

2084 W Hampton Property Features

- Eco-Friendly Solar System for main residence including 30 ground-mounted solar panels plus four storage batteries to supply power during nighttime hours.
- Solar storage batteries reside in dedicated room off the garage.
- Property includes its own water well, double 5,000-gallon water tank storage and efficient pump to provide ample water to the property. Water pump electricity is routed through the solar system battery backup during electric company power outages.
- All water inside the walls is treated by a soft water system.
- House and ADU kitchens come with dedicated filtered water faucets and the main kitchen includes a filtered water connection for the refrigerator.
- ADU and workshop each have their own dedicated electric hot water heaters.
- All exterior walls are 6" deep instead of traditional 4" deep to provide extra depth for mineral wool insulation for better temperature efficiency against excess heating and cooling during temperature spikes. Construction also used 2"x6" studs instead of 2"x4" studs, spacing them 24" apart instead of the traditional 16" apart. This minimizes thermal bridging and allows for deeper, thicker insulation cavities for the mineral wool insulation.
- Mineral wool is also an excellent sound absorber that deadens outside noise before it can penetrate interiors. Mineral wool is also fire resistant and insects don't like it.
- There is one Level 2, 240-volt AC charging outlet in the garage and another outside at the guest parking area at the main courtyard entrance.
- Interior heating and cooling are provided by decentralized mini-split units so that room temperatures can be better set to individual preferences.
- The floors in the main house, ADU and workshop are eco-friendly, sustainable bamboo wood.
- Ceiling fire sprinklers protect the main house, ADU, workshop and garage.
- Foundation footers extend 24" down for added stability, a depth greater than required by County regulations.
- For longevity, the dark concrete used in the courtyard porch was created with pigment, not paint applied later over poured cement.
- Natural gas hook-ups are available at the street.