



## 680 North Farms Road | DATA SHEET

Custom designed Country Style home with a cottage feel, includes extensive detailing on 7.5 acre wooded picturesque setting. This location has the feel of the country, but is a little over 8 minutes from downtown Northampton. The unique design was developed in conjunction with Kuhn-Riddle Architects of Amherst. The design concept was inspired by the “whole nine yards house as seen on PBS series in “Creating the Not So Big House: Insights and Ideas for the New American Home<sup>1</sup>”. Completed in April 2004.

The home is also the primary workspace for two of its occupants- primary office for computer architect/consultant and a separate art studio.

Main structure (ground, 1<sup>st</sup> floor, 2<sup>nd</sup> floor) connected by mudroom hall to garage structure, which also contains second floor office and studio. The house is almost 5,800 sq. feet finished heated/cooled space. Additional 2,000 sq feet space includes 3 car garage, screened/open porches and unfinished portion of basement. This brings the total space to over 7,800 sq. feet.

<b>Floor</b>	<b>Area (Sq feet)</b>
Ground	1,146
First	1,833
Second	1,855
Second floor over garage	958
<b>Total finished heated/cooled space</b>	<b>5,792</b>

<b>Other space</b>	<b>Area (Sq feet)</b>
Basement (unfinished)	518
3 car garage	864
Screened/open porches	697
<b>Total other space</b>	<b>2,079</b>

<b>Total Space</b>	<b>Area (Sq feet)</b>
Finished heated/cooled space	5,792
Other space	2,079
<b>Total other space</b>	<b>7,871</b>

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<sup>1</sup> Sarah Susanka, “Creativing the Not So Big House: Insights and Ideas for the New American Home,” Tauton Press, 2002.

## General & Mechanical

- Energy
  - Highly insulated and airtight-93 score, high end Eagle low e argon windows.
  - State of art heat exchange outside air recirculation system
  - 10 separate computer controlled heating/cooling zones
  - Propane heat and hot water
  - 2,000 gallons/propane/year
  - Hot water system provides instant on economy and 300 gallons/hour with on demand recirculation hot water system.
  - Generator, solar ready
  - 400 amp service
- Water
  - Well and septic
  - Well 100 gals/min at wellhead, Wellmate, 75 lb pressure through house, pressure enables all baths and showers simultaneously.
  - Hot water system provides instant on economy and 300 gallons/hour with on demand recirculation hot water system. Enables all showers/baths simultaneously.
- Electrical, Lighting and General
  - 400 amp service, generator solar ready
  - Extensive built-in recessed and sconce lighting, high-end lighting by Tech Lighting and Hubberton Forge.
  - House fully wired for advanced computing and media including 1 Gbit Ethernet and RG6. Full wireless.
  - Whole house alarm and monitoring system
  - Sonos wireless music system (negotiable)
- General Finish
  - Extensive hickory flooring on first and second levels, cork flooring on lower level
  - High end stone, marble or tile
  - Ipe and stone outdoor decking and walkways
  - Roofing: architectural shingles
- Other
  - Home owner association handles plowing and upkeep of common area and drive

## Room by Room

- Master suite with separate sitting/yoga room
  - Master suite includes separate sitting/yoga room with balcony, 2 large high-end fully equipped walk-in closets and master bath.
  - Cathedral ceilings and multiple skylights.
  - Master sitting room includes African mahogany built-in with birds-eye maple drawers.
  - Master bath includes large circular (66 inch diameter) whirlpool, large walk around shower, with dual showers (marble tile floors and walls) and dual sinks. Includes Marble counter tops and marble tile floor.
- Two children's bedrooms
  - Two children's bedrooms, each includes full bath, cathedral ceilings, multiple skylights and built-in window seat/computer desk.
  - Each bedroom includes a full bathroom and walk-in closet.
- Large guest bedroom on ground floor fully equipped closet
- Four full baths
  - Master bath includes large circular (66 inch diameter) whirlpool, large walk around shower (marble tile floors and walls) and dual sinks. Includes Marble counter tops and marble tile floor.
  - Two children's bathrooms include Silestone® solid surface counter top, tile floor and tile bath/shower walls.
  - Guest bathroom includes Ashfield crowsfoot stone countertop, tile floor and tile bath/shower walls.
- 1 half bath with unique above sink washbowl, tile floor and limestone counter top.
- Two story entrance foyer and stair hall
  - Ashfield stone heated in entry
- Large kitchen, open to dining and living rooms
  - Large center island with gas cook-top and seating
  - Walk-in pantry
  - Custom, red-birch cabinets
  - Unique Brazilian "Amazon Rainforest" stone countertops with petrified tree roots.
  - Travertine stone floor
- Breakfast room or sitting room adjacent to kitchen.
- Dining room with custom red-birch serving area and "Amazon Rainforest" stone counters
- Living room with Rumson fieldstone fire place and built-in cabinets
- Large mudroom with connector to garage, studio and office. Includes laundry area, sink, red-birch cabinets and Silestone counter tops and other storage.
- Large art studio with cathedral ceiling (over garage) with separate heating/cooling ventilation system
- Large office with cathedral ceiling (over garage) includes red birch and African mahogany built-ins

- Exercise/play room
- Media room
- Art gallery
- Wet bar room w/capability of sink, microwave and refrigerator (lower level)
- Wine storage room