

## Mahone Bay Dream Home—228 Main Street, Mahone Bay



### Living Experience

- Light—bright and cheery with lots of natural light.
- Fresh clean air—well ventilated high efficiency air exchangers in both house and workshop.
- Spacious—accessible 36" wide doors and raised living room ceiling. Sliding 'barn' door can separate the bedrooms and master bathroom from the main living area of the house. Also another wide sliding barn door can separate the well lit 'den or office' for privacy.

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- Warm winters—double wall construction and four heating options so you can keep warm even if power goes out. No oil or gas!
- Cool summers—great natural ventilation and 3 head heat pump for cooling (and heating).
- Stress free extremely low maintenance home with polished concrete floors, metal roof, siding that is protected by overhangs and never needs painting. No painted surfaces on the outside of this house.
- Next to the rail trails—this location is close to the rail trails that lead to Lunenburg, Bridgewater or Chester/Halifax directions.



### High Efficiency Low Cost Living

- High Efficiency Appliances only 3 years old.
- All windows triple glazed for High Efficiency.
- Double wall super insulated construction.
- Passive solar heat gain in winter and cooling in summer with insulated (R30) slab to store energy and moderate temperature.

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- Dimmable LED recessed light fixtures throughout.



### Rooms

- Efficient well lit kitchen and dining area in SE corner of house.
- Walk-in Pantry and Laundry Room.
- Raised ceiling in Living Room that opens to a patio, meadow and river.



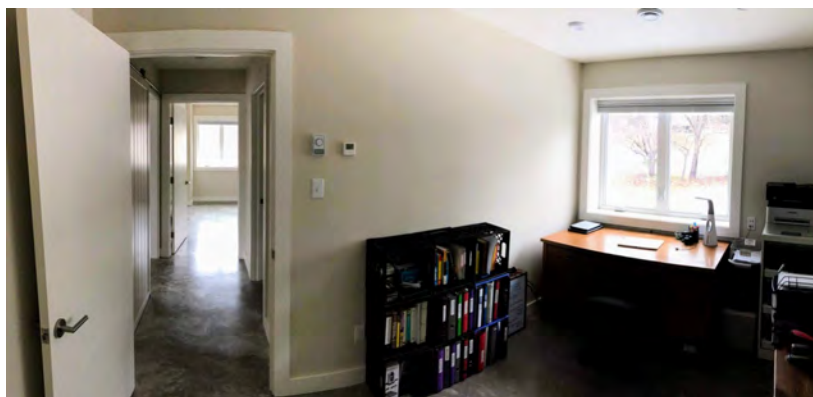
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- Well lit room on the south-west corner of the house that can be used as an office, den or bedroom.



- Large Master Bedroom with large built in closets.



- Spare bedroom (or office, den) with a large window for light.

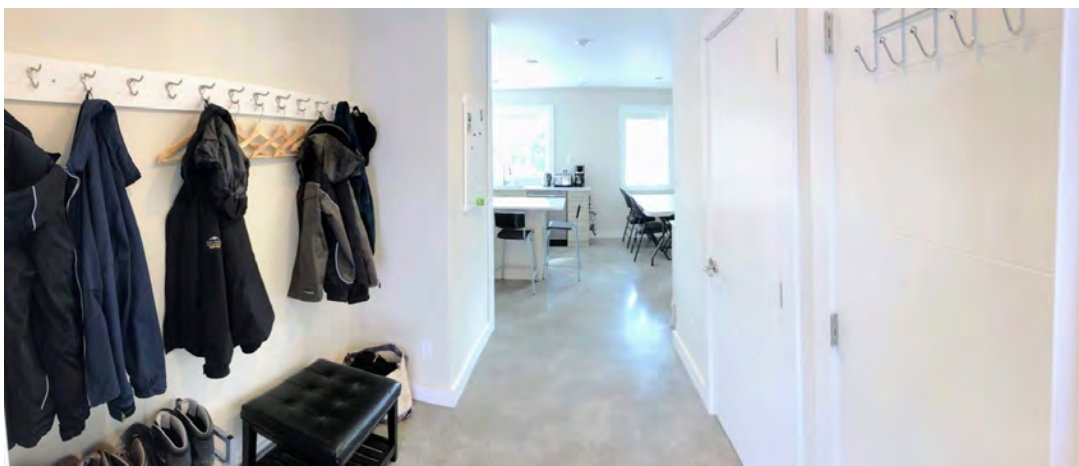
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- Half Bathroom close to the kitchen, front door and main living area.



- Master Bathroom has an accessible shower including a fold up seat.



- Generous entry area for coats and footwear.

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- Utility room with commercial boiler, Renewaire ERV, heating and ventilation controls, constant pressure water system, high efficiency water heater, Communications hub with Fibre, Cat 6 and Coax feeds for throughout the house and workshop, 200A service panel and 100A generator panel for critical loads.



- Well lit 24' x 16' heated Workshop (can be used for studio, garage or even turned into an apartment) is insulated to the same high standard as the house (R60+ ceiling, R42+ walls, R30 floors).



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### Outdoor Living Spaces



- House surrounded by patios. You can always find a sunny or shady spot to suit conditions and preference.
- Low maintenance natural landscaping and gardens by Helping Nature Heal (award winning landscape and ecosystem design company) including fruit, nut trees and herbs.



- Meadow trails lead to the wooded area by the river with beautiful river views and steps to access the river.

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## House Systems & Technical Features

- The well has excellent capacity and in practical terms you'll never run out of water. 12.5 gal/min capacity, 200' drilled well.
- Constant pressure water system—there is always plenty of water pressure, the pressure is always the same, and the pump is efficient.
- Redundant 'home run' water system pipes—buried in the walls is a complete set of extra water lines both hot and cold in a 'home run' configuration for redundancy and flexibility in the future.
- 30,000 BTU/hr Mitsubishi 3 head heat pump rated to -27° c This heat pump is the top of the line, highest rated heating system from the best manufacturer, sized to always provide heat (or cooling) even on the most demanding days.
- 30,000 BTU/hr Pacific Energy HE wood stove with outside air, can cook on top. EPA rated premium efficiency stove makes wood last longer.
- 30,000 BTU/hr Uponor electric commercial boiler. This small boiler is a compact, wall mounted, modular system currently configured for 6 zones which can be easily reconfigured. It will heat the entire house and workshop quietly and reliably and is an excellent option to have on if you are away in the winter.
- Passive solar house with low heat loss: R60+ ceiling, R40+ walls, and an R30 super-insulated slab (both house and workshop). What this means is on sunny days you will get free heating and the slab will



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store that heat as well as stabilize temperature. The house is warm and cozy, safe and secure.



- RenewAir Energy Recovery Ventilators (house and workshop) high-efficiency ( design recovers latent heat with no condensation). There is always fresh clean air and these state of the art ventilators recover latent heat which is the energy stored in the moisture of the air. There is no condensation and low energy loss.
- Rigid metal ventilation pipes sealed, insulated with 2" spray foam and installed under 24" R60 fibreglass insulation. The best ventilation systems are done with rigid ducts that are carefully sealed and well insulated. These ducts are sealed per code and then have 2" of spray foam on them to ensure no leaks and no condensation. They are located at the bottom of 24+" of insulation. There are absolutely no leakage or condensation issues.
- 24" roof overhang for shading in summer and weather protection. As well as providing shading in the summer and allowing heat gain in the

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winter the overhang has the added benefit of providing additional protection for the natural finish of the no maintenance siding.

- Grounded slabs (house and workshop) for health benefits. There is a 'thing' called grounding you can google. In this house you can walk around with your bare feet if you choose and be grounded to the earth. The house is a healthy safe comfortable place to live.
- The Workshop building is built to the same high standard as the house and shares the same roof. It has its own sink & toilet, full utilities and could be converted to living space or small apartment.
- Separate 'generator' service panel and provisions for alternate power sources and transfer switch.
- Triple glazed HE windows throughout.
- Communications: There is a Bell Fibre Optic communications feed, full wifi coverage and communication cables with Cat 6, coax and phone connections throughout the house and workshop. You will have multiple locations to plug in your TVs, computers or other devices.
- Gravity-fed septic system.

### **Additional Considerations**

- Private south facing meadow bordered by forest & river.
- Natural spaces frequented by wildlife and many bird species. Natural, sustainable landscaping by award-winning designer Helping Nature Heal Inc., walking trails (various paths) that take you to the river and

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around the property. There are fruit and nut trees (all edible varieties).

- The boundary of the lower end of the property is wooded along a beautiful area of the river (quiet and calming place for reflection).
- Low maintenance with no lawns to cut and no painting required.
- Accessible home design with wide doors and an accessible shower.
- LED lighting controlled by dimmers throughout.
- The kitchen, and bathrooms have quartz countertops and there is dimmer controlled under-counter LED lighting in the kitchen.
- No dependence on town water utility or sewer.
- 1.4 acres within the Town of Mahone Bay! It is a Main street address located behind other homes where there is minimal impact from sounds and views of traffic.
- The expansive patio surrounding the house provides areas for shade, sun or protection from rain depending on what people want to enjoy outside. It is an easy relaxing and enjoyable place to live.

