



Photo by Parker Daniell

# Metro Green Home

ESTIMATED YEARLY COSTS  
~\$180 / YR TOTAL HEATING  
~\$125 / YR TOTAL COOLING  
PER REM/RATE ENERGY MODEL

ENERGY RATINGS  
HERS SCORE: 51  
ENERGY STAR: 5 STARS +  
ENERGY STAR INDOOR AIR CERTIFIED



# Green Features

Carport vs. garage reduces pollutants in home

Mudroom stores insecticide-collecting footwear and outerwear to keep it from entering the rest of the home

Recycled glass countertops, poured & polished concrete counters are natural products, durable, made locally

Dual flush toilets and low flow sink fixtures for water conservation

ENERGY STAR appliances

Nano gel filled curtain wall with R-12 insulating properties, emits maximum natural light to decrease energy consumption from need to produce artificial light

R-6 Weathershield Z-o-e-shield Low-E glass windows for insulation and to reduce harmful effects of the sun

Structural Insulated Panels, SIPs (walls) form a tight envelope for energy efficiency, and lessening of sound and air pollutants to entering home

Joists part of pre-cut framing plan which reduces construction waste, post-industrial and engineered wood beams are stronger than wood alone

Low VOC (Volatile Organic Content) paints, floor finish and cabinetry processing and finishing for reduction in harmfulness to air quality

Regional sourcing of materials such as Virginia red oak wood floors, North Carolina-made kitchen cabinets, Pennsylvania flagstone, Delaware river stone

Geothermal heating and cooling, 1 kilowatt of solar and ancillary hot water heater (Depuperheater) for energy efficiency

Multi-speed, highly superior air circulation system for increased air quality, ceiling fans with seasonal adjustment options help to even out room temperature

Engineered, renewable resource, cork flooring

Full length and abundant windows for natural light reduces the need for electrically-produced lighting

Forest Stewardship Council, FSC, Certified Redwood decking for easy care and long life

Living green roof to reduce water runoff and increase oxygen, selection of succulent plants reduce need for water during periods of drought

Long-lasting standing seam metal roof and HardiePanel siding

## Green Features and Benefits

Designed by the integrated team of award-winning environmental architects Kaplan Thompson of Portland, Maine, landscape designer Marty Hays of Design Insite, builder Patty Shields, d/b/a Metro Green and EcoBroker and home marketing consultant Ken Courtade, Yes I Ken!

Almost 4,000 square feet and additional living space on terrace; 4 levels; 4 bedrooms and 4 1/2 baths

4" wide red oak wood flooring on main and upper 2 levels; engineered cork flooring on lower level

Home audio system with multiple sourcing & 8 listening zones

Simpson and Parrett doors

Brushed nickel door and window hardware upgrade, polished chrome bath fixtures

Brink's Security system, motion-sensored

Kohler bathroom, kitchen, wet bar fixtures and faucets, Delta H2Okinetic low flow shower heads

Baths have Icestone counters and Porcelanosa Spanish ceramic tiles

Floating staircase

5,300 square feet property with fully fenced yard, garden featuring native, drought-tolerant and easy care plantings

## General Features



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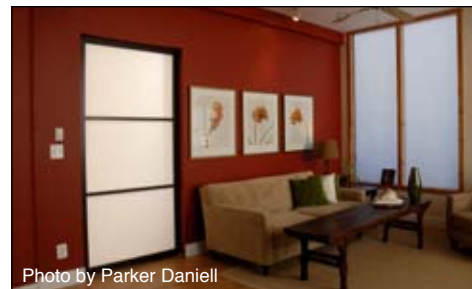


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Gourmet kitchen with island, breakfast bar, artist-created poured and polished concrete counters, Porcelanosa spanish tile backsplash, Jenn-Air Pro Series stainless steel appliances including 42" side-by-side refrigerator, dual ovens, dishwasher & six burner cooktop with downdraft venting  
Exposed wood beam  
Shoji screen pocket door  
10ft ceilings

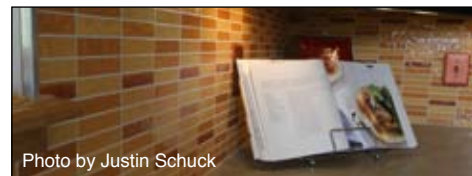
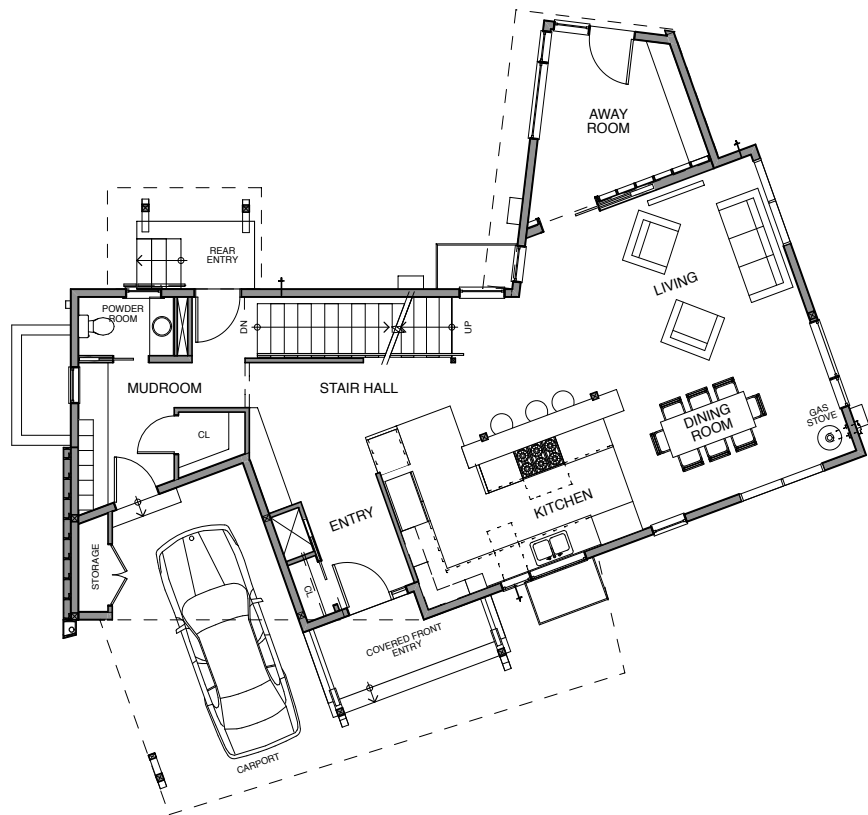


Photo by Justin Schuck

# First Floor



Entry/Foyer  
 Kitchen  
 Dining Room  
 Living Room  
 Away Room/Den  
 Powder Room  
 Mud Room  
 Car Port



First Floor





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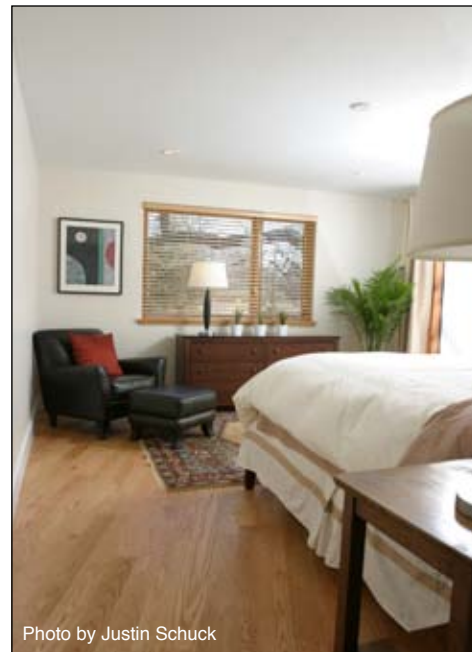


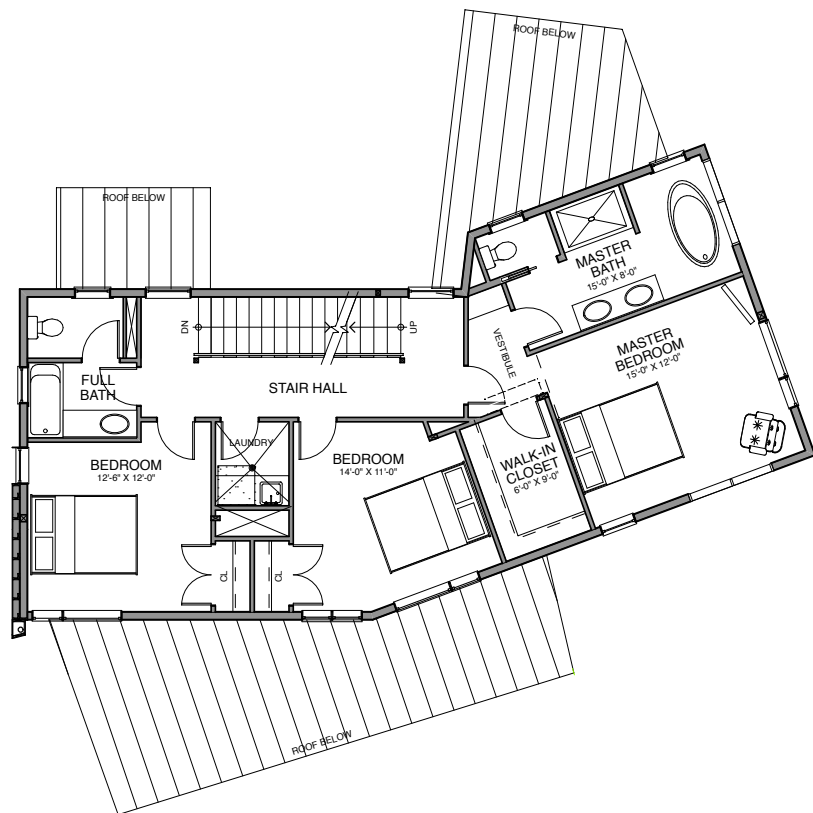
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Master Suite has walk-in closet with Elfa organizers, bath features dual sinks, toilet compartment, separate tiled shower & floating, polished concrete soaking tub designed by Charlottesville, VA, artist Alexander Kitchin  
Convenient bedroom level laundry room with Whirlpool Duet Washer and Dryer  
Linen Closet



Photo by Justin Schuck

# Second Floor



Master Bedroom  
Master Bath  
Walk-In Closet  
Two Bedrooms  
Full Bath  
Laundry Room



Photo by Parker Daniell

Second Floor



Photo by Parker Daniell

Wet bar with refrigerator and lcestone counter top  
 Parrett pentafold door that accordians, opening up loft space to the outdoors  
 Exposed wood beam  
 Redwood surfaced exterior living space with planter suitable for flower, vegetable & herb garden



Photo by Justin Schuck

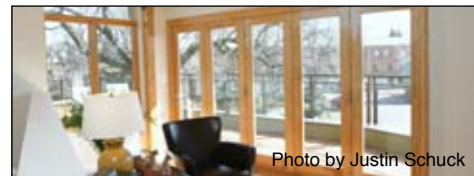
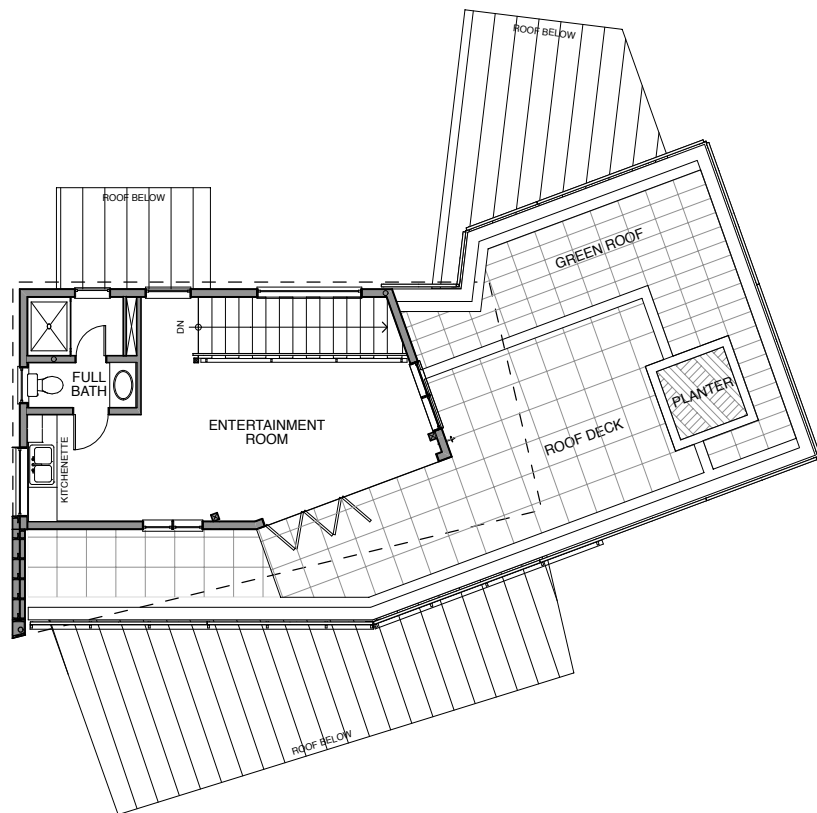


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# Tower & Roof Deck





Loft  
 Entertainment area/guest suite/study/artist's studio  
 Full Bath  
 Terrace Deck  
 Green Roof

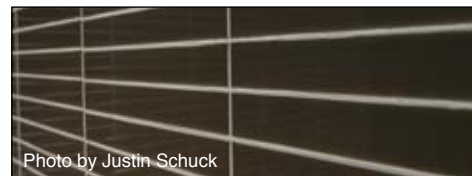
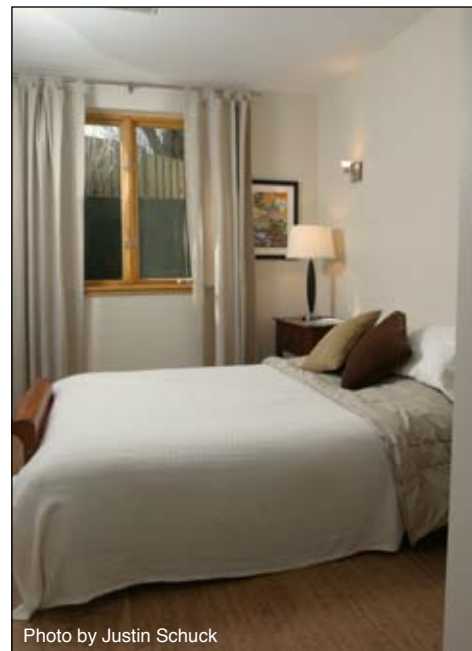


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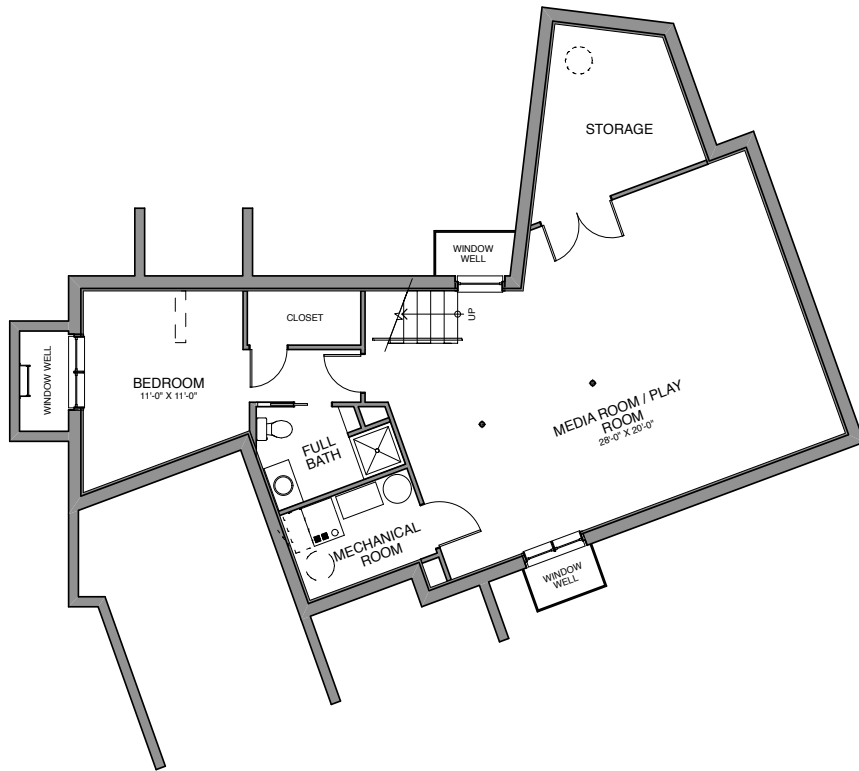
# Tower & Roof Deck



Media/Family room with built-ins including space for wine fridge  
 Au pair suite, in-law suite or teenager's hideaway  
 Full daylight windows  
 Storage room  
 Full bath with lcestone counters and Porcelanosa Spanish ceramic tiles



# Lower Level



Media/Play/Family Room  
2nd Master Suite  
Full Bath  
Storage Room



Lower Level



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