

**FOR SALE**

1040 BALLARD AVENUE

SILT, COLORADO



## **NEXT GENERATION HOME**

### **RESOURCE EFFICIENT, ENVIRONMENTALLY INTELLIGENT**

Large lot (8100 SF) in quiet, low-traffic old-town neighborhood, 1640 SF features Kitchen and great room with vaulted ceilings, 3 bedrooms, master w/ vaulted ceiling & Walk-in closets, 2 full bathrooms, laundry room w/ cabinets, pantry, attic storage  
Covered porch (300 SF) on 3 sides provides winter sun & summer shade  
Detached 2 car garage with attic.

#### **Energy Efficient and Healthy Home Features:**

Slab on grade foundation, In-floor radiant heat, 93% efficient boiler w/ side-arm domestic hot water, Heat-Recovery Ventilation (HRV) for continuous fresh air, Super insulated (R42) non-combustible Structural Insulated Panel (SIP) walls, dense packed recycled-content cellulose roof insulation (R50), front entry and mud room equipped with air lock doors to block winter cold, Energy Star™ lighting & appliances.

**\$410,000**

**Contact John Evans 970.876.5567 or John Gitchell 970.389.4429**

## **Exterior**

Hardi Fiber cement lap siding  
Concrete sidewalks, asphalt driveway  
Double glazed, low-E windows from Milgard  
300 SF covered porch, 3 sides  
Painted exterior—Benjamin Moore paint

## **Living Areas**

Hand applied wall texture  
Bull nose corners  
  
Carpet with 3/8" Bravo premium pad in 3 bedrooms  
  
Premium Italian ceramic tiles in all remaining floor space  
Four-panel interior doors  
Select red oak case and base interior trim  
  
Front entry room with 8' coat closet  
  
Rear entry mud room  
Large closets, 60 SF walk in closet in MBR

## **Bathrooms**

Custom red oak 35" high vanities  
2 lavatories in MBR, single lavatory in BA1  
  
China undermount sinks  
Flush-mount red oak medicine cabinets with full width mirrors  
  
Energy Star™ Lighting  
  
Oversized custom red oak full height linen cabinet with drawers and doors in master bathroom  
  
Moen fixtures  
  
Solid surface countertops  
Acoustic insulation

## **Electrical**

Decora ivory switches / receptacles  
Full house Energy Star™ Lighting  
  
Smoke detectors in each room  
  
Ample telephone, internet and cable access in all living areas  
  
Numerous 3-way switches  
  
Premium ceiling fans with low wattage light fixtures in great room and MBR

## **Kitchen**

Custom select red oak cabinets, base and uppers  
Moen fixtures  
  
Full under-cabinet lights  
Full solid-surface countertops with splash  
Premium 18-gauge stainless steel double bowl under-mount sink  
Electric flat top cook stove included, also plumbed for gas  
  
30" microwave hood with external venting  
All Energy Star™ Maytag appliances, 26 cubic foot side-by-side refrigerator w/ ice maker

## **Laundry**

Energy Star™ stacking washer and dryer, full size  
Base and upper cabinets with laminate countertop

## **Construction Features**

South facing passive solar design  
  
Fully insulated thickened edge slab-on-grade foundation  
Super insulated (R42) non-combustible Structural Insulated Panel (SIPs) wall system, 6-1/2" thick  
Scissor truss roof assembly  
  
Dense packed recycled-content cellulose roof insulation (R50)  
2 x 6 interior structural walls,  
2 x 4 interior non structural walls  
  
Vaulted ceilings in great room, kitchen and MBR  
Mud rooms equipped with two air lock doors  
  
5/8" OSB roof sheathing, 40 year composite shingles on pitched roofs, rusted steel on shed roofs  
  
Eaves fully vented to ridge cap  
  
Operable awning windows with screens,  
Operable single-hung ingress-egress windows with screens  
  
Attic space  
Detached garage, 24' x 24', with clear storage above  
Architectural double fascia, full rain gutters  
  
Solid surface window sills throughout

## **Mechanical**

In-floor hydronic heat  
  
93% efficient boiler for heating and domestic hot water  
  
Heat Recovery Ventilation (HRV) system for continuous air exchange with HEPA filter  
  
Bathroom and kitchen exhaust fans vented externally