

Features of 620 Pioneer Mountain Loop

- Custom Built by Walker Custom Construction, with over 30 years in the industry!
- Flagstone Front Porch Entry
- Luxury Vinyl Plank Flooring with Diamond 10 Technology (See additional page)
- Massive 2 story stone fireplace with a Northstar wood burning stove insert and fir mantle
- Additional high efficiency Quadrafire wood burning stove in the lower level
- Kraftmaid's top line, custom kitchen cabinets have full extension glides & soft close
- Farmhouse kitchen sink
- Custom Birch hardwood butcher block countertops
- Full stainless steel appliance package includes gas cooktop, 2 inwall ovens, and refrigerator
- Wired for under cabinet lighting
- Gas line on deck for a BBQ
- Large Dining area
- Spacious walk-in pantry with sliding barn door
- Master suite on the main level
- Sliding doors walk out to covered porch area
- Master bath has antimicrobial tile, easy access shower controls so you don't get wet!
- Garden style soaker tub with tiled surround
- His and Hers Walk in closet
- Split bedroom floorplan
- 1 Bedroom or Office has a walkout to the porch
- Junior Suite or guest suite on main level
- Upstairs, a very large loft & bonus room or den
- Mudroom, Daylight Laundry Room with utility sink
- Downstairs - Huge Craft Room and Cold Storage Room with utility sink and counter
- 100-amp sub panel added for additional living options down the road, making this home multigenerational capable!
- Oversized 2 door, 4 car garage has a 50amp plug. There is an RV plug at the bottom of the home
- SIDING - Stucco and LP SmartSide siding-an engineered wood product designed for durability and resistance to moisture, termites, and fungal decay, offering a long-lasting and attractive exterior solution.
- ROOF - Architectural dimensional asphalt shingles, or laminated shingles, over synthetic felt with an added layer of protection provided by an ice and water shield in all the valleys and edges – this prevents ice dams! (See Additional page)
- Exterior recessed lighting in real pine soffits with outlets for Christmas lights!!
- INSULATION - Insulation- R38 is code. This home has R60 in the roof, R21 in exterior walls and in between the floors for heat retention & sound barrier, and R19 in the basement
- HVAC - Energy Efficient heat pump and central air. Additionally, he added 5 Mini Splits throughout, that heat or cool with a remote control. They have thermostats that help make the area your perfect temperature!
- WELL & SEPTIC - Wells in the area are 80-100' but here, he went extra deep, 220' to get past the hard water. The well has frost free valves for someone to put in a sprinkler system. And there is a 1500-gallon septic tank with 3 drain fields
- WATER – there are 2 large, gas, connected twin water heaters with a recirculating pump so you always have hot water on demand. An inline whole house filter for crystal clean water.
- 2x6 construction, Allside windows with wood wraps
- A FULLY engineered home, porches and basement which is water/moisture/ and mold proof! They used 5/8" (1/2" is code) rebar and steel throughout the slab, fully tied 18x18 grid. The vapor barrier goes up all the walls of the basement to the ceiling to ensure no gases, chemical, or moisture intrusion. There is a 16,000 lb. support beam downstairs and 9000lb beam upstairs. The outside beams are on structural concrete pillars set on the stone. The trusses were also engineered by the Franklin Truss Division. and the whole home is engineered by NW Engineering.
- Ethernet & Coax runs through the house. (Sparklight for internet and cable)
- The Driveway has a 2' base, topped with 4-6" road mix, topped off with crushed asphalt.
- HOA fees \$600 a year, pay for road maintenance
- Chickens are allowed for fresh eggs!
- Natural Gas was brought in and plumbed, this is not propane

This home was built beyond basic code and is very efficient and structurally sound. Very Solid!
You won't find one like it in the valley

Architectural Dimensional Shingles:

These shingles are premium, laminated, and offer a more dimensional and aesthetically pleasing look compared to traditional 3-tab shingles.

- **Synthetic Felt Underlayment:**

This is a layer of non-asphaltic, polypropylene construction that will not rot or become brittle (unlike conventional felts, that can disintegrate over time). Stronger, synthetic, non-woven construction provides at least 600% (i.e. 7 times) greater tear strength than standard #30 felt and is installed under the shingles to provide an extra layer of protection against moisture and wind.

- **Ice and Water Shield:**

This is a self-adhering, waterproof membrane installed beneath the shingles, particularly in areas like eaves and valleys, to prevent leaks caused by ice dams and water backup.

- **Why use Ice and Water Shield?**

Ice and water shields are used to prevent leaks caused by ice dams and water backup, especially in areas prone to cold weather and snow.

- **Installation:**

Ice and water shield is typically installed before the felt underlayment, especially around areas like eaves, valleys, and where roof features like dormers and chimneys intersect.

- **Benefits:**

This combination of materials offers enhanced protection against moisture, wind, and ice dams, extending the lifespan of the roof.

LVP flooring with a "diamond coat" refers to luxury vinyl plank flooring that incorporates a wear layer containing microscopic diamond particles, enhancing durability and scratch resistance.

Here's a more detailed explanation:

- **What it is:**

- **LVP flooring is a type of flooring that mimics the look of real wood or stone, made from layers of vinyl.**
- **"Diamond coat" or "diamond dust wear layer" refers to a specific type of wear layer that is reinforced with microscopic diamond particles.**
- **These diamond particles are integrated into the urethane or PVC wear layer, which is the top protective layer of the LVP plank.**

- **Benefits:**

- **Superior Scratch Resistance:** Diamonds are known for their extreme hardness, making them ideal for protecting against scratches and scuffs.
- **Enhanced Durability:** The diamond particles significantly increase the overall durability and longevity of the LVP flooring.
- **Ideal for High-Traffic Areas:** This type of LVP is particularly suitable for areas with heavy foot traffic, such as commercial spaces or homes with pets and children.