

260 Skycrest Dr. Construction Detail Elaboration

Alabaster chandeliers are in foyer and dining room.

All windows are Pozzi aluminum clad wood dual pane windows and patio french doors

Plumbing hot and cold water lines inside the house are non corrosive Aquapex pipe

Sink fixtures throughout the house are manufactured by Grohe

All five toilets are one piece top of the Kohler line

Security system and fire alarm system connected to Ashland Fire Department

Fire sprinkler system throughout home

Built in vacuum system serves the entire house including garages

Four program commercial grade automatic irrigation system in all planted areas

Exterior fire sprinklers connected to landscape irrigation controller along the entire northeast property joining City of Ashland forested property for wetting down tree line in case of wild fire.

Very extensive landscaping with many varieties of trees [approximately 84 total] , shrubs, ground cover and flowers provide an abundance of shade and color.

Three separate natural granite rock walls [some of the extra large boulders were saved during excavation and used to build the walls] were constructed by a very artistic stone mason. He also built a natural stone garden pathway around the house to provide access to all exterior ground level doors.

An impressive water fall that drops in elevation approximately 14 feet, built of granite stone, runs down toward the front entry and is the primary focal point at the entrance to the property .

The custom felled, milled and kiln dried main entry door is American Elm from San Jose, California. The door frame is two inches thick and raised panels are one and a half inches thick . The side lites are beveled glass. The hinges that support the door are solid Brass with ball bearings.

Custom milled extra thick timbers were used to construct the hand crafted unique

The primary reason I purchased the 260 Skycrest lot is that Natural forest/ greenbelt owned by the City of Ashland Parks Department joins the entire northeast boundry of this property. My understanding is that no homes\ will ever be allowed to blemish the natural panoramic view.

All construction materials are of natural wood, quarried stone or quarried tile except for the down stairs bedrooms and hallway which are carpet.

Jatoba [Brazilian Cherry] hardwood floors, cabinets and bookcases

Joatoba lumber was used to construct the stairway railing and steps, hand cut and fitted on site.

Premier craftsmanship throughout by master woodworkers

Entire interior walls including garage and two basement storage rooms are plaster rather than standard wallboard finish

All walls including interior walls are constructed of 2"X6" rather than standard 2"X4" lumber

Sheet rock in entire house is 5"/8" thick rather than the standard 1"/2" sheet rock

Living room, dinning room, office, sitting room and master bedroom all have high boxed beam ceilings

The 900+ square foot slate tile deck extends the entire length of the house facing the northeast, providing morning sun and afternoon shade, and a panoramic view of the entire valley including Grizzly Peak and the City of Ashland

All exposed roof beams, rafters and exterior support beams have been sand blasted to provide a traditional Craftsman appearance that results in the surfaces absorbing more oil stain protective coating.

All interior doors on the main floor and office floor are constructed of custom finished solid american cherry hardwood.

Built in rain gutters with extra heavy duty rubber membrane two feet ten+ inches around the entire perimeter of the roof under 30 year ArchtectualDimensional composition shingles

All exterior roof flashing, all three chimney flashing, all deck edge flashing, deck railing and downspouts are copper

The office floor, upstairs and down stairs rooms have an excellent view and light provided by the Approximately 118 windows. Because each room is offset from the

adjoining room six feet or more, from north to south, every room has a slightly different view perspective.

The downstairs has a 2nd master bed room with a large whirl pool tub and a free standing shower , a second full bath and shower serves the two additional bedrooms, one with sink and mirror and a tiled counter with kitchen sink and room for a mini kitchen. It also has plumbing setup for a stacked washer/dryer.

Door hardware throughout the house is top of the line Baldwin except for the front entry door which has a Period solid brass -----

Hand crafted Porte Cochere [car shelter at the front entry door] constructed by hand with Select Extra thick custom milled Douglas Fir heavy timber framing and 2"X 6" tongue and groove #1 knot free cedar. Two men took twelve weeks to construct the complex joints and multiple fitted beams, cantilevered outriggers, fascia, and supporting timbers.

All four edges of all beams, blocks and gables on the entire house are routed

There are three large natural granite stone fire place chimneys . Two on the roof and one on the north west end of the house that extends from below grade to the third story office serving the living room fire place.

Three high efficiency heating and air conditioning with dual filters and humidifiers on each unit serve the entire house. The home is divided into three zones with three separate thermostats for maximum flexibility and economy.