

# Sustainable/Resilient Single Family Home/Homestead

FOR SALE – \$495,000 .... Berea, Kentucky

ON THE WEB: [resilient-home-berea.com](http://resilient-home-berea.com)

## Overview

- 2,200 sqft house on 2.8 acres
- built in 2006
- 3 bedrooms, 2 full baths
- passive solar design
- 5.4 kW of solar electric
- battery backup
- solar hot water
- 12,000 gal rainwater catchment
- 8,500 sqft of garden beds plus fruit & nut trees, bushes, perennials
- 12' x 20' garden shed
- 8' x 16' greenhouse
- food storage areas
- alarm and camera systems
- a beautiful combination of elegant appointments and practical systems



## Amenities

- all hardwood floors and tile
- livingroom has vaulted ceiling, large window array
- kitchen has solid-wood cherry cabinets; two sinks; porcelain countertop with full tile backsplash and granite accents; no-see electrical outlets; under-cabinet lights
- dining room can accommodate large table and buffet
- both baths have tiled surrounds and floors
- master bath has granite shower bench & sink top
- wired for multi-room TV, internet, phone, stereo; satellite-TV-ready
- lots of closets and attic & garage storage, all with switched lights
- super-clean; freshly painted inside
- all brick exterior; standing-seam metal roof; zero-maintenance soffits
- screened back porch; Trex deck; fire circle/pit; in-garden sitting area
- yard is grass, gardens, paths, and trees, with great views in multiple directions

## Energy

- 5.4 kW of solar electric on dual-tracking pedestals; grid-tied with battery backup
- solar hot water (80-gallon tank; backup heating element; freeze-protected)
- passive solar design (free winter heat from the sun) with large catalytic wood stove and beautiful thermal-mass wall in livingroom
- geothermal (ground-connected) heating, A/C
- ceiling fans and whole house fan for non-A/C cooling



- high-efficiency building envelope (EnergyStar rating = 19)
- custom double-cell insulating window shades
- trellised vines on east and west sides for summertime shading

## Water

- city water service with private septic
- 12,000 gallons of filtered rainwater catchment with dedicated pumps
- remote hose bibbs and electrical outlets in garden areas
- Owsley Fork (creek) adjacent; Owsley Fork Reservoir within walking distance

## Growing Spaces and Other Food Features

- 8,500 sqft of garden beds---framed raised beds with 5 years organic soil amendment
- perennials include asparagus; strawberries; blueberries; bush cherries; red, yellow, and black raspberries; blackberries; juneberries; grapes; hops; herbs
- 46 additional fruit and nut trees/bushes include apple, peach, pear, Asian pear, plum, cherry, apricot, persimmon, mulberry, figs, che, pawpaw, almond, pecan, hazelnut
- 12' x 20' garden shed with shelves, workbenches, concrete floor, lights, outlets
- 8' x 16' greenhouse, double-wall polycarbonate, aluminum frame, masonry foundation wall -- potting bench, built-in racks, automatic venting, thermal mass, retractable sun-block cloth
- dual-chamber solar composting toilet (attached to shed; tiled!)
- "edible yard" design (without being over-planted)
- fenceable side yard available for raising chickens or goats
- multiple pantries for food storage, including large climate-controlled area
- separate canning stove and cabinets/countertops in garage



## Security and Safety

- alarm system with window, door, motion, fire, and glass-break sensors
- camera system with 7 views, expandable to 9; one-button viewing on TVs; day/night operation
- 4-foot crawlspace serves as severe-weather safe area; incl. decking, phone, lights, electricity
- additional security features will only be disclosed to new owner

## Location, Community, View

- eight miles from the heart of Berea, a major KY cultural and sustainability center
- immediate surroundings: farms and market gardens on two sides; creek on another
- beautiful "mini-mountain" with exposed escarpment to NE

## Comments/Contact

- If you have thought about how to live more sustainably or how to lock in the value of at-risk financial assets---and wished there was a turn-key homestead that can be self-sufficient in energy, water, and food without sacrificing the other amenities and pleasures of life---here it is.
- Take the virtual tour at: [resilient-home-berea.com](http://resilient-home-berea.com)
- For more info or to arrange a showing: [mark@resilient-home-berea.com](mailto:mark@resilient-home-berea.com) --or-- (859) 985-5386