

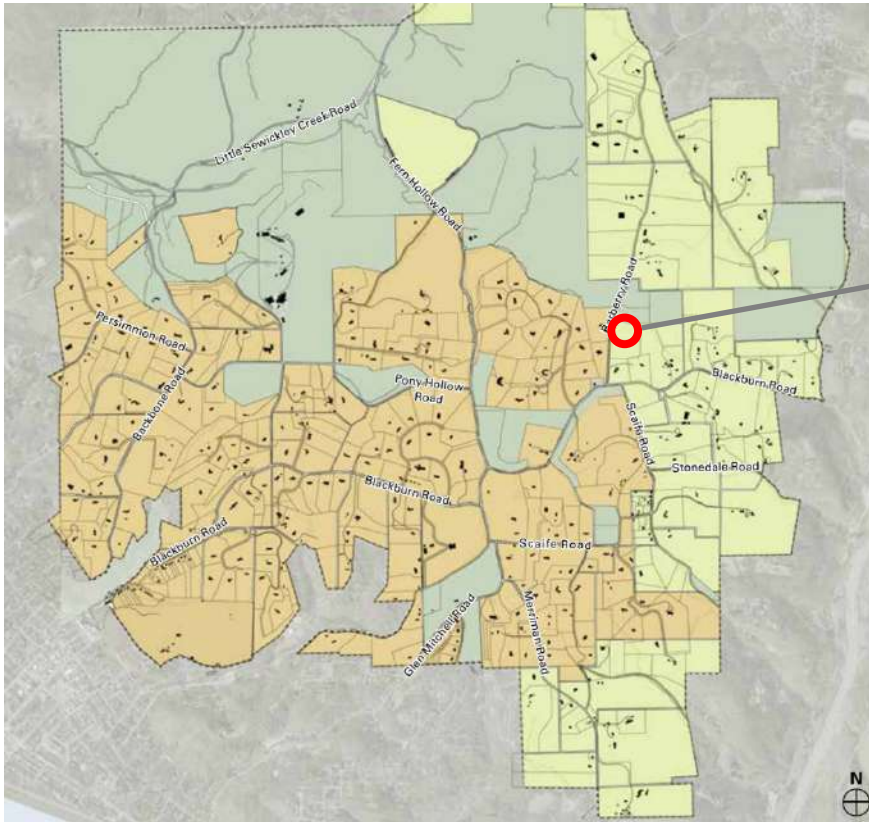
174 BARBERRY ROAD

Information Package



THE PROPERTY:

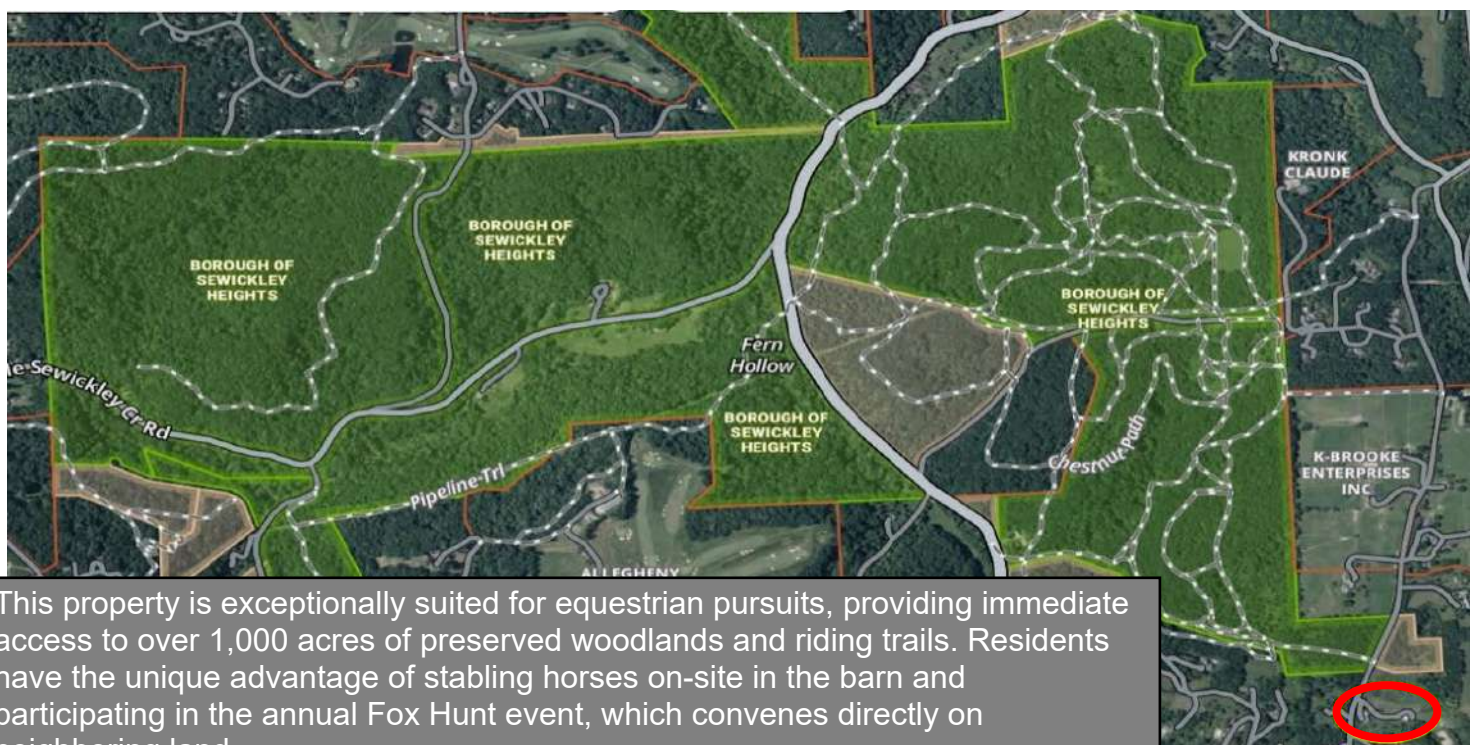
From the 1980 subdivision of Blackburn Farm, #6 Blackburn Farm (174 Barberry) lies contiguous with preserved lands and the Sewickley Heights Borough Park Lands, totaling over 1,000 acres of woodlands and trails. This property sits on 5.15 acres and features a 7,500 SF modern farmhouse and accessory barn, both built in 2015.



Map showing the locations of the Estate and Farm Character Areas

ESTATES FARMS PARKS AND PRESERVED LANDS

According to the Sewickley Heights Pattern Book, 174 Barberrry is defined as a **Farm Character Area**. The lot type is classified as either a **Meadow Preserve or Equestrian Preserve**, characterized by the presence of meadows and open space, and supports the presence of equestrian uses and landscape with fenced pastures, paddocks, and architectural groupings of buildings associated with equestrian uses



This property is exceptionally suited for equestrian pursuits, providing immediate access to over 1,000 acres of preserved woodlands and riding trails. Residents have the unique advantage of stabling horses on-site in the barn and participating in the annual Fox Hunt event, which convenes directly on neighboring land.

#6 BLACKBURN FARM:

174 Barberry Road stands apart from the traditional, historic estates that define Sewickley Heights. Completed in 2015, this 21st Century Farmhouse is a contemporary architectural statement with commitment to country living, energy efficiency, and sustainability.

Set on 5.15 acres, the Tri-Level home offers 7,048 SF of conditioned space, and at the rear of the property, a 4,800 SF two-story Western Pennsylvania bank barn. Both buildings feature solar panels (Net-Zero Electric), natural gas heat, and other sustainable design features; with low operating and maintenance costs.

Designed to be perceived as a renovated stone farmhouse, the residence consists of the 3-story Farmhouse Module, and attached to it, the One Floor Living Module. The home includes four bedrooms, five baths, three car garages, custom red oak millwork in the Arts and Crafts tradition, historic interior fumed-oak doors, antique lighting fixtures and an art studio, office and exercise room in the basement. The remaining 1000 SF basement space can be developed as desired.

The reimagined Western Pennsylvania Bank barn, hemlock timber frame with clear span roof trusses, sequestered at the rear of the property, has distinctive upper and lower levels totaling 4800 sf of floor space with two lofts lodged in the vaulted ceilings of the main floor. The basement, consisting of four bays (15' x 40') serviced by garage doors, currently serves as an automotive shop, equipment maintenance and storage.

The Main Floor currently includes an Office & Kitchen (15' x 40'), the Main Hall (30' x 40'), and a woodshop (15' x 40'). This highly versatile space is the perfect locale to operate or create a home-based business, hold events, or to be reimagined in a different light.

Incorporated into the property are repurposed architectural artifacts gathered by the builder over his career and include light poles from the Smithfield Street and Jack's Run Bridge projects, interior doors from Mt. Nazareth Learning Center, formerly Sisters of the Holy Family Convent, lighting fixtures and cabinets salvaged from Chautauqua Institution renovation projects, stained glass transom windows, floating steps, custom oak entry doors, marble countertops and floors salvaged from the Jenkins Arcade and 3000 board feet of red oak lumber cut and milled on the Morganza Road property and incorporated into the buildings.

The property, located in the Sewickley Heights Pattern Book's Farm Character Area is defined as a Meadow/Equestrian Preserve, and is contiguous on its northern border to conservancy land and the Sewickley Heights Borough Park Lands totaling over 1000 acres of woodlands and trails and surrounded by equestrian properties.

THE FARMHOUSE:

- Luxury tri-level residence designed and constructed to the highest energy efficiency standards offering complete comfort at lowest energy cost. Built to the USGBC Platinum standard, the home employs Geothermal HVAC and Solar Panels that have generated enough electricity to power the House and Barn for years.
- Net-Zero Electric: The House and Barn have a combined total of 16.5 kw of solar panels that generate an average of 16,600 kw of electricity per year, verified by the billing statements. At Duquesne Light Company's current Charges (including Supply Charges) of \$0.223/kwh, those solar credits generate \$3,700.00/yr or an average monthly credit of \$308.33 to the electric bill.
- The One Floor Living module houses the Master Bedroom suite while the Farmhouse Module houses three bedrooms and two baths on the second floor.
- Finished with red oak millwork in the Arts and Crafts tradition, historic fumed-oak doors from the Sisters of the Holy Family Convent in Westview, antique lighting fixtures from Chautauqua Institution, stained glass transom windows or marble countertops and floors salvaged from the Jenkins Arcade, the home is a contemporary architectural statement.
- From its poured concrete foundation walls, cellulose insulation, exceptional performance windows, to its metal and slate-look roofs the house is constructed with the latest in products and systems.
- Systems: Geothermal heating/cooling, 10kw Solar City solar panels, natural gas heating, basement in-floor heat, sprinkler system.

THE BARN:

- Western PA Bank Barn, 40' x 60', with poured concrete and stone foundation, hemlock timber frame with clear span roof trusses, freshly painted hemlock board and batten siding, and standing seam galvalume metal roof.
- Distinctive upper and lower levels totaling 4800 sf of floor space with two lofts lodged in the vaulted ceilings of the main floor
- The basement, consisting of four bays (15' x 40') serviced by garage doors, currently serves as a fully equipped automotive shop, equipment maintenance and storage area able to store 9 vehicles.
- The Main Floor currently includes an Office & Kitchen (15' x 40'), the Main Hall (30' x 40'), and

a fully furnished woodshop (15' x 40').

- Incorporated into the space are lighting fixtures and cabinets salvaged from Chautauqua Institution, custom doors, gas fired wood stove, and antique & modern kitchen appliances.
- Heating is done with a 125,000 btu torpedo heater fueled with home heating fuel. Natural gas logs in the woodstove fuel the woodstove in the office area on the Main Floor.
- HVAC is performed with a whole building ventilation fan, ducted air handler with water coil, insulated water tank piped to be used with the 2-ton air handler water coil and in-floor heat. There is a 4 ton Geothermal well piped to the hydronic system in the barn that is unused currently.
- In-floor heat piping in concrete floors, piped to the water tank only requires a gas boiler to be added to the hydronic system to heat the building with the in-floor heat.
- 6.5 kv Solar City Solar panel system.
- Other improvements possible to be conveyed with the property include a wood shop dust collection system, OSHA approved stair tower on casters to access the lofts and perform interior maintenance and a vehicle maintenance/storage 4-post lift.

