



ONE

150 HIDDEN HILL RD,  
SARVER, PA 16055

 3 BEDS |  3 BATHS |  3,699 SQFT

REALTYONEGROUP  
GOLD STANDARD



# Welcome

## TO DREAM'S END

My husband Jim and I bought this property in 1979, moving back to Pennsylvania and our roots after years working around the country. We envisioned a rural life with kids and animals and land to farm. The dream came true, but in unexpected ways, as dreams often do, and led to other dreams as our family grew and matured. We had professional lives that kept us busy, and farming was the "hobby" that gave us a joyful busy home life.

We raised our 2 children in the original 1850's-era farmhouse, and we raised cows, pigs, chickens and turkeys in the old barn. We farmed the fields in hay and corn and had a vegetable garden to stock the pantry. As our kids grew older and we got busier with our day jobs, the farming slowed down. After high school both our children went on to college and then to careers that led them away from home to dreams of their own.

As empty nesters we continued our careers and enjoyed our home life walking through the woods, watching the birds and other wildlife, and puttingter with our projects. Jim, a botanist by training and always a plant lover, had lots of room for his gardening projects. With retirement on the horizon, we made the decision to "age in place" on the property that we loved. And so we committed to building a house that would allow for that, as opposed to the old farmhouse that had served our family so well, but that clearly had features that would become barriers over time.

About 12 years ago we started looking into ways to build a home that would be energy-efficient, low maintenance and barrier-free. Our reading and research led us to a wonderful Pittsburgh architect who spent about 18 months working with us on weekends, pencils in hand, to design a home suited to the retirement lives we envisioned. But after completing the design, we had trouble finding a builder in the price range we could afford. The project idled for another year or so, until a friend told us about a builder of custom homes that she thought might meet our needs. And so in 2015 we were able to start the process of building a forever home on the hillside above the old farmhouse.

I retired around that time and our building project became my full-time job. Jim retired in mid- 2017 and we moved into Dream's End 2.0 that fall. We found living here to be pretty much what we hoped and dreamed for, maybe not surprising since we had worked side by side with the designer. And our children and their families have been back to enjoy the new space and surrounding fields and woods. The old farmhouse was taken down last winter, the spot marked by two white birch trees.

Sadly, Jim passed away in December 2021 after a tragic fall from a gravity wagon that caused a fatal brain injury. So 2 years later, I am moving on to my next dream of being closer to my children and their families. I hope and pray that this beautiful home and land will be the beginning of someone else's new dream.

Pat

ONE



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## ABOUT THE PROPERTY

This is a rural house and property with basic support services —electricity, telephone and basic internet. Other utilities and services are up to the property owner to provide— water, septic, fuel, broad-band internet and trash collection.

The house itself has state-of-the-art features that provide energy efficient heating and cooling, water treatment, and septic sanitation; it also has good media support. Short descriptions are provided here. Detailed information about operation and maintenance, including reliable service providers, will be given to serious buyers.

**WATER WELL** —about 280 ft deep, is a reliable source of water. Like most well water in this area, it is treated for iron and bacteria. The refrigerator also has a micro-filter for cold drinking water. Two (2) outside water taps run non-treated water. The well and pump are located along the lower driveway near the site of the old house. There is a water faucet next to the barn.

**SEPTIC SYSTEM** —a modern peat filtration septic system. The collecting tank is located in front of the garage (green covers), the clean water drainage field is behind the fenced garden, which is behind the house.



**HEATING** — the whole house, garage and 2 patios have radiant floor heat run by a gas-fueled boiler with 5 separate zones. The concrete floors store heat well and provide efficient even heat retention. There is a below-ground 1000-gallon propane tank about 100ft west of the house (red cover). About one fill-up per year is needed.

**COOLING** —a heat pump provides air circulation and humidification for the 1 floor and serves as a back-up heat source. The upstairs bedrooms are cooled with 2 Fujitsu mini-splits, which also provide additional and rapid heating when needed.

**SATELLITE SERVICE** —the house is wired for multiple TVs with cables going to the utility room, currently there is DirecTV service. Excellent broad-band internet is provided by StarLink (up to 150mbps). Phone service available to the house can only provide weak internet service, (about 15-20mbps maximum). Fiber optic cable is not yet available.





## ABOUT THE KITCHEN

This expansive kitchen seamlessly connects with the dining area, flooded with natural light from skylights. Its Caesarstone quartz island is the centerpiece, and the heated concrete floor complements the modern aesthetic. With high-end Jenn-Air appliances, including a dishwasher, induction cooktop, and oven, as well as a Whirlpool refrigerator and Miele gas oven, it's a chef's dream. The view through sliding glass doors is the icing on the cake, offering a stunning vista of the property.

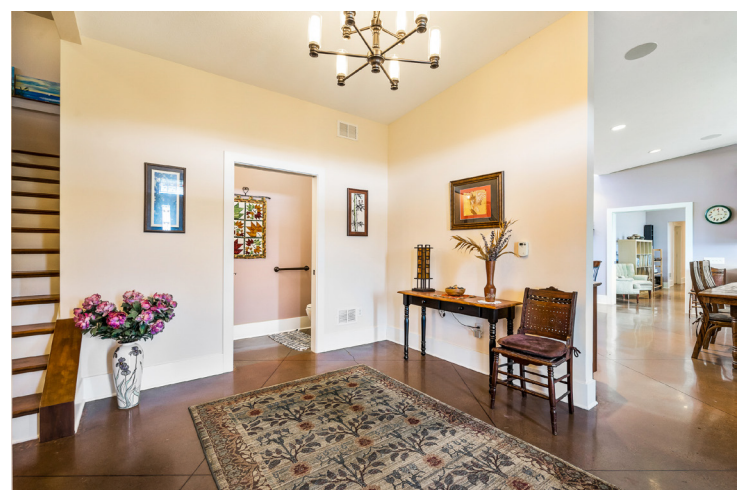




## ABOUT THE COMMON AREAS

The common areas of this home exude modern luxury and comfort. Just outside the office, a remarkable sitting room awaits, bathed in natural light from a magnificent wall of windows that provides a breathtaking view of the sprawling 60-acre estate. The heated concrete floors extend seamlessly to this area, offering both style and warmth.

As you explore the home, you'll be serenaded by your favorite tunes thanks to the custom Sonos sound system, which spreads music throughout the residence. Additionally, there's a captivating greenhouse that brings the beauty of the outdoors inside, creating a serene oasis. When you first step into the home, you're welcomed by a spacious open entry room, setting the tone for the grandeur and elegance that flows throughout this remarkable property.





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## ABOUT THE BEDROOMS

This home boasts a well-thought-out bedroom arrangement. In one wing, you'll find two cozy bedrooms and a shared bathroom, each illuminated by ample natural light. This wing also offers a separate entrance, providing privacy and convenience.

On the main level, the master bedroom enjoys its own private wing. With spacious walk-in closets, it offers plenty of storage space. The large, private bathroom is thoughtfully designed to be handicap accessible, ensuring comfort for all. A private exit leads to the patio, allowing for seamless indoor-outdoor living. Every bedroom in this home is a haven of light, with large windows that brighten the space and create a welcoming ambiance.





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## OTHER ROOMS

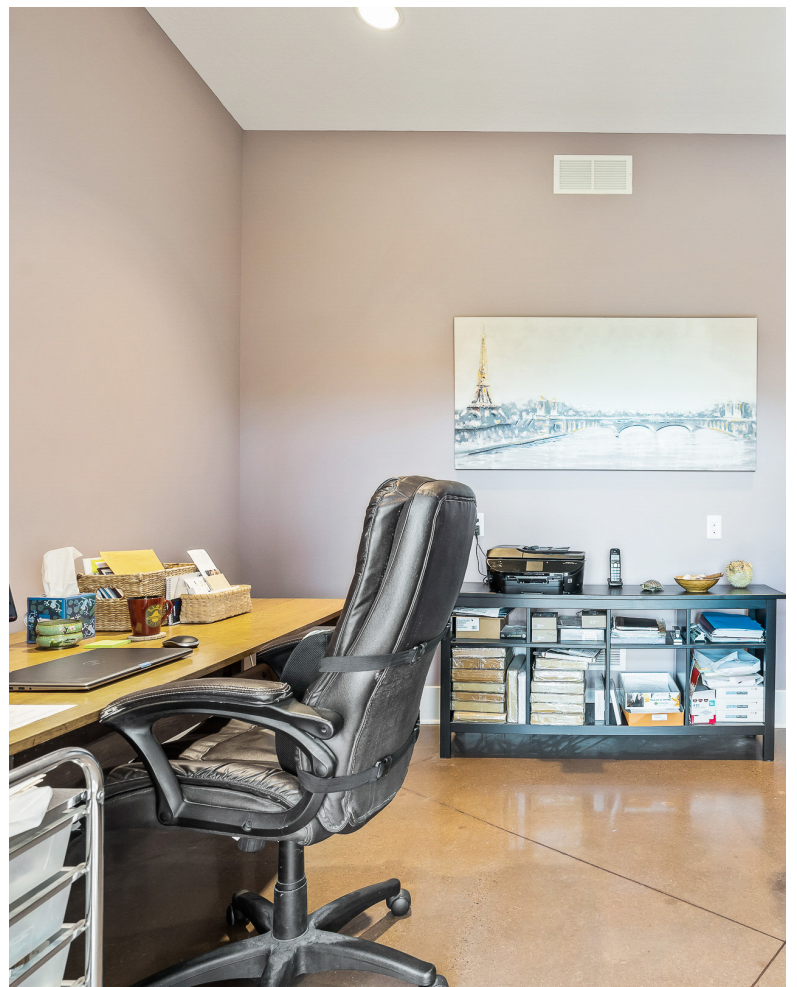
This home caters to a versatile and comfortable lifestyle. The large home office is fully equipped to support a work-from-home setup, offering a productive and inspiring environment.

The inclusion of a greenhouse brings nature indoors, providing a space for nurturing plants and enjoying a tranquil atmosphere.

Utility storage rooms ensure that everything has its place, keeping the home organized and efficient.

The large two-car garage is a practical addition, complete with RV hook-ups, making it perfect for both vehicles and outdoor enthusiasts.

Additionally, there's a two-story barn with a newer metal roof, providing ample space for storage, hobbies, or creative projects, showcasing the blend of functionality and style that defines this remarkable property.







## HOUSE FEATURES

 **3** BEDS |  **3** BATHS |  **3,699** SQFT

SINGLE FAMILY RESIDENCE

BUILT IN 2015

61 ACRE LOT

BARN

REALTY**ONE**GROUP  
GOLD STANDARD



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