

Swainsons House at Serosun Farms



Swainson's House is the first new home to be built at Serosun under the sustainable and healthy guidelines established for the community. The home was designed to demonstrate and feature many of the leading-edge products, practices and technologies available in designing and building sustainable and healthy homes today, and serves as an example of how luxury homes can be beautiful and comfortable yet still be very "green".

The home features classic rural styling to fit with the countryside it is a part of. The design for the home is based on a traditional four square farm house with a wraparound porch and many south, east and west facing windows, providing a panoramic view of the countryside. From this base, a bedroom wing and a semi-detached garage were added. The cupolas topping the main house and garage add an iconic finishing touch. The home is situated on the lot to take advantage of expansive views of woodlands, prairie and farmlands including the equestrian center and central wetlands at Serosun.

The exterior finishes reflect classic Americana with a field stone base, board and baton and lap siding, common on older farmhouses in the area and topped with a steel roof typical of barns and farmhouses in the country. The landscaping is simple with gardens around the base of the home and a small yard blending into the prairies, fields and fence rows of the country.

The interior styling is sophisticated farm house style with paneled walls, simple cabinet details with upscale lighting, farmhouse sinks in the kitchen with updated fixtures, barn doors for some of the rooms and more. The interior great room is reminiscent of a barn interior with the exposed framing, and a loft above and with a central stone fireplace for gathering. The feel is spacious but comfortable with a simple elegance. Views from every window provide spectacular countryside vignettes and the classic wraparound porch with the outdoor fireplace provides a cozy front row seat to witness the fantastic sunsets at Serosun.

The floor plan is adaptable and can provide a base to design homes that could range from a 2000 square-foot two-bedroom, two stories, farmhouse with detached garage, a 2500 square-foot two bedroom ranch all the way up to a 4000 square-foot five-bedroom home for other home sites at the farm.



House Details

Construction of this modern farmhouse includes five bedrooms and four and a half baths with a master suite and guest bedroom in first floor bedroom wing, two bedrooms in the loft, and a fifth bedroom in the finished basement. The two story Great Room, surrounded by windows, includes the dining area, living room and sitting area with a wet bar. The Kitchen, Mud Room/Butler Pantry and Powder Room are located just off the Great Room in the main house. A Bonus Room in the garage loft could be used as a bedroom, office or workshop. The finished Basement includes a Great Room area, bedroom, full bath, laundry, and equipment room and is well lighted with natural light from windows on two sides. The home includes an oversized three car semi-detached Garage with high ceilings and workshop area; and additional storage is provided with a large crawl space adjacent to the basement.

Area:

- Living Area – 3905 sf (2520 sf first floor, 635 loft, garage loft 750 sf)
- Basement – 1735 sf
- Garage – 784 sf
- Porches – 950sf
- Lot - 1 acre

Luxury Home Features:

- Great Room with large stone fireplace, two story ceiling with exposed beams, wet bar, dining, sitting and living areas surrounded by windows and a wraparound porch.
- Large gourmet kitchen featuring Subzero and Wolf appliances including a 48 inch range, steam oven and a large butcher block island.
- Large wraparound porch with outdoor wood fireplace, front courtyard and back patio for great outdoor living.
- Master Suite with large walk-in shower and soaking tub, built-ins and see through fireplace
- First floor guest bedroom with full bath
- Loft with two bedroom/loft rooms and full bath
- Finished English garden basement well lighted from windows with bedroom and full bath.
- Extensive Home Automation system with full lighting controls, distributed sound and video, distributed phone and data, integrated security system and energy management system.
- Advanced geothermal heating and air conditioning system with four zone control system for maximum comfort.
- Well and Septic System
- Teragren Bamboo Wood Flooring throughout
- Kohler Plumbing Fixtures and Faucets throughout
- Crystal Custom Cabinets and Custom Counter tops
- Custom Lighting Design
- Anderson Architectural Windows and Doors
- Detailed Trim Package
- Farmhouse Styling throughout



High Performance Features

Healthy and Sustainable Homes: The Swainson's House meets the stringent guidelines for homes built at Serosun and ensure a high quality luxury home that is sustainable and healthy. Our high performance design program focuses the latest in energy efficiency, moisture management, water conservation, materials use, indoor air quality, human health, and environmental quality. These add up to a home that is comfortable, healthy and easy on the environment but is also quality built and will stand up to the tests of time and operate on a shoestring budget.

Healthy and Sustainable Features

- **High Efficiency Building Envelope** – to maximize comfort and save energy
- **Advanced Framing System** – to reduce materials usage and support energy efficiency
- **Advanced Foundation System** – for energy efficiency and durability
- **Advanced Moisture Management Design** – for long term durability
- **Geothermal Heating and Air Conditioning** – for ultra-efficient comfort
- **High Efficiency Ventilation System with ERV and Advanced Air Filter System** – to keep the air fresh and healthy
- **Solar Voltaic System** – to save on energy costs
- **Geothermal Hot Water System** – ultra efficient source of hot water
- **Green Roof** – for more insulation and rain water management
- **Metal Roof** – for durability, energy savings and style
- **Passive Energy Design Elements** – to harvest the sun naturally
- **Home Automation/Energy Management System** – to efficiently manage your home's energy usage
- **High Efficiency Lighting** – to efficiently illuminate the home
- **High Efficiency Plumbing Fixtures, Faucets and Showers** – to comfortably save water
- **High Efficiency Appliances** – to save water and energy
- **Low VOC Materials** – to keep the home healthy
- **Sustainable Finish Materials From Local Sources, With Reused, Recycled, and Renewable Content** – to reduce the environmental footprint of the home while adding character
- **Rain Harvesting System** – to manage the rain and reuse it later
- **Pervious Hardscape** – to manage the rain
- **Drought Tolerant, Native Based Landscaping** – to reduce watering needs and provide habitat for the neighborhood
- **Indoor Air Quality Program** – for a healthy home
- **Construction Waste Recycling Program** – to reduce the impact of construction
- **LEED, NAHB Green and Energy Star Certification Programs** –to validate the quality of the home.





About Serosun Farms

Serosun Farms is a unique rural, sustainable, luxury community located just 50 miles outside of Chicago near Hampshire, IL. When fully built it will be an amenity rich community with 114 custom, high-performance homes scattered throughout a 410 acre farm. This rural oasis creates an idyllic pastoral lifestyle for the residents combining farmland, open space and community in a way that connects them to the land and nature for a respite from the hectic world.

At its core Serosun is a farmland preservation effort that honors the prairie and farm heritage of the area while looking to the future of community and farming. The homes at Serosun will meet sustainable and healthy design guidelines and will feature traditional rural American architectures.

Where the name comes from:

Swainson's House is named after the hawks that occasionally visit the farm to hunt in the hay fields and along the farm lanes. They often perch in the nearby oak trees to scout out the area. The Swainson's hawk is a large beautiful bird of the prairies and plains that, while more common out west is very rare in Illinois with an isolated population here in Kane County. It is known for its long winter migration to Argentina and back.

