deep. The sunroom is also equipped with an exhaust fan system which was installed for the purpose of pulling heat away from the interior of the house via ceiling vents. There are high quality cellulose blinds on all sunroom windows to filter light, keeping the room cooler.

The home is situated 37degrees South/SouthWest for optimum sun exposure, to maximize the suns' natural heat in the winter. A custom designed and engineered thermal floor heating system was installed at time of construction and was designed to heat the concrete flooring. The owners have only used the system once as it provided more heat than was needed for NC winters. It is functioning but the owners have it disconnected at present. The hot water system and the tank servicing it are located in the utility room.

Owners plan to leave all appliances in the home.

The footing is 4.5 feet wide by 18 inches thick reinforced with steel. The walls are 9 inches thick also reinforced with steel placed every 16" on the horizontal and vertical planes. The side wing walls are of the same construction.

Main water access pipes are designed as "pipe inside of pipe" to avoid having to disturb the concrete floors if any issue were to arise.

Rather than the standard recommended HVAC size, the owners chose to upgrade the system to a 5-ton unit and a 6-ton exchanger at time of construction. Average utility costs for two people is around \$200 a month.

There are 220 feet of tail lines on the septic system which is in front/side yard and lines run west to the pasture.

Well pump is located between house and barn. There well is deep and has a recent pump.

New roof installed in August 2017

Interior electrical offers 400 amps rather than the standard 200 amps.

The framing wood consists of all yellow pine there is no plywood or white pine.

The interiors woods are yellow pine and red heart cedar.

Kitchen table/island was built from a specially selected piece of old forest pine. It is truly a focal point of the great room and quite impressive!

Copper clad cabinet faces & vegetable sink in the kitchen....a classy touch!

Large ponds owners are unsure if spring fed but has never been dry.

The smaller pond in the woods is most likely spring fed.

The barn had a new roof in 2017 and there are built in drainage lines under each stall for ease in cleaning.

275 Burkhead Lane

This is the original homestead for the Hoover Family Farm and it is now being used as an investment property with a long-term tenant of 2+years, leasing for \$500-\$600 per month on a month to month agreement. The exterior wood on this home is treated wood. The original extra-large plank timber wood flooring remains and covers most the home's floors. It was milled from pines on this same farm. They are beautiful and very sturdy. There was a new roof installed in 2017. Outbuildings/barns have newer roofing taken from large barn on 277 Burkhead. Walls blown with extra insulation on 2 prior occasions. The stove and refrigerator belong to the tenants.