

ABOUT THIS HOME

OVERVIEW: This is a high-quality, energy-efficient, and lovingly maintained home featuring the craftsmanship of co-owner Hank Livingston, a master woodworker. Hank was a cabinetmaker, furniture builder, and finish carpenter in New England. He worked with the crew during the home's construction in 2007 and used his skills to create all of the home's wooden features.

CONSTRUCTION: Beau Schoen, of Schoen Construction, known for building quality homes in the Taos area, was the general contractor. The home features passive-solar designs, plus pumice-crete walls for the residence portion. (Homeowners have photos of the construction process.)

ADDRESS: 34 Adams Road, Ranchos de Taos.

FOOTAGE: The one-story residence is 1,269 square feet with a 576-square-foot attached garage for a total of 1,845 square feet.

ACREAGE: 1.453 acres on a corner lot. Area close to the home is cleared; the rest is filled with sagebrush. It contains an arroyo.

LOCATION: This home is situated in a quiet location and friendly neighborhood close to UNM-Taos, the Taos Country Club, and the BLM Slide Trail along the Rio Pueblo. It has fabulous, expansive views of the mountains and sage-filled mesa on all sides. There are a number of old ranching roads that can be hiked to the Rio Pueblo. It an easy and fast commute to Taos.

ABOUT PUMICE-CRETE: The exterior walls of the residency portion are constructed of pumice-crete, a concrete mixture using pumice and cement poured into forms. It typically has an R-value in the 40s. They are covered with stucco. A crew was hired to apply a new coat three years ago.

PASSIVE SOLAR DESIGN: The house uses the sun as an ally with Trombe walls — large glass covering masonry block on the south side — that absorb the sun's rays during the coldest part of the year. (Overhangs prevent the sun from heating the walls during the warm months.) Trombe walls are located in the great room, main bedroom, and garage.

EXTERIOR WOOD: The homeowner had a regular maintenance plan to oil on the home's soffits, fencing, gates, and Ramada.

HEATING: The home has radiant heat in the floors of the living quarters and garage — with four separate thermostats. However, the homeowners rarely used the radiant heat, except when traveling during the winter. A Morso woodstove, which has an attractive glass door, and the Trombe walls kept the home comfortably warm. The homeowners burned less than a cord of wood a year. There is a hookup for a woodstove in the garage.

PROPANE TANK: Property of current owners and not the gas company. It, of course, stays with the house.

WELL: The home shares a well with an adjoining, undeveloped property. It is 191 feet deep. Note the well house.

INTERIOR WALLS: Plaster.

CEILINGS: Tongue-and-groove pine boards.

FLOORS: Stained concrete.

ELECTRICAL POWER: 200 Amp service

SEPTIC SYSTEM: Built large enough to also accommodate a casita, if constructed.

ROAD: Adams Road is a private road maintained by homeowners. Two years ago, homeowners contributed to an upgrade of the road's surface, including grading and hauling in of high-quality materials. The homeowners equally share the cost of snow plowing to keep moisture off the road to preserve its surface (an average of \$25 each household per time and typically twice a winter) and road maintenance if needed.

GREAT ROOM: The great room is a combination living room and kitchen. The kitchen area features cabinetry, shelving, and a generous pantry built by Hank Livingston. The center island has a gas cook stove and an overhead ventilation system that makes for easy entertainment. Appliances have stainless steel exteriors. The living area has a woodstove. Two triple-hinged doors lead to the outside. Hank Livingston built Japanese-style "screens" of rice paper and wood to allow in natural light but to give privacy. (They are easily removable as they are screwed in place.) One door leads to the fenced front yard. The other double-door leads to the back yard via a portal (porch) of timber-frame construction created by Hank.

MASTER BEDROOM: This bedroom has its own Trombe walls. A walk-through closet features cabinetry by Hank Livingston. The top right cabinets have sliding doors with Japanese paper. The top left cabinets have sliding wooden doors. Shoe racks are built into the closet beneath hanging clothes. There is a counter to the right, with more cabinets beneath. Additional storage is above the top cabinets. The closet leads to a bathroom with a standing shower artfully tiled and more cabinetry by Hank.

SECOND BEDROOM: The current owners use this as an office and guest room. Its large window provides a grand view of the Sangre de Cristo Mountains.

HALL CLOSET: Generously sized closet provides storage for clothing etc.

HALL BATHROOM: A full bath complemented by ceramic tile and cabinetry by Hank Livingston.

GARAGE/WORKSHOP: The current owner uses the two-car garage as a woodworking shop. It has radiant floor heat and a hookup for a woodstove. Trombe walls keep the space comfortable. A washer and dryer, which will remain with the house, are contained in a closet. The heating system has its own closet. There is storage: shelving plus a permanent long rack off the ceiling.

FRONT YARD: A white cedar fence with two artfully built gates surrounds this portion of the yard. Mesh wire extends three feet below to prevent rabbits and other animals from entering. The yard features five established organic garden beds cared for by co-owner Joan Livingston. She constructed the garden by removing the original soil by shovel down to two feet and replacing it with organic materials and topsoil. It has been planted for the current growing season. Perennial flowers are planted in the bed that follows the interior of the fence.

RAMADA: Again post-and-beam construction was used to build this unique interpretation of the New Mexican Ramada, which provides shade and shelter during hot and windy weather. There is ample space for chairs. WiFi extends from the home, making this an outdoor office. The floor features sandstone slabs.

FIREPIT: Sandstone was used to create a fire pit for cozy gatherings beside the Ramada.

CLOSELINE: Current owners used it year-round to dry their clothes. It remains with property.

COVENANT: The property has reasonable covenants, which would allow a second building constructed on the property.

CURRENT HOMEOWNERS' PET: A friendly indoor rescue cat.