

14 and 18 Wyndclyffe Court: Structural and Technical Facts

1. Main house foundation is poured directly onto bedrock—the main footprint is approximately 5,200 square feet. Garage has a full basement with twelve support caissons reaching down to bedrock. Pool terrace foundation also reaches bedrock. The house is over 100 feet above the high-water level of the Hudson River.
2. The property has a 50 gallon per minute well near the carriage house that supplies water for both structures. Water in the main house is softened, carbon filtered, and UV treated prior to use.
3. The main house has 800-ampere electrical service with four 200-amp panels. A 55-kilowatt propane-powered generator switches on automatically when power fails. The carriage house also has an automated propane-powered 7.5-kilowatt generator providing power to the well and critical appliances.
4. The main house has three buried 1,000-gallon propane tanks for the generator, stove, furnaces, and pool and spa heaters. The carriage house has a buried 500-gallon propane tank supplying fuel for its generator, furnace, and stove.
5. Main house has sprinkler system throughout fed by a 1,200-gallon tank in the basement.
6. Main house drinking water, treated by reverse osmosis, is fed to the kitchen sinks and refrigerators on the main floor and in the apartment on the lower level.
7. The main house is wired with Cat 5 ethernet cables (facilitating high-performance WiFi), telephone cables, and co-axial cables going from a utility room in the lower level to every room. There is a commercial telephone system with extensions in every room allowing for intercom and paging between rooms. The system supports up to three telephone lines. Internet access to both buildings is provided by a Spectrum cable connection. There is also a satellite dish with wiring on the main house, but it is currently unused. 5G cell coverage from across the river is usable throughout the property.
8. The main alarm system monitors exterior doors and a number of interior rooms for intrusion, water, carbon monoxide, and fire detection. The carriage house also has its own alarm system controllable from the primary bedroom suite in the main house.
9. The main house is heated by three propane furnaces that operate in combination as needed to produce hot water. The heat in the lower level, garage, kitchen, and all bathrooms is radiant from the floors. The heat in the family room is a combination of radiant and baseboard. The rest of the house is baseboard-heated. Each room in the house is its own heating zone.
10. The house is fully air conditioned. There are four external condensers whose coolant makes chilled water circulated to dispersed heat exchangers making cold air.
11. The elevator goes between the lower level and the main floor.
12. There are two safe rooms in the main house: one under the garage; the other on the second floor.
13. There are two central vacuum systems, each covering half the main house.
14. The main house family room and a large room in the lower level are equipped with ceiling speakers and wiring to support 7.1 surround sound.
15. The chandeliers in the family room and the primary bedroom are on motorized lifts and can be lowered for cleaning and maintenance.
16. There is a parking space for an RV with a full hookup providing a 50-ampere outlet, a water supply, and a sewage pipe. The electrical outlet on the side of the carriage house could also support a level 2 charging station for an electric vehicle.

17. The access gate at the top of the driveway has a call box that rings the phones in the main house. The gate can be temporarily or permanently opened from a house phone. If no one answers, the call is forwarded to a pre-determined phone number. The gate can also be controlled by calling the house phone and entering the correct codes.

18. The 200 square foot, south-facing green house is heated and has two thermostat-controlled exhaust fans.

19. There are three wood-burning fireplaces. The one in the living room and the one in the large lower-level room have never been used. The third one is in the family room. All three are fed from air vented in from outside the house and have glass doors covering them.

20. The 400+ gallon fish tank between the family room and kitchen is set up for salt water fish. The filters, circulating pumps, and mixing tank are in a utility room in the lower level directly under the tank.

21. The main house has over 20 exterior lightning rods that were installed during construction. Each rod has a heavy-duty connection to ground.