



Special Features of 61 King St.

This home was totally renovated in 2010 and was custom designed by the builder/owner. Reclaimed materials and unique finishes throughout enhance its character and energy efficiency.

- Exterior: Locally sawn poplar heartwood. Air dried and cured for one year before installation. Factory primed and painted on all four sides. Installed using stainless steel ring shank nails to ensure that the acidity of the poplar would not corrode the fastener.
- Roof 7x 9" stamped tin shingles historically relevant to house from Berridge Manufacturing in Texas.
- Windows: Jeldwen Aluminum Clad Sitrine builders series. Energy star rated.
- HVAC: single Payne heat pump. 13 SEER Bryant air handler in crawlspace.
- ERV (energy recovery ventilation system) was also installed. Due to the tight envelope of the house, this provides fresh make-up air, which is controlled with a humidistat that regulates the amount of humidity in the entire house.
- Open cell spray foam insulation throughout entire house. The wall cavities are full and the roof deck is 8" to 10" in thickness
- Sealed crawlspace. White 20mil. Dryspace liner installed. The exterior foundation walls are sprayed with 2" of green closed cell sprayfoam. There is a dehumidifier, which keeps the crawlspace at 35% humidity and drains through the condensation pump. This prevents any moisture or mold issues to interact with the rest of the house.
- Sealed attic - open cell sprayfoam
- NAVIEN tankless hot water heater. Maintenance free and is 98% efficient. Runs on Natural gas and is the only appliance in the house that uses natural gas. It has a recirculation kit, which is programmable to operate based on your daily usages.
- All new electrical
- All new plumbing
- The original house was jacked up from the old settled foundation and a new foundation was installed.
- Two French drains run around the house and drain water to either side. Gutter drains are hardpiped with 4" PVC to the street.
- Concrete and wood countertops
- Stainless steel appliances
- Custom Cedar fence
- Custom shed in backyard with stone retaining wall and stone work accents in both front and back yard.
- Brick walk way, foundation finish, and kitchen backsplash all reclaimed from original chimneys on home.