

119 Woodard Rd, Newfield NY

Stunning one-of-a-kind eco-built timber frame home surrounded by hundreds of acres of protected land adjoining Robert Treman State Park.

#### Location and Land Specs

- Eco-house sits on 4 acres surrounded by hundreds of acres of State Park and Finger Lakes Land Trust land that can never be developed (due to watershed protection and Land Trust rules).
- Robert Treman State Park adjoins the property; it is an easy 5-minute walk to the Gorge Trail, South Rim Trail and Red Pine Trail. World-class Lucifer Falls is 1/8th-mile down the Gorge and South Rim trails.
- Property also abuts the Finger Lakes Trail (FLT), which is a 580-mile east/west trail across New York state. There are six branch trails and 29 loop trails and spur trails that extend from the main FLT. These branch, loop and spur trails currently total 412 miles. Including the Main Trail and all branch, loop and side trails, the Finger Lakes Trail System offers 1,000 miles of hiking.
- Owners retain an adjoining 2+ acre undeveloped parcel, potentially available for purchase in the future.
- 12 minute drive to downtown Ithaca, 20 minute drive to Cornell and Ithaca College

#### Ecological House Specs and Features

##### *Foundation*

- Insulated concrete form (ICF) foundation. Extremely strong and durable, ICF homes have a lifespan of over 100 years with minimal maintenance required as the foam will not degrade.

##### *Insulation*

- Highly energy efficient thick double-framed walls with non-toxic soy spray foam insulation.

##### *Roof*

- Metal roof installed in 2008 has a 50+ year lifespan.
- Roof is insulated with SIPs panels, which provide a nearly air-tight structural shell. Minimizes air transfer from outdoors in and vice versa, reducing the fluctuation in indoor air temperature and humidity. The closed-cell insulation paired with air-tight construction results in significantly lowered energy consumption.

##### *Heating and Cooling*

- Five zones of heat and AC control for maximal personalization of temperatures and efficiency of energy usage via five Fujitsu mini-split units (new units installed June 2022).

- Radiant floor heating throughout house, powered by propane, controlled by one whole-house thermostat.
- Propane gas fireplace in the living room for additional cozy warmth in winter.

#### *Solar Panels*

- Large 10.38 kW solar system consisting of an 8 kW panel array in the backyard installed in 2015 and a 2.38 kW array on the garage roof installed in 2008. Together they produce approximately 10,000 kWh per year, saving approximately \$1900/year in electricity bills. (This covers > 110 % of electrical use of the average NY household.) The home is connected to the electric grid for supplemental electricity needs. Hyundai solar panels are warranted for 25 years (maintaining > 80% rated power output).

#### *Passive Solar*

- Southern orientation of the house captures passive solar.
- Concrete flooring holds heat in winter and stays cool in summer.

#### *Special house features*

- Two story timber frame central portion of the house, designed and constructed by local timber frame craftsman Frank Anderson. All wood was sourced from his privately owned local forest, cut and assembled by hand using traditional methods. Rough-hewn, extra-large timbers provide extreme stability and durability and a beautiful aesthetic.
- Two story wall in dining room and loft paneled with 150-200 year-old reclaimed barnwood sourced from a historic barn preservationist in Spencer, NY.
- Exterior siding is locally sourced Larch wood.
- Antique interior doors and antique doorknob settings.
- Six-foot high fencing around majority of enclosed yard was installed with a 6-12 inch additional underground portion to discourage escape by home dogs or entry by wild animals.

#### *Recent Renovations/Updates*

- Primary bathroom: New shower, natural stone vanity top, sink and shower hardware, new window, new lighting. (July 2022)
- Kitchen: New range, stainless backsplash, Maple butcher block countertops, natural stone island sink countertop, large stainless sink, refinished solid wood cabinetry (Summer 2022)
- Parging: Repaired all parging around house foundation that had been dinged by weed whacking (August 2022)
- Stained exterior siding (September 2022)
- Repainted entire interior (September 2022)