

Custom Kondo House – Details of Build

General

- Solid Hinoki (Japanese Cypress) timber flooring throughout, hand finished with Rubio Monocoat oil.
- Custom handmade trims throughout (skirting boards, cornice etc).
- Custom handmade doors throughout, including custom cavity pocket doors and wardrobe doors to Master Bedroom.
- Custom handmade Genkan door in Japanese Cedar with a Japanese Sakura frame and custom glass.
- Custom handmade staircase from local Hokkaido Birch plywood featuring Hokkaido Birch plywood feature slatting and Hokkaido Birch plywood handrail. Finished in Osmo Hardwachs oil.
- Custom desk area on 2F made from local Hokkaido Birch plywood with views to Mt Yotei in Winter. Finished in Osmo Hardwachs oil.
- Custom solid Japanese Oak countertops featuring custom cabinetry in Senmenjyo, 1F & 2F toilets. Finished in Osmo Hardwachs oil.
- Internal linings are a mix of Japanese Larch plywood and Shikkui. White Shikkui walls are a local Hokkaido product made from reprocessed Scallop Shells. Coloured Shikkui is Diatomaceous Earth based.

<http://shikkui.net/shikkui-plaster/what-is-shikkui-plaster.html>

Electrical

- 200v 80A supply (metered at 50A presently) with dedicated property power pole to avoid unsightly overhead services coming into the front of the house. This also prevents any issues from shedding roof snow ripping services from the front of the property.
- 200v Electric Vehicle chargepoint at front corner of house ready for future EV adoption.
- Panasonic Advance Series switches and sockets throughout.
- Feature LED striplighting in Kitchen and staircase handrail.
- Router/Hikari/TV splitter all hidden in custom cabinetry in Kitchen.
- Main switchboard hidden in concealed niche in Senmenjyo.
- Master bedroom and Bed 2 have wiring in place for ceiling fans if required in future.

Kitchen

- Full size 200V AEG electric oven with self cleaning function.
- 4 burner AEG gas hob.

- Fully custom benchtops finished in Mortex microcement coating. (set at western standard 900mm height)
- Concealed Microwave shelf within pantry.
- Scope for dishwasher beneath island bench (if required in future).
- 200V outlets in splashback and beneath bench for use of European/Australian appliances.

Washitsu Room (Traditional Japanese Room)

- Fully lined in local Hokkaido Birch Plywood (Ecoshira).
- Handmade tatami mats in Ryukyu Style made from Japanese Washi.
- Custom handmade Fusuma door with feature kabegami on either side.

Heating & Cooling

- Mitsubishi reverse cycle air conditioner to LDK. (Heating can be used during shoulder seasons only, not midwinter)
- Panel heating throughout with boiler hidden in services cupboard on 1F.

Utility Costs

- Toyu (Kerosine) – Winter approx 30,000 yen per month / Summer still unsure as we're yet to do a full summer in the house, but guessing around 6000 yen per month. (This is using the panel heaters pretty heavily too).
- Power – Winter approx 17,000yen per month / Summer approx 9000yen per month.
- Internet – 4000yen per month (Biglobe Hikari)
- Water – approx 2500yen per month.
- Road maintenance/snow removal – 35,000 yen per year (this covers both blocks of land)