

*23 Fishhawk Pass Lane  
Flint Hill, VA 22627*

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30 acres, contemporary energy efficient house with 5 bedroom, 5 and a half bathrooms, 3 car garage

Approximately 5700 ft<sup>2</sup>; built in 2000/2001

**Construction:**

Polysteel Insulated Concrete Form (concrete filled polystyrene forms)  
([www.polysteel.com](http://www.polysteel.com))

Icynene insulation throughout ([www.icynene.com](http://www.icynene.com))

Engineered roof and floor trusses

Pella Windows: triple pane, hidden roll screens, prepped for blinds between glass

8 Velux skylights: 6 in great room and 2 in master bath

Stuc-O-Flex siding with cedar trim ([www.stucoflex.com](http://www.stucoflex.com))

Architectural roof shingles

Porch and deck have Ipe flooring and cedar trim and railings  
([www.ipedecking.com](http://www.ipedecking.com))

Back deck wired for sound

Propane line for grill on back deck

Well and 5 bedroom septic system

3 energy-efficient Carrier heat pumps for heating and cooling (2 main level systems replaced in 2007, lower level system replaced in 2012; all units under service contract)

2 Tankless (on demand) propane hot water heaters from Takagi  
([www.takagi.com](http://www.takagi.com))

250 gallon propane tank owned and serviced by Holtzman

**Appointments:**

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Cherry floors on main level

Tile floors in all bathrooms and upstairs laundry room

Cherry kitchen cabinets

Professional grade Dacor gas cooktop and ovens (one convection and one conventional, [www.dacor.com](http://www.dacor.com))

Furnace-rated gas fireplace with remote

Centralite whole house lighting system ([www.centralite.com](http://www.centralite.com))

Central vacuum system including kick-plate installation

Downstairs family room and office have Alloc (commercial laminate) in Cherry ([www.alloc.com](http://www.alloc.com))

All rooms wired for cable, category 5 and phone

Main level wired throughout for zone audio control and speakers

Recessed lighting throughout house

LED lights throughout house

**INTERNET SERVICE AVAILABLE:** Piedmont Broadband and Centurylink DSL