

Six Pines Cottage

Structure

- 9' tall basement with 2' x 2' grid of rebar in all walls (4 rows of horizontal rebar added for extra strength).
- 2" x 6" walls and 2" x 12" roof.
- Steel beams and columns throughout the home (not just in the basement)
- LVL's for living room floor have been doubled in every other bay for additional stiffness.
- Energy-efficient Eagle windows with interior and exterior grills. Two-tone exterior cladding. Low E glass.
- R19 blown-in insulation in walls; R30 in ceilings. Ceilings of 1st floor under 2nd floor bedrooms blown solid for sound control. Bathroom walls also insulated for sound control.
- Ceiling above bridge has 27" of insulation.
- Columns for screen porch are cast limestone each rated for 12,000 lbs.

Exterior Finishes

- Cedar trim and shingles with premium diamond shingles on front and rear.
- 40-year roof shingles.
- Arched porte-cochere (drive through) with custom corbels.
- Cedar and Douglas fir screen porch with handmade screen door.
- Eldorado stone veneer on both chimneys and around screen porch foundation.
- Custom railings with hand-turned finials and post caps.
- Crown molding at all roof edges and walls.

Garage

- Insulated, drywalled, and painted.
- Ceiling height of 10'10" in most of garage.
- HVAC closet for master bedroom.
- Custom Simpson door.
- Insulated cedar and glass overhead doors with ³/₄ horsepower

Interior Finishes

- Hand-scraped and finished solid 3/4" hickory floors and main stair. Maple stair to basement.
- Custom iron rails faux finished by local artist.
- Solid oak beams in living room with hand distressing and finishing.
- Poplar hardwood, custom-milled trim.
- Solid wood doors from Bolivia made from Roble with 1" raised panel and hand-applied finish.
- High-end hardware.
- Real stone veneer on fireplace with 8" thick stone mantle, extra-large firebox, and gas log lighter.
- Deluxe ceiling fans and lighting fixtures.
- Master bedroom and bath pre-wired for sound.

Kitchen

- Custom cabinets with high-end hardware.
- Hand-painted accent tiles in backsplash replicas of 18th-century French tiles.
- Soapstone countertops and farm sink.
- High-end plumbing fixtures include pot filler over stove.
- Top-of-the-line appliances.

Bathrooms

- Custom cabinets with high-end hardware.
- High-end plumbing fixtures.
- Marble and glass tile, with hand-painted accent tiles.
- Master bath includes airbath with deluxe controls and heated backrest. Glass shower stall has steam, 12" rainhead, massaging, handheld shower, and four body sprays, all controlled by a thermostatic controller.

Mechanicals

- 75-gal., high-efficiency water heater with recirculating pump.
- Two high-efficiency furnaces with 13 SEER a/c units.
- Fire and burglar alarm.