

The name Twin Oaks Camp is based on the two very mature oaks that frame the terrific view toward Baker. The trees harvested were specifically selected to gain an amazing view. Even though the possibility of opening a 180-degree view is possible, it was chosen to preserve the trees for use by the amazing number and variety of birds and other wildlife that can be admired. There are some pictures on the wall that highlight the mountain moods that one can expect to enjoy at different times of the year. In June the mountain laurel is a spectacular display of nature's miracle. At night you can expect to see brilliant scenes of the milky way dotted with shooting stars when the sky is clear, and the almost touchable moon is hiding. Mountain Meadows remains one of the best places on the east coast for stargazing, which is evidenced by the unusually high population of professional and amateur astronomers that live in the community.

Now onto a few things of note about the cabin and its systems:

The Fujitsu HVAC system installed is 6 years old and was serviced about a year ago at which time we installed a wind deflector to guard against any wind-related issues that may occur. It has a 2-ton 19 Seer (very quiet) outdoor heat pump that maintains the set internal temperature even when the outdoor temperature reaches -15 degrees (F). The 3 head units installed inside are 12,000 BTU (1) and 7000 BTU (2) respectively. We always leave the unit set between 66 and 70 degrees to maintain the integrity of the interior wood and interior space.

The electric operating costs vary from about \$35/month to \$80/month for all electric needs.

The cabin is constructed of 2 x 6 walls (exterior) and the center wall of 2x 8 construction. Insulation consists of closed-cell foam insulation under the floor and within the walls. Open cell foam was used in the rafter bays in the ceiling. The walls are additionally insulated with R-11 fiberglass to increase the insulative properties and deaden sounds from the outside. This application is a large contributor to the low operating costs and makes the interior space very quiet with zero drafts. All doors and windows are Argon-filled Low-e glass to minimize the effect of solar UV rays.

There is a 200amp service panel outside and a 100amp service panel providing service to the inside of the cabin. The HVAC and Stove were specifically selected to minimize power draw (the stove is a dual fuel stove with propane servicing the cooktop - the oven operates at 220 volt, but only 15 amp - it's a Fagor model from Spain). The microwave is also a convection oven. All wiring to the 20-amp receptacles is 12-gauge wiring to assure ample copper for resistance. Light fixtures are 14 gauge as expected. Higher gauge wire is used for appliances requiring it.

The deep well provides a powerful supply of water at nearly 25 gallons per minute. The water has been tested and has no contaminants (there is some sediment, but this is expected with well water). The well is dug to 560 ft and is equipped with a stainless steel submersible. A sediment strainer is used to alleviate the worry about drinking water straight from the tap. It comes out cold when it's stored so deeply. There are over 200 ft of water storage in the well. Winterizing the cabin is super simple and if a new homeowner wants to know how it can be done quickly and sufficiently, the seller would be happy to walk them through the steps.

All the plumbing supply lines are Pex and run from a manifold system within the utility closet. All lines are easily serviceable should anything ever fail. The system includes an expansion bladder tank to guard against pressure spikes that could cause issues at the fixtures. The sediment filter and main water supply shutoff are also in this closet. Outside there is a hydrant for hose use.

On the perimeter of the parking area are two 30 amp electrical outlets which were used regularly to get power to an RV and gain extra living space when needed. Additionally, there are two black/grey water pipes that are accessible in the parking area and connected to the septic system (which was serviced last year along with the installation of an easy cleanout)

The interior loft rail posts are anchored using Simpson anchors which are hidden behind the T&G board, but the same was used on the outside posts if someone is curious about how they are anchored – the anchors provide for a very sturdy post and peace of mind if kids are part of the scene.

The TV antenna on the roof is on a rotor and pulls in nearly 30 stations from Charlottesville, Harrisonburg, Hagerstown, and DC. All major broadcasters are able to be received and the over the air offerings are not only free but an uncompressed HD signal, which provides a picture better than cable or streaming service. ViaSat internet service has been used for several years now, which is sufficient for web surfing, email, and the occasional Wi-Fi phone call, but if anyone wants to step it up Hardy Net offers fiber internet and it's already available at the electric pole.

The big shed normally houses a Kubota tractor, but now contains some unused building materials, some tractor implements, and an electric golf cart with beefed-up tires, suspension, new-ish batteries, and wiring as well as a dump bed (open to an offer on it if the new homeowner thinks it would be fun to have up there - it is...).

As mentioned, some but not all furnishings are also available if the new homeowner sees value in them.

One thing to mention to anyone lucky enough to become part of Mountain Meadows is the amazing people that live there (most part-time but there are more and more full-timers every year). People are very friendly and always happy to sit a spell and enjoy a cocktail or conversation. Farmapalooza (held every September) remains a favorite community event.