

The Villa is situated near the southern border of Kentucky, just a little over 1 mile by air from Tennessee. It is located in the very southwestern corner of Simpson County, Kentucky.

It's 5.5 road miles to Adairville, KY.

It's 12.5 road miles to downtown Franklin, KY.

It's 19.5 road miles to downtown Russellville KY

It's about 25 road miles to Springfield, TN

It's about 33 miles to the Scottsville Road Greenwood Mall in Bowling Green KY

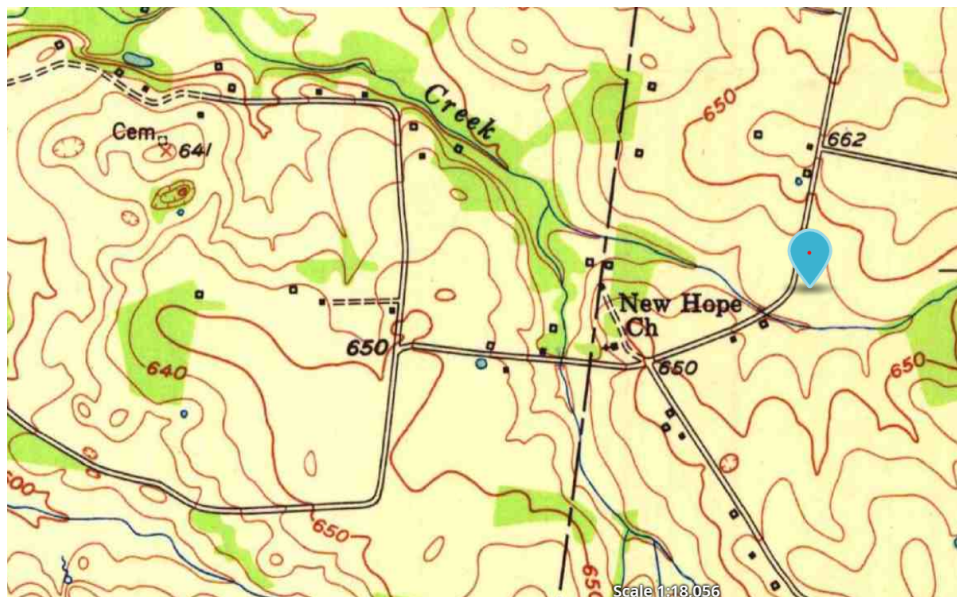
It's about 36 miles to the Governor's Square Mall in Clarksville, TN.

It's about 44 road miles to Nissan Stadium in Nashville, TN.

The nearest house with a lived in neighbor is the parsonage of New Hope Baptist Church, which is .3 road miles to the west, and which is in Logan County, Kentucky. To the south the nearest neighbor is 0.6 miles away, to the north, also 0.6 miles, and to the east 2.6 road miles (cross country, across fields and woods, it's only about 1.2 miles).

The original land and house were part of the Harris farm. The "farmer's daughter" married a local man, and was given $\frac{1}{4}$ acre of the farm, facing the road, for a 1500 square foot brick home, which was built in 1968. I bought it in 1992 from the original owners, with additional land to make it a two-acre lot. The rest of the Harris farm was later sold at auction. Currently that farm (the land to the west and north) is owned by the Bayles family. The land to the east and south is owned by the family of the Simpson County Judge-Executive, Mason Barnes. The entire area was historically called the "Coffee Bottoms", due to the rich black soil that originally made this prime farmland.

The two acres sit the northern slope of a small valley at about 635 feet above sea level, which descends slightly to the small intermittent Woolsey Creek (which is usually dry in high summer) to the south of the property which drains the surrounding fields in times of high rain.



From 1992 until about 2007, I raised a family here, but a divorce left the property empty from about 2009 until December 2011.

Beginning in 2012, the entire house was stripped down to the foundation, and framing. Everything else was redesigned, replaced, and the house extended 10 feet. New HVAC, plumbing, electrical, insulation, walls, roof, windows –

everything. A completely wired network of CAT-6 cable for internet was integrated throughout the entire house. The metal garage was torn down, and the driveway moved further south. The electrical powerline was placed underground, and the water line moved to the north end of the property. (Since we are near the beginning of the service area for the water company, we had excess pressure and an adjustable pressure modulator was installed on the water line to reduce the pressure to about 80 pounds)

The east wing of the house was designed, permits drawn and construction started in 2015. A new septic system was designed by an engineering firm in Bowling Green, moving it and the leech-field from the back of the house to the front yard. Complete land grading and remodeling was done to redirect rainwater from the adjoining fields, and a several hundred foot long culvert installed to move the water from the yard and fields to the intermittent Woolsey Creek to the south, instead of the previously ineffective right-of-way drainage ditch next to the road. Drainage from the gutters was taken underground to meet up with the culvert, and a French-drain encircling the septic system was integrated into the culvert.

The house design concepts were: self-sufficiency, a sense of openness in the house, the ability to entertain in the house, modern conveniences, low maintenance, and energy efficiency. Not all planned final additions and upgrades have been realized, but the initial planning allows them to be seamlessly integrated at a later time.

Self-sufficiency included a large area for food storage, enough room for a large number of family members, the ability to heat the house during outages (the propane fireplace can be converted to wood), on-site water through a well and filtration system, on-site electrical power through a generator and/or solar with a battery system, and a large (1000 gallon) underground propane storage. While the well pump and generator/solar are not installed, the piping and cabling to allow easy integration are already in place.

A **sense of openness** included extra-wide hallways, larger than standard doors in all areas, generally large bedrooms able to handle a complete bedroom set and additional living areas, wide open spaces (farmland) surrounding the complex.

The **ability to entertain** starts with the large driveway and parking area, allowing many guests without parking on the grass, a large entry-way leading into a large formal entertainment area, flowing into the covered veranda. The large flat side yard is perfect for lawn games, and there is a child's playground (with safe rubber pellet mulch as ground cover).

Modern conveniences including wiring the entire house with sufficient CAT-6 cable in most rooms to allow a robust network, and even bonding two cables to achieve 10 Gb speeds through-out the house. There are cables to each corner eaves outside the house to allow remote powered camera systems to be installed. There is a commercial quality Wi-Fi system in the house, which even allows Wi-Fi in the basement, and outside in most of the yard. There is a three antenna interior cell phone amplifier system, with two in the upstairs, and one in the basement, that allows cell coverage throughout the house (as well as through the Wi-Fi system into the 1 Gb Spectrum internet). There are currently two rooms that have the speakers and wiring for projector systems, one installed, the other ready for installation. A whole house central vacuum has outlets that allow the hoses to cover the entire house, the veranda and the garage.

Energy Efficient and Low maintenance also means redundancy. With three water heaters and three HVAC systems, the loss of any one will not affect the entire house. The grading of the lawn prevents water infiltration and destruction during "100 year storms" or better (already been tested!). The flatness of the lawn is intended to allow ease of incorporating battery-power, self-sufficient autonomous lawnmowers, so that most of the lawn care could be automatic. The metal and asphalt roof has life-time warranty from the manufacturer, and has insulating qualities in excess of any other type of roof. The rock fiber insulation in the 6 inch walls works even if wet, and repels insects. The attic is foam sprayed. All lighting is LED.

With two people, the average electric bill is between \$250 to \$500 a month (without extraordinary conservation efforts). With three families (9 people), that basically doubles. This doesn't include a bi-annual propane top-off of the buried tank, which services the kitchen stove, the fireplace, and the East Wings winter emergency heat.

Things that may not be obvious:

1. The front gutters, near the evergreen Magnolia tree, have screens to prevent leaves from clogging the gutters.
2. The current office has, in the walls, all the plumbing/electrical necessary to install a sink, dishwasher, refrigerator with and icemaker and a stove/oven.
3. The cabinet above the microwave in the kitchen contains a plumbing connection for a direct plumb coffee maker.
4. Adding "outside" French doors in the hall entrance to the West Wing, will allow a completely separate unit from the rest of the house (either a mother-in-law suite or extra-large master suite).
5. The north retaining wall is exactly on the property line with the adjacent field. Good neighbors allowed it.
6. Each side of the house has an outside water faucet. On the north side, it's in the Veranda. On the east side, it's near the Magnolia tree. On the south, it's on the left indent, next to the front entry way. On the East, it's between the garage French doors and the outside basement stairway.
7. The master suite's bathroom and washer has its own 80 gallon hot water tank. This allows clothes washing, long showers, and flushes without surprises.
8. The other West wing bathroom has its own hot water heater, and can be switched to provide hot water to both the master suite, and the potential "second kitchen", if needed.
9. The front doorbell has three locations that alert in the house: next to the master suite entrance, in the hallway between the kitchen and the formal living room, and in the basement.
10. The front doors and the two sets of veranda French doors are painted white, but are solid mahogany, and can be stripped and stained.
11. For the summer, the Veranda has two solar-powered vents that are both set to automatically vent, and can be adjusted manually by remote control or a phone app.
12. As much as possible separate electrical circuits were used to separate each room and the lighting from the outlets in each room.
13. Bedroom (2/6) has a dedicated 20 amp circuit with a single plug, for high draw equipment.
14. In both the East and West wings, the network cables were carefully laid and do not parallel electrical lines, and when they crossed electric lines, they were crossed at 90 degree angles, and air separated onto different sides of internal walls.
15. There is a hidden outlet under the vanity in the master suite bathroom, in order to allow electrical appliances to be placed in one of the vanity drawers while plugged in. This allows the top of the vanity to remain clear of hair rollers, hairdryers and other common items. They can be plugged in while in the drawer, taken out and used, and then returned to their drawer when no longer needed.
16. Both attics are closed to the outside and part of the conditioned envelope of the entire building. Both heated in the winter and cooled in the summer.
17. The crawlspace of the original structure is also conditioned space.
18. When entering the front door, the wall on the left has an unused network cable in the wall, center of the wall, that can be used as part of an upgrade to a smart home.
19. There is also a CAT-6 camera cable in the ceiling, in the corner of the kitchen nook, with a planned wide angle camera to cover the two entrances visible from that location.
20. In bedroom (4/6), in the right side closet, there is a framed opening in the ceiling in the right corner that has been covered by the ceiling sheetrock that has a frame for an attic entrance. It was planned to be a ladder to the east attic and a "secret room" over the garage, for a child or grandchild. Never built.
21. Each corner of the outside eaves has one or two ends of CAT 6 cable designed to lead to the basement network wiring room, for a dedicated outside camera system.
22. The wall between the master suite bedroom and the Lounge is a "sound wall", designed to ameliorate noise from the sound system in the lounge.
23. All the controls for the lounge video and audio system are terminated in the small utility closet between the master suite Laundry 2 and the Primary Bedroom (1/6). This room also contains the electrical panel for the west wing.

24. The 50 foot tower outside of this room is to allow for the cell amplifier antenna, broadcast antennas for TV (which can be injected into the network for viewing anywhere in the house), and a previous fixed broadband internet connection.
25. The tower is set in concrete, but has fastenings at the base, so that the entire tower can be lowered and worked on, or the entire tower can be removed by three bolts, and the base covered by mulch or earth.
26. All windows are double-paned, argon gas filled with a high R factor.
27. The Wi-Fi system uses three separate channels at 2.4 GHz that do not overlap, and have the same name, so that a wireless device can seamlessly roam throughout the house. Coverage of the Wi-Fi system covers the veranda, and most of the yard, as well as everywhere inside the house.
28. Basement HVAC is designed to bring in fresh air instead of recycling the same basement air over and over again.
29. Canned lights are set up with separate switches for over the dining area, as well as the opposite corner for a bar area that was never completed.
30. "Can" lights in the basement and garage are LED that have control boxes on each tucked into the ceiling that can adjust the light intensity.
31. Because of the large drive, the school bus will pick up and deliver school children directly at the front door.
32. On the outside wall of the fireplace, there is a propane connection valve located inside the righthand cabinet that can be used to connect a grill directly to the 1000 gallon propane tank.
33. Extra paint, tile, floor covering, central vacuum bags, etc. have been left downstairs in the utility room.
34. A binder has been left in the downstairs utility room, as well, containing a collection of user manuals for the house systems.

Things that were planned but never implemented;

1. There is 20 x 30 concrete slab in the upper yard, with bolts along the edges designed for an out building.
2. The well is to the direct east of this slab, with the plan of putting the pump in the building.
3. The upper yard is also designed to place a large solar array, and has conduit from the slab to the main service on the east wing.
4. A generator was also planned for this building, along with a battery system for the entire house, if desired.
5. The network wiring closet and server room in the basement is not complete. Most or all of the cables are labeled, however. One of two feeder cables from the west wings network room current feeds the Wi-Fi and several computers in the basement. The second feeder cable can be a backup, a bonded 10 Gb pipe or a separate camera network.
6. The landline telephone is terminated outside the west wing network room, and feeds into the network panel. It has been used to install a landline onto the network, but the quality of the ATT connection is so bad, that we simply disconnected it. ATT does not repair the lines very well this far out in the country, and a VOIP phone system has been used in place of a landline for years.
7. There is a gap in the retaining wall between the outbuilding slab and the house. The plan was for a stairway, with a paver walkway to the mudroom side door.
8. A gazebo was planned for the yard, along the curved ending of the retaining wall. There is a conduit pipe near the stair gap that was to be used for power, but it was never wired or extended to the end of the wall.
9. The lower yard to the east of the house was kept clear of utilities so that an in-ground pool could be installed.