

# spring greenHOMEtour

2019

**Free SELF-GUIDED  
tour of high-performance  
homes in the Triangle**

- **APRIL 27-28**
- **MAY 4-5**  
**NOON-5PM**



**Discover how a certified green home delivers comfort, savings, durability and a healthy living environment.**

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**#TriangleGreenHomeTour #SpringGreenHomeTour #HighPerformanceHomes**

*Hosted by the High Performance Building Council of the Home Builders Associations of Durham, Orange & Chatham and Raleigh/Wake Counties.*



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## Who Are the High Performance Builders?



The High Performance Builders of the Triangle (formerly the Green Home Builders of the Triangle, GHBT) is a joint program of the HBA of Durham, Orange & Chatham Counties and the HBA of Raleigh/Wake County. All homes in this event will be certified green

or ENERGY STAR® through a pre-approved third party verified program. Tour entries range from luxury custom homes that feature top building science technologies to entry-level homes constructed to promote better health and energy-efficiency. Every builder with a tour entry is a member of the High Performance Building Council (HPBC).

HPBC endorses a certification program that is based on the National Green Building Standard (NGBS), which allows for four levels of certification: Bronze, Silver, Gold and Emerald. An accredited NGBS Green Verifier conducts an independent, third-party inspection of each project seeking certification. The NGBS Green certification program has certified more than 168,500 units throughout the country from its inception in September 2010. In the Triangle area alone, we have 3,348 single-family homes certified to the NGBS since 2010 and 850 homes certified through the GHBT certification program from 2006-2010

For more information, and a complete list of HPBC members, visit [www.HighPerformanceBuildingCouncil.com](http://www.HighPerformanceBuildingCouncil.com) or call 919.493.8899.

## 2019 High Performance Building Council of the Triangle Executive Committee

CHAIR: Jamie Hager, *Southern Energy Management*

VICE CHAIR: Adam Czechowicz, *Hearthstone Luxury Homes (dba Arthur Rutenberg Homes)*

GREEN HOME TOUR CHAIR: Clare Iannotta, *Sherwin Williams*

DIRECTORS: Randy Lanou, *BuildSense*; Josh Collins, *Prime Energy*; Scott Jansen, *MPI Foam*

HBADOC STAFF: Holly Fraccaro, *Executive Vice-President*; Julie Carrow, *Director of Special Events*; Selina Day, *Director of Membership and Councils*



**Clare Iannotta**  
Sherwin-Williams

Welcome to the 14th annual Spring Green Home Tour! Sponsored by the High Performance Building Council, a joint council of the Home Builders Associations (HBAs) of Durham, Orange, and Chatham Counties and of Raleigh-Wake County. This tour is a free, self-guided event from noon to 5 p.m. on April 27-28 and May 5-6.

Excellent examples of green home construction at various levels of national certification are included in this year's tour, from National Green Building Standard to ecoSelect and/or ENERGY STAR®. These programs are detailed in this publication in easy-to-understand terms. Each home in the Tour is third-party inspected and verified to ensure that it meets the minimum certification requirements established by its specified program.

Triangle home buyers looking for healthy, energy efficient, and cost-effective homes are in for a treat when touring the 2019 entries. Building professionals on-site at each home will be available to answer questions and present high performance features to participants. As homes on the tour may be in various stages of construction or even owner-occupied, this annual Open House is a unique opportunity to see first-hand some of the innovative high performance building practices at work in our area.

The Spring Green Building Tour Committee invites you to visit every home on the tour. Ask questions, take notes, and enjoy interacting with our builder representatives. Happy touring to one and all!

## Thanks to the 2019 Spring Green Home Tour Committee

CHAIR: Clare Iannotta, *Sherwin Williams*

Katina Faulkner, *Raleigh News & Observer*

Kendall Glaze, *BuildSense, Inc.*

Jamie Hager, *Southern Energy Management*

Jon Matthews, *Movement Mortgage*

Rebecca Newsome, *Constructive Marketing*

Debbi Nichols, *Synergy In Print*

Brandon Pendry, *Southern Energy Management*

David Stroud, *BMC*



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**COVER PHOTO:**  
**BuildSense, Inc.**





# Green Programs Spelled Out

**M**embers of the High Performance Building Council of the Triangle have incorporated advanced building science and eco-friendly products into their homes, providing healthy living environments in functional living spaces. So what's in it for you?

The homes you will see on the 14th Annual Green Home Tour benefit you in many ways, in your costs to operate your home, in your family's improved healthiness and comfort. These green homes are designed and constructed to be more durable and require less maintenance, have lower monthly operating costs — 30% lower on average — help you breathe and sleep better, and are more environmentally friendly than a home that is built to code-minimum standards.

Refer to this handy chart when visiting homes. See how many of the features you can find and talk with Tour builders about the features that make their homes certified.

## CERTIFICATION PROGRAMS

**NGBS** — The National Green Building Standard is the only green building rating system for homes and apartments approved by the American National Standards Institute (ANSI), as an American National Standard. NGBS consists of four certification performance levels: Bronze, Silver, Gold, Emerald. Requires increasingly higher point thresholds in all categories for a home to reach the next level of certification. Program available nationally.

**LEED** — Leadership in Energy and Efficient Design. LEED certification provides independent verification of a building or neighborhood's green features, allowing for the design, construction, operations and maintenance of resource-efficient, high-performing, healthy, cost-effective buildings. LEED is the triple bottom line in action, benefiting people, planet and profit. LEED consists of four certification performance levels: Certified, Silver, Gold, Platinum. Requires increasingly higher point thresholds for a home to reach the next level of certification. Program available internationally.

**ecoSelect** — straightforward standards designed to measurably improve energy efficiency. ecoSelect establishes a solid foundation and works toward reducing the home's energy use while incorporating and promoting the integration of indoor air quality and water efficiency features. Program available nationally.

**ENERGY STAR®** — checklist and inspections, testing and

verifications that meet the strict requirements set by the U.S. Environmental Protection Agency (EPA). These homes earn the ENERGY STAR® label by delivering better quality, better comfort and better durability when compared to typical new homes. Program available nationally.

## CERTIFICATION COMPONENTS

**Independent Third-Party Verification** — A person or company who is not connected with the developer or builder. He or she visually inspects, tests and verifies that the energy and green construction practices claimed or required by the program are actually built into the home and are built correctly.

**Home Energy Rating Service (HERS)** — the industry standard by which a home energy's efficiency is measured, and is used for inspecting and calculating a home's energy performance. The lower score the more energy efficient the home.

**Site Design, Preparation, Development** — the building site is designed to minimize environmental impacts and to protect, restore and enhance the natural features and environmental quality of the site. Includes hardscapes, landscapes, proximity to the community, transportation options.

**Water Efficiency** — items that reduce indoor and outdoor water usage. Typical items are water saving appliances, faucets, fixtures, irrigation systems and reclaimed water usage.

**Energy Efficiency** — items that reduce energy usage. Typical items are efficient lighting fixtures and bulbs, HVAC thermostats, duct sealing, insulation, energy-efficient windows, energy-efficient HVAC equipment, energy-saving appliances.

**Indoor Environmental Quality** — proper equipment placement and ventilation plus controlling sources of pollutants. Items are low-VOC or no-VOC (Volatile Organic Compound) paints, solvents, adhesives, flooring, non-formaldehyde materials.

**Materials and Resources** — minimize the environmental impact of building materials and waste. Re-use or salvage materials for other uses, renewable materials, recycled content materials and recycle construction waste.

**Homeowner Operation, Maintenance Education** — information on the home's use, maintenance and green components is provided to the homeowner. Plus homeowner training with an operations manual and maintenance manual.



	NGBS	LEED	eco SELECT	ENERGY STAR®
INDEPENDENT THIRD-PARTY VERIFICATION	✓	✓	✓	✓
HOME ENERGY RATING SYSTEM (HERS)	✓	✓	✓	✓
SITE DESIGN, PREPARATION, DEVELOPMENT	✓	✓		
WATER EFFICIENCY	✓	✓	✓	
ENERGY EFFICIENCY	✓	✓	✓	✓
INDOOR AIR/ENVIRONMENTAL QUALITY	✓	✓	✓	✓
MATERIALS AND RESOURCES	✓	✓		
HOMEOWNER OPERATION, MAINTENANCE, EDUCATION	✓	✓		





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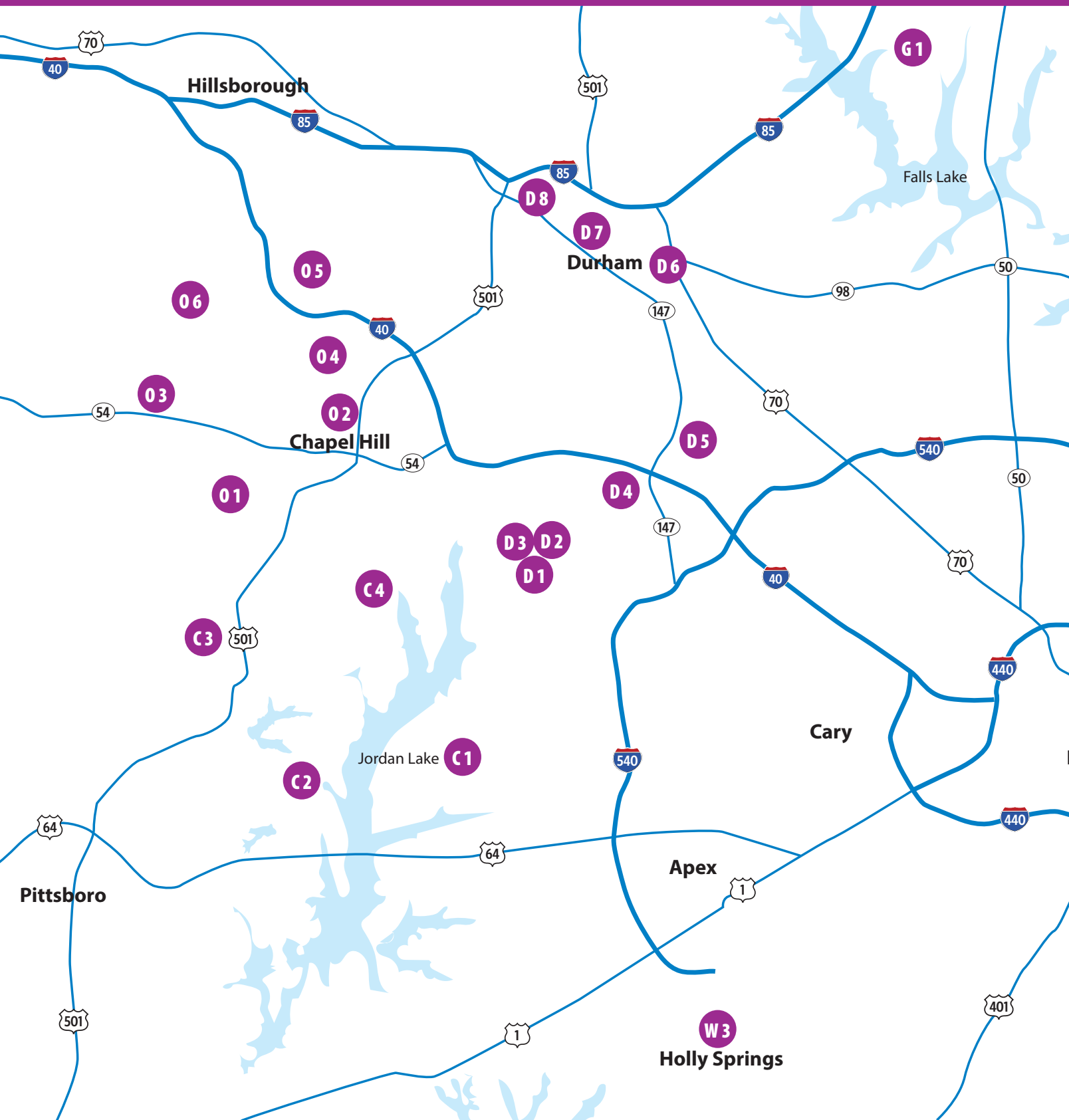
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919.968.8101 ■ [www.fireplaceeditions.com](http://www.fireplaceeditions.com)

7405 Rex Road, Suite 203, Chapel Hill

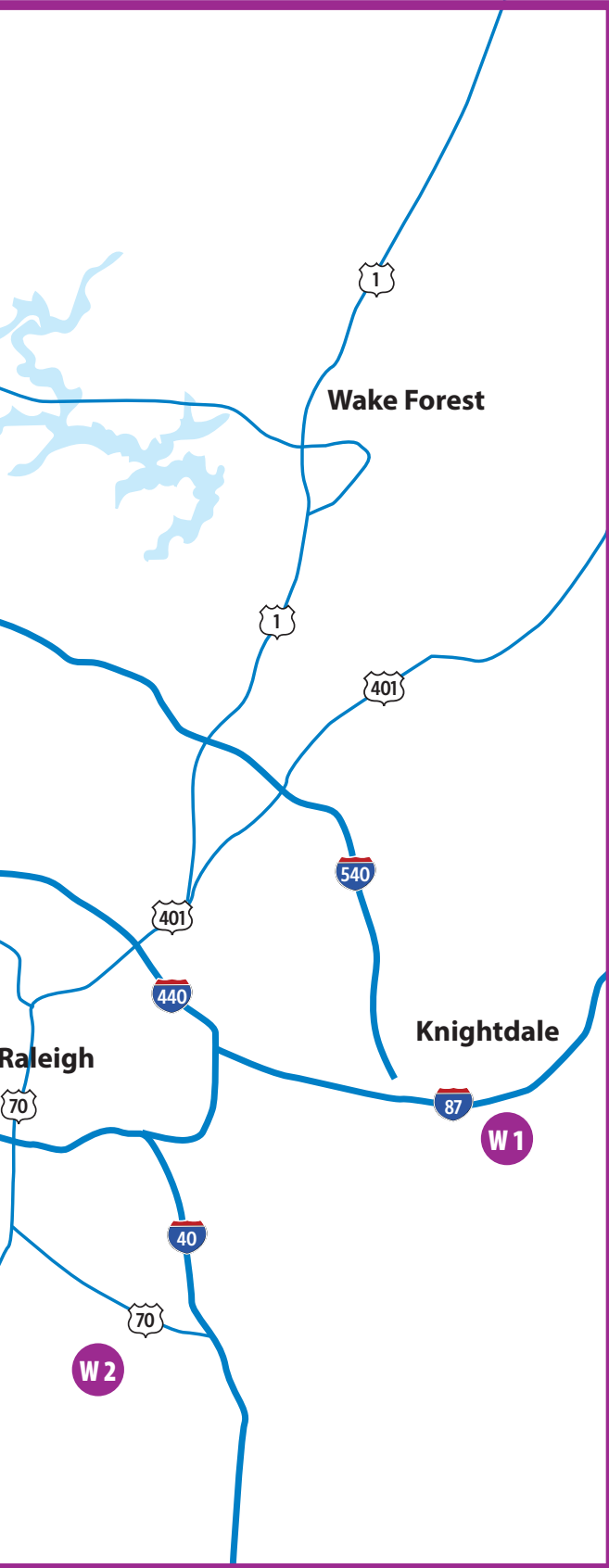
Open Tues–Fri: 11–3:30; Sat: 10–noon; anytime by appointment







# greenHOMEtour



- C1** Hearthstone Luxury Homes (DBA Arthur Rutenberg Homes)  
*Lexington* ..... Apex
- C2** M/I Homes  
*Legacy at Jordan Lake* ..... Chapel Hill
- C3** Saussy Burbank  
*Briar Chapel* ..... Chapel Hill
- C4** M Squared Builders & Designers, Inc.  
*N/A* ..... Chapel Hill
- D1** Blue Heron Signature Homes  
*Colvard Farms* ..... Durham
- D2** Saussy Burbank  
*751 South* ..... Durham
- D3** Saussy Burbank  
*751 South* ..... Durham
- D4** Meritage Homes  
*Meadows at Southpoint* ..... Durham
- D5** Meritage Homes  
*Ellis Crossing* ..... Durham
- D6** Gilded Homes  
*East Durham* ..... Durham
- D7** Adam Dickinson Group at 501 Realty  
*Central Park/Old North Durham* ..... Durham
- D8** BuildSense  
*Watts Hospital — Hillandale* ..... Durham
- G1** Cimarron Homes  
*The Meadows at Fleming Farms* ..... Creedmoor
- O1** Newphire Building  
*Preston Springs* ..... Chapel Hill
- O2** J. Hoffman Studio Design + Build  
*Gretel* ..... Carrboro
- O3** Newphire Building/Boer Brothers Heating & Cooling  
*N/A* ..... Chapel Hill
- O4** BuildSense  
*N/A* ..... Chapel Hill
- O5** Newphire Building Corp.  
*N/A* ..... Chapel Hill
- O6** New Vista Development  
*Tuscany Ridge* ..... Chapel Hill
- W1** Homes By Dickerson  
*Wendell Falls* ..... Wendell
- W2** Near Zero Homebuilding  
*Hadley Meadows* ..... Raleigh
- W3** Saussy Burbank  
*Trinity Creek* ..... Holly Springs



### LEXINGTON

185 Lexington Drive, Apex

4,025 s/f ..... \$1,167,000

Hearthstone Luxury Homes  
(DBA Arthur Rutenberg Homes)

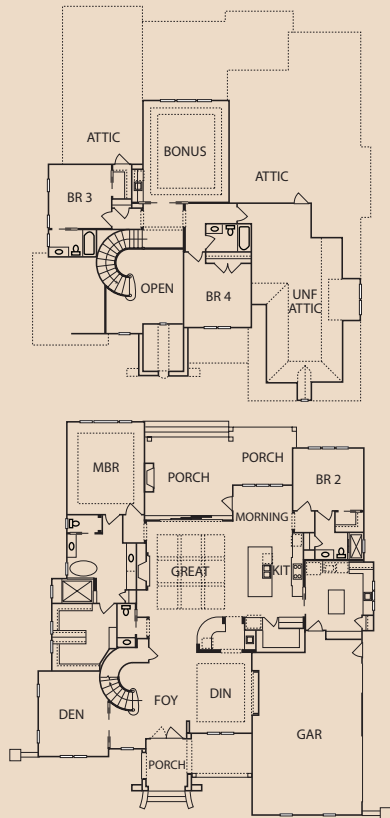
[www.arthurrutenberghomes.com/builders/hearthstoneluxuryhomes](http://www.arthurrutenberghomes.com/builders/hearthstoneluxuryhomes)

SALES: Hearthstone Luxury Homes ..... 919-914-6244

PLAN BY: Arthur Rutenberg Homes

### ENERGY STAR® CERTIFIED

- TechShield radiant barrier roof system
- Sealed crawl space
- Low-flow plumbing fixtures
- Low-maintenance vinyl low-E windows
- Tankless water heater
- Programmable thermostats
- Energy-efficient lighting



**DIRECTIONS:** From US 64W, right on Hwy 751. Approximately 4 miles turn right into Lexington onto Lexington Drive. Home is first on the left.



### LEGACY AT JORDAN LAKE

620 Legacy Falls Drive South, Chapel Hill

3,481 s/f ..... \$570,000

M/I Homes

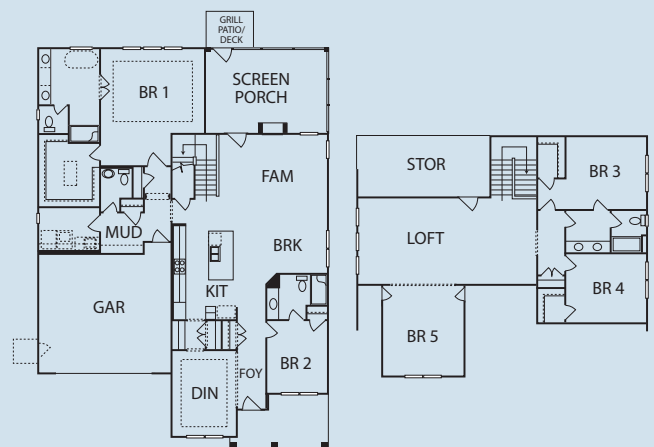
[www.mihomes.com](http://www.mihomes.com)

SALES: M/I Homes ..... 919-230-1080

PLAN BY: M/I Homes

### ENERGY STAR® CERTIFIED

- TechShield radiant barrier roof deck
- Sealed crawl space
- Tankless hot water heater
- VOC paint and carpet
- Minimized envelope air leakage
- Insulated headers on exterior windows and doors
- State-of-the-art Plex-A plumbing
- Low-flow faucets and shower heads
- Raised heel trusses allowing for thicker insulation
- 15-year transferable structural warranty



**DIRECTIONS:** From US1-S/US64W: Take exit 98B for US64 W towards Pittsboro/Asheboro. Continue on Hwy 64 until you've crossed over Jordan Lake. Turn right onto Big Woods Road. Go 1.3 miles and turn left into Legacy at Jordan Lake. Once inside the community, turn right on Legacy Falls Dr N. Go around the traffic circle and take the 3rd right onto Legacy Falls Drive South. Go through the community. Model home is on the left.





### BRIAR CHAPEL

44 Cardinal Ridge Road, Chapel Hill

3,000 s/f ..... \$559,000

Saussy Burbank

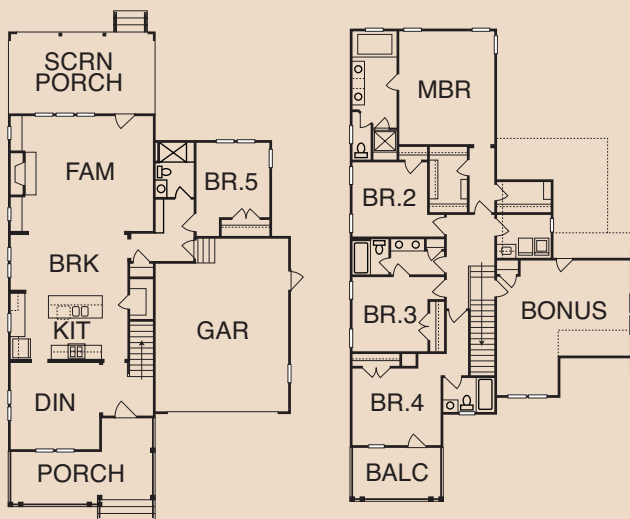
[www.saussyburbank.com](http://www.saussyburbank.com)

SALES: Saussy Burbank ..... 919-641-2093

PLAN BY: Saussy Burbank

### ECOSELECT CERTIFIED

- 2'x6' exterior house wall construction
- Designed to be Net Zero
- Low-E double-pane insulated glass windows
- HERS rated
- Energy-efficient CFL lightbulbs
- Fresh air ventilation intake
- Rooms are air pressure tested and balanced
- Site-finished real oak hardwood flooring
- Tankless hot water heater
- TechShield radiant barrier roof sheathing



**DIRECTIONS:** From Chapel Hill, take 15-501 South towards Pittsboro approximately 7 miles. Turn right onto Briar Chapel Parkway into the community. Take the third exit at the roundabout onto Great Ridge Parkway. Turn left onto Cardinal Ridge Road. GPS: 35.818184000000002, -79.10846520000001



### 1829 WHIPPOORWILL LANE, CHAPEL HILL

2,261 s/f ..... NOT FOR SALE

M Squared Builders & Designers Inc.

[www.msquaredbuilders.com](http://www.msquaredbuilders.com)

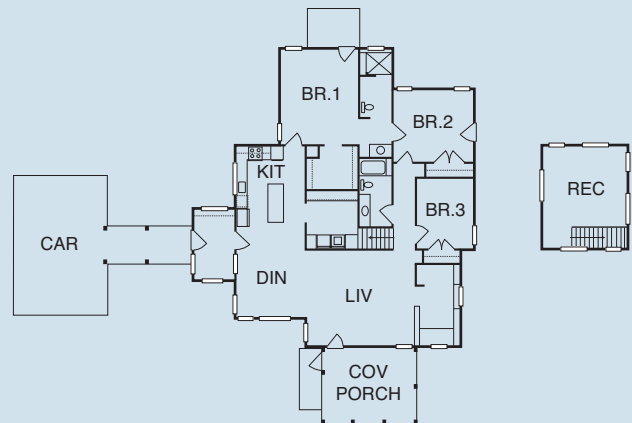
SALES: M Squared Builders & Designers Inc. .... 919-620-8535

PLAN BY: Chandler Design

### NGBS SILVER CERTIFIED

### ENERGY STAR® CERTIFIED

- Also meets High Efficiency Residential Option (HERO) code
- 2'x6' exterior house wall construction with R-3 ZIP sheathing for improved energy efficiency
- Metal siding with recycled content — requires little to no maintenance
- Considerable natural light with low-E windows and LED fixtures
- Hybrid insulation strategy (floor, walls and roof deck) used for cost and energy savings
- Carrier® 17 SEER heat pump designed to increase comfort by controlling both temperature and humidity
- WaterSense plumbing fixtures for water conservation
- Fresh air ventilation and non-toxic finishes for improved indoor air quality
- Wired and ready for future active solar and electric car charging
- Universal design features including home entry, electrical outlet placements, master shower and dishwasher



**DIRECTIONS:** From I-40 take exit 273, highway 54, towards Chapel Hill. Left on Farrington Rd. Left on Farrington Mill Rd. Left on Whippoorwill Lane. House is on the left.



### COLVARD FARMS

104 Edward Booth Lane, Durham

4,490 s/f ..... \$1,239,000

Blue Heron Signature Homes

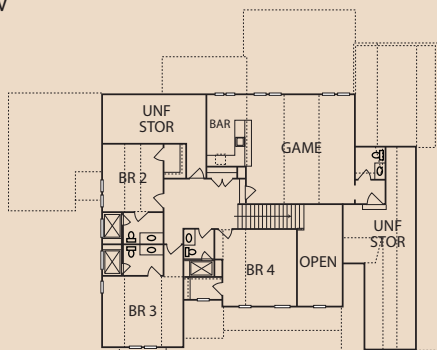
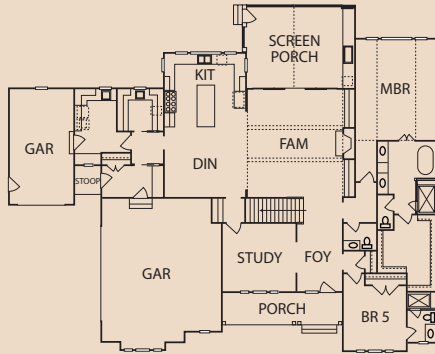
[www.blueheronhomesnc.com](http://www.blueheronhomesnc.com)

SALES: Sherry Cutrer Realty ..... 919-297-2667

PLAN BY: Frazier Home Design

### NGBS BRONZE CERTIFIED

- Ensuite guest quarters on main level
- Open show kitchen plus adjacent prep kitchen
- Covered outdoor cooking area
- Large media room with fully outfitted bar and dedicated powder room
- 8' doors on both first and second floors
- Multi-panel stacking sliding glass door links the great room to the outdoor living area
- Master on main level
- Two-story entrance foyer
- Green features include zip system wall sheathing, TechShield roof sheathing, water-conserving plumbing fixtures, tankless gas water heater and more that results in a low HERS score of 65



**DIRECTIONS:** From I-40, take 751 South for 3 miles to a right on Colvard Woods Way. Take a right onto Edward Booth Lane.



### 751 SOUTH

1310 Excelsior Grand Avenue, Durham

2,410 s/f ..... \$489,570

Saussy Burbank

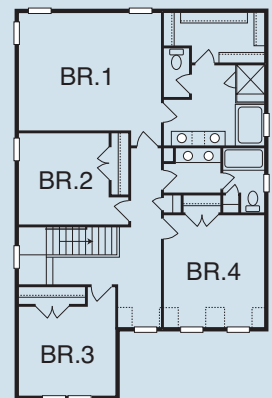
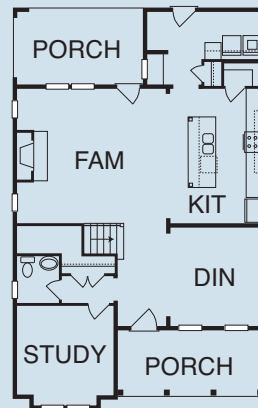
[www.saussyburbank.com](http://www.saussyburbank.com)

SALES: Saussy Burbank ..... 919-926-5567

PLAN BY: Saussy Burbank

### ECOSELECT CERTIFIED

- 2' x 6' exterior house wall construction
- Low-E double-pane insulated glass windows
- HERS rated
- Energy-efficient CFL lightbulbs
- Fresh air ventilation intake
- Rooms are air pressure tested and balanced
- Site-finished real oak hardwood flooring
- Tankless hot water heater
- TechShield radiant barrier roof sheathing



**DIRECTIONS:** From RTP, take I-40 to NC-751 S in Durham. Take exit 274 from I-40. Turn left onto NC-751S. Travel 5 miles on NC-751S and 751 South community will be on your right. Stay on Excelsior Grand Avenue and home will be on your right.



**D 3****DURHAM COUNTY****751 SOUTH**

1318 Bradburn Drive, Durham

3,150 s/f ..... NOT FOR SALE

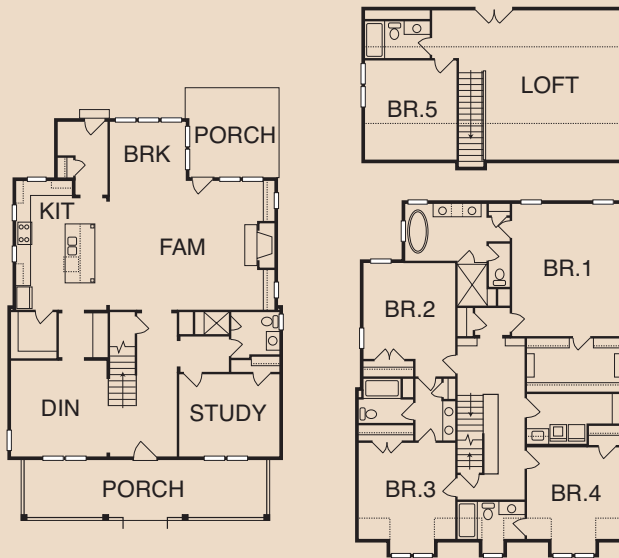
**Saussy Burbank**[www.saussyburbank.com](http://www.saussyburbank.com)

SALES: Saussy Burbank ..... 919-891-0758

PLAN BY: Saussy Burbank

**ENERGY STAR® CERTIFIED**

- 2' x 6' exterior house wall construction
- Low-E double-pane insulated glass windows
- HERS rated
- Energy-efficient CFL lightbulbs
- Fresh air ventilation intake
- Rooms are air pressure tested and balanced
- Site-finished real oak hardwood flooring
- Tankless hot water heater
- TechShield radiant barrier roof sheathing



**DIRECTIONS:** From RTP, take I-40 to Exit 274/NC 751S. Turn left on 751S and travel 5 miles. 751 South community will be on your right. Stay on Excelsior Grand Ave and turn right on Bradburn Drive. Home will be on the left.

**D 4****DURHAM COUNTY****MEADOWS AT SOUTHPPOINT**

1310 Catch Fly Lane, Durham

2,805 s/f ..... \$449,990

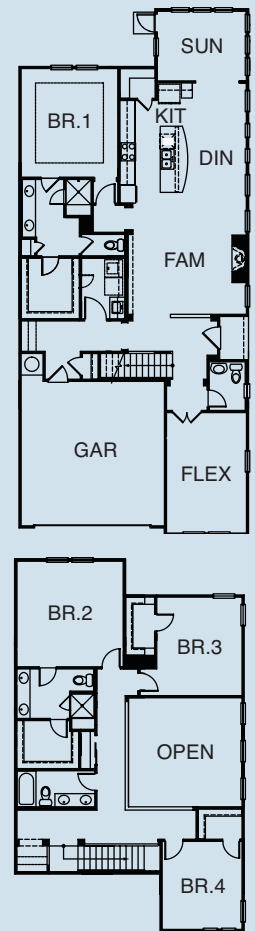
**Meritage Homes**[www.meritagehomes.com/raleigh](http://www.meritagehomes.com/raleigh)

SALES: Meritage Homes ..... 877-203-4644

PLAN BY: BSB

**ENERGY STAR® CERTIFIED**

- Spray foam insulation: creates an air barrier, which reduces loss of conditioned air.
- Fresh air management system: keeps clean, filtered, fresh air circulating
- Advanced thermostat: automatically maintains a cozy temperature and reduces energy usage
- Conditioned attics: helps hold comfy temps in and stop temperature-regulated air from escaping
- Sealed insulated ducts: tested by EPA standards and boost effectiveness of the HVAC system
- Thermal breaks: reduce heating and cooling costs by creating a thermal barrier
- LED lighting: on average use at least 75% less energy and last 25 times longer than incandescent bulbs
- ENERGY STAR® certified appliances: save water and on electricity bills too
- Water-efficient faucets: save water without sacrificing performance
- ENERGY STAR® award 2018 Partner of the Year Sustained Excellence



**DIRECTIONS:** From I-40 West, take exit 276 toward Fayetteville Rd/Southpoint, keep right at the fork follow signs for Durham Downtown and merge onto Fayetteville Rd. Turn right onto NC-54. Continue for about 2 miles and the community will be on the right.



### ELLIS CROSSING

1045 Lippincott Road, Durham

1,875 s/f ..... \$374,131

Meritage Homes

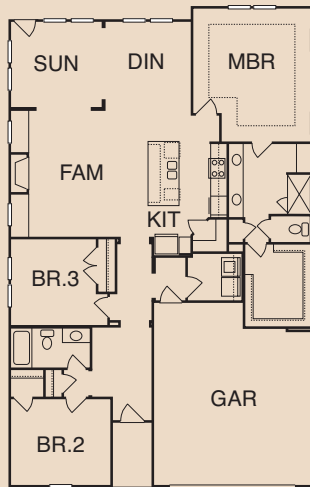
[www.meritagehomes.com/raleigh](http://www.meritagehomes.com/raleigh)

SALES: Meritage Homes ..... 877-203-4644

PLAN BY: BSB

### ENERGY STAR® CERTIFIED

- ENERGY STAR® award 2018 Partner of the Year Sustained Excellence
- Spray foam insulation: creates an air barrier, which reduces loss of conditioned air.
- Fresh air management system: keeps clean, filtered, fresh air circulating
- Thermal breaks: reduce heating and cooling costs by creating a thermal barrier
- Conditioned attics: helps hold comfy temps in and stop temperature-regulated air from escaping
- Sealed insulated ducts: tested by EPA standards and boost effectiveness of the HVAC system
- Advanced thermostat: automatically maintains a cozy temperature and reduces energy usage
- LED lighting: on average use at least 75% less energy and last 25 times longer than incandescent bulbs
- ENERGY STAR® certified appliances: save water and on electricity bills too
- Water-efficient faucets: save water without sacrificing performance



**DIRECTIONS:** I-40 to Hwy 147 North. Take Exit 8 onto Ellis Road. Turn right on Ellis Road and turn left onto Watchorn Street. Turn right onto Tarsnet Lane and left onto Lippincott Road. Home will be on the right.



### EAST DURHAM

1211 Gilbert Street, Durham

1,868 s/f ..... \$515,000

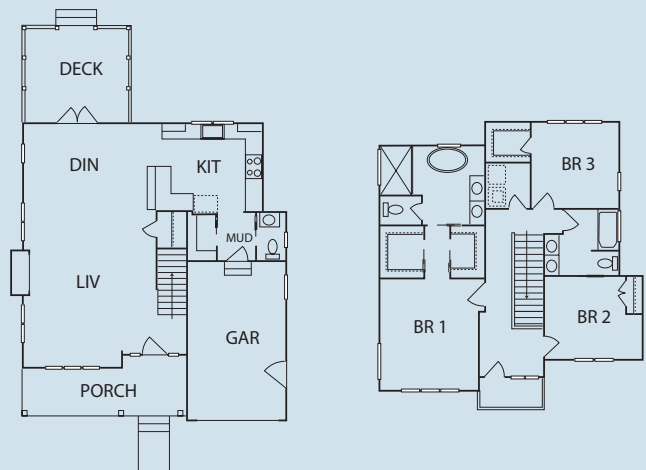
Gilded Homes

SALES: Keller Williams Realty ..... 919-912-9207

PLAN BY: Frank Gonzalez | Designer Home Plans

### NGBS BRONZE CERTIFIED

- Solar ready
- Spray foam insulation
- Sealed crawlspace
- Integrated home automation and security
- Tankless water heater
- Energy-efficient LED lighting fixtures
- ENERGY STAR® appliances
- Great infill location close to school, park and post office
- Deep overhangs and covered door entries provide protection from the elements
- Water-smart landscaping design utilizes native and regionally appropriate species



**DIRECTIONS:** From I-85 North, take Exit 177. Turn right onto NC 55E/Avondale Drive. Turn right onto N. Alston Avenue. Turn left onto Holloway Street. Turn left onto Spruce Street. Turn right onto Gilbert Street. Home will be the 6th on the left.





### CENTRAL PARK/OLD NORTH DURHAM

815 North Mangum Street, Durham  
2,300 s/f ..... \$795,000

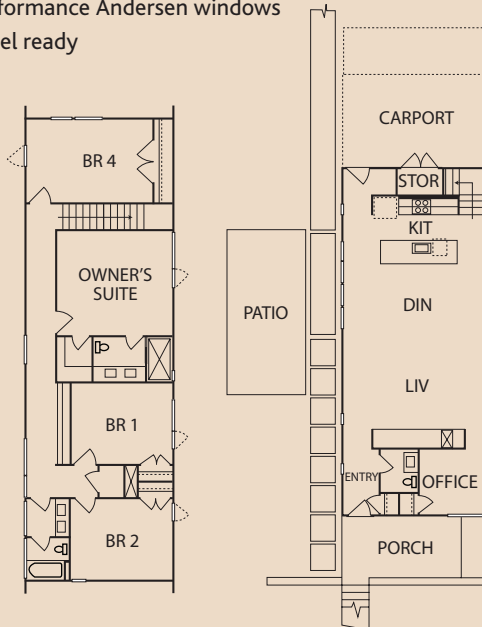
Adam Dickinson Group at 501 Realty  
[www.adrealtygroup.com](http://www.adrealtygroup.com)

SALES: Adam Dickinson Realty Group ..... 919-404-9147

PLAN BY: Raleigh Architecture Co.

### ENERGY STAR® CERTIFIED

- Very high walk score
- Adjacent to future Bike Boulevard
- Close to public transit
- Low-maintenance landscaping
- Long-lasting siding materials
- Sealed crawlspace
- Spray foam insulation
- Low-VOC paint
- High-performance Andersen windows
- Solar panel ready



**DIRECTIONS:** From HWY 147, take exit 12B and follow Roxboro Street North. Turn right onto Geer Street. Turn right onto N Mangum. 815 N Mangum / Pleiades Modern is on your right about 300 yards down N Mangum St. After the tour, leave your car and walk 5 minutes to Fullsteam Brewery!



### WATTS HOSPITAL — HILLDALE

2208 Pershing Street, Durham  
3,121 s/f ..... NOT FOR SALE

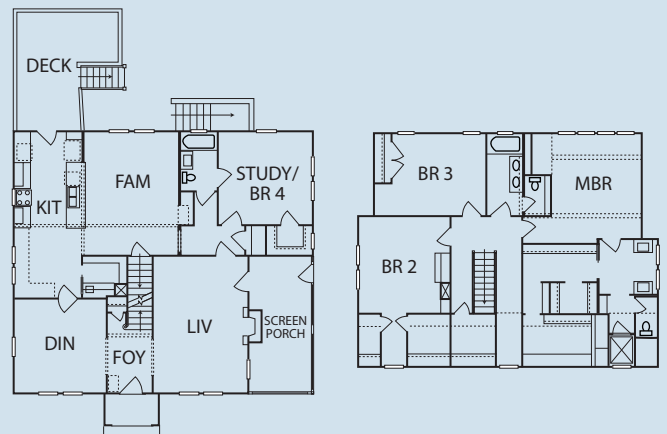
BuildSense  
[www.BuildSense.com](http://www.BuildSense.com)

SALES: BuildSense ..... 919-667-0404

PLAN BY: BuildSense Architecture

### NGBS GOLD CERTIFIED REMODEL

- 60% projected energy use reduction after remodel
- 40% projected water use reduction after remodel
- Open cell spray foam in all old and new roof framing and in all new exterior wall framing areas
- New high-efficiency windows and doors
- New high-efficiency mechanical system
- New high-efficiency Navien tankless water heater
- New manifold plumbing system
- 100% low-flow plumbing fixtures
- 100% LED lighting and ENERGY STAR® appliances



**DIRECTIONS:** From Durham Freeway 147 take the Duke St exit North (or from Interstate 85 take the Gregson St exit South) to Club Blvd. Proceed West on Club Blvd just over one mile. Take a right on Oval Drive at Oval Park. After the park the road becomes Oakland Ave. Proceed two blocks on Oakland Ave and take a left on Pershing St. It is the 4th house on the right.



### THE MEADOWS AT FLEMING FARMS

2006 Sugar Hill Drive, Creedmoor

2,462 s/f .....\$340,168

Cimarron Homes

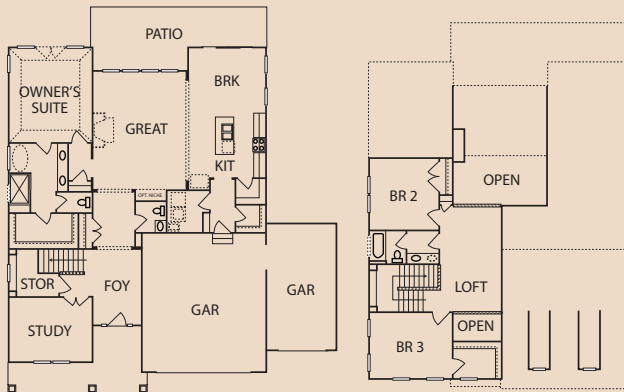
[www.cimarronhomes.com](http://www.cimarronhomes.com)

SALES: Cimarron Homes. .... 919-880-4183

PLAN BY: Cimarron Homes

### NGBS BRONZE CERTIFIED

- Vinyl low-E energy-efficient windows
- Water-conserving showerheads, faucets and toilets
- Green labeled carpet tested by the Carpet and Rug Institute
- Blower door test
- Programmable thermostats
- Insulated attic blanket
- ENERGY STAR® appliances
- Sealed and insulated HVAC ducts
- Sealed crawl space



**DIRECTIONS:** Exit 189 off of Butner. Head south on 85 turn left on Gate 2 Road. Headed north turn right on Gate 2 Road, go .4 miles turn left onto Green Road. Go to stop sign at E. Lyon Road. Go straight 200' on Shining Water then right on Sugar Hill Drive South. First house on left (corner lot)



### PRESTON SPRINGS

1505 Mill Valley Road, Chapel Hill

2,465 s/f ..... \$878,000

Newphire Building

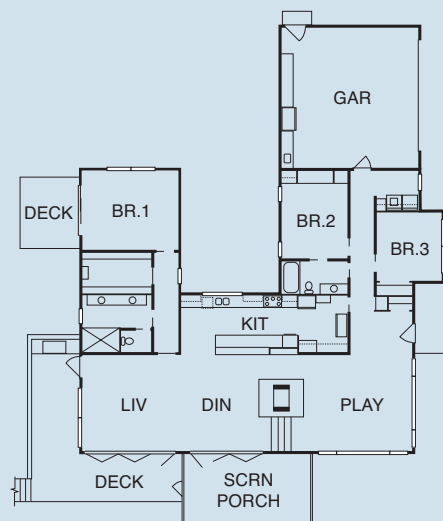
[www.newphirebuilding.com](http://www.newphirebuilding.com)

SALES: Newphire Building Corp. .... 919-928-2664

PLAN BY: Arielle Condoret Schechter, Architect, PLLC, AIA

### ENERGY STAR® CERTIFIED

- Passive solar — proper orientation and overhangs
- Triple-pane European tilt and turn windows and doors
- 20 SEER variable speed heat pump
- Renewaire energy recovery ventilator for maintaining indoor air quality
- Projected 1 ACH @ 50 pascals air leakage — 7 times tighter than code
- Low/no-VOC finishes
- WaterSense plumbing fixtures
- R53 roof, R 27 walls
- Sealed and conditioned crawl space



**DIRECTIONS:** From Jones Ferry Rd., turn onto Damascus Church Rd. Turn left onto Preston Springs Ln. Once on Preston Springs Ln, you eventually need to keep right to stay on Preston Springs Ln. Eventually you turn right onto Mill Valley Rd. Cross bridge and home will be on the right at top of curve in the road.



**GRETEL**

100A Pleasant Drive, Carrboro

2,067 s/f .....\$597,000

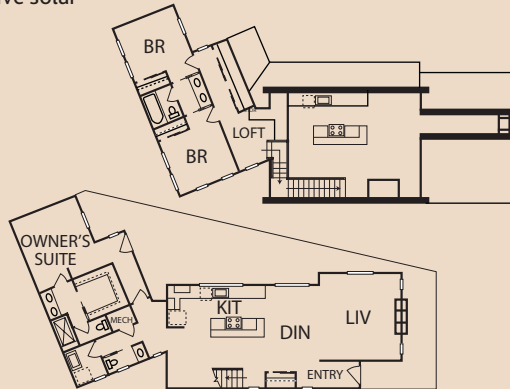
**J. Hoffman Studio Design + Build**[www.jhoffmanstudio.com](http://www.jhoffmanstudio.com)

SALES: J. Hoffman Studio Design + Build LLC ..... 919-452-7458

PLAN BY: Jennifer Hoffman

**NGBS SILVER CERTIFIED**

- Centered in walkable Carrboro, less than 1/2 mile to Main Street restaurants and retail
- Healthy indoor air quality with Greenguard insulation and zero-VOC paints
- Native, pollinator landscaping
- Sealed, conditioned crawlspace
- High-performance heating and cooling system with clean air intake system built in to improve air quality
- HERS 60 means lower energy bills with higher comfort
- Spray foam attic, tight zip wall system
- Direct vent gas fireplace
- All plumbing and duct work in conditioned space
- Downdraft kitchen hood maximizes space while exhausting to the outside
- Southern orientation roof overhangs and window placement for passive solar



**DIRECTIONS:** From Weaver Street Market in Carrboro (101 E Weaver St.): Turn right onto N Greensboro Street. In 0.3 miles, turn right onto Pleasant Drive. In 100 feet, the destination is on your right. Look for the gravel driveway and address signs BEFORE the first house on the right. 100A is BEHIND that house, down the gravel driveway.

**630 HWY 54 WEST, CHAPEL HILL**

3,072 s/f .....\$575,000

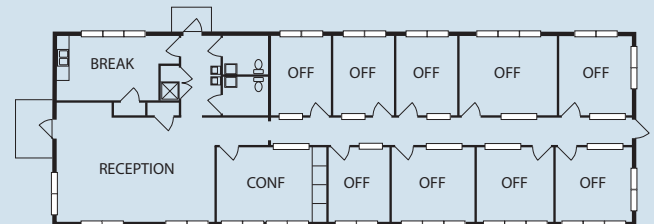
**Newphire Building/Boer Brothers Heating and Cooling**[www.newphirebuilding.com](http://www.newphirebuilding.com)

SALES: Newphire Building Corp. .... 919-928-2664

PLAN BY: Jay Fulkerson, AIA

**ENERGY STAR® CERTIFIED**

- Passive solar — proper orientation, overhangs and thermal mass
- Series L20 dual axis AllEarth solar tracker producing 15,000 kW/ year
- R20 under slab, R33 walls, R 60 roof
- Multiple innovative HVAC systems on display
- Natural daylighting including borrowed light windows throughout
- Renewaire ERV for indoor air quality
- Durable polished concrete floors
- Low/No-VOC finishes
- Dense pack cellulose insulation
- Great opportunity to explore a large variety of efficient means of heating, cooling and ventilating your home at the new Boer Brothers Heating and Cooling office



**DIRECTIONS:** Approximately one mile west of Carrboro Plaza off of 54 West. The Boer Brothers office is across the street from the Exxon located at the corner of Hatch and 54.



### 449 LAKESHORE LANE, CHAPEL HILL

4,673 s/f ..... NOT FOR SALE

BuildSense

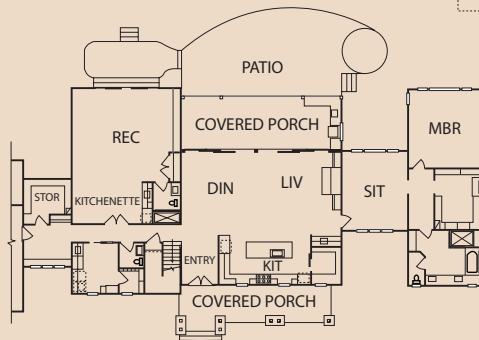
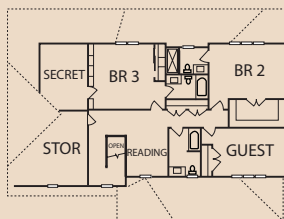
[www.BuildSense.com](http://www.BuildSense.com)

SALES: BuildSense ..... 919-667-0404

PLAN BY: Sophie Piesse Architect, PA

### NGBS SILVER CERTIFIED

- Infill development utilizes existing infrastructure
- Material from previous dwelling was salvaged for re-sale prior to demolition
- ZIP-R insulated sheathing for reduced thermal bridging
- Advanced framing techniques including 2'x 6' walls
- Sierra Pacific H3 clad wood and vinyl hybrid window for increased thermal efficiency of the windows
- ENERGY STAR® compliant metal roof
- April Aire Spaceguard air cleaners paired with Phenomenal Air Cold Plasma filtration for improved indoor air quality
- Ultra Aire dehumidification for improved comfort and fresh air ventilation
- Icynene open cell spray foam for improved air sealing increased insulation
- Low-or no-VOC interior finishes for improved indoor air quality



**DIRECTIONS:** From 15-501 in Chapel Hill head North on Erwin Rd. Left onto Old Oxford Rd. E then Right onto Booker Creek Rd. Left onto Lakeshore Ln. House is .25 miles ahead on left.



### 5909 RUNNING GREEN ROAD, CHAPEL HILL

2,694 s/f ..... \$825,000

Newphire Building Corp.

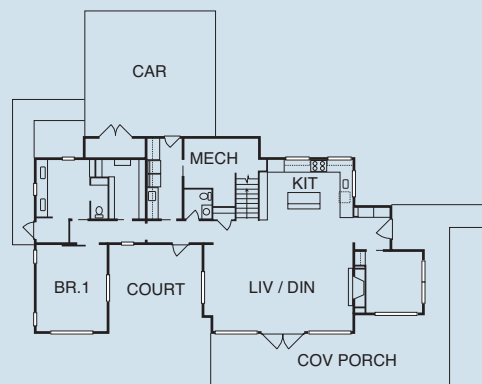
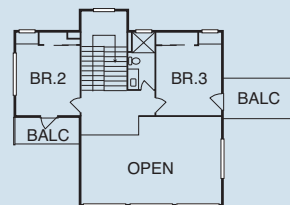
[www.newphirebuilding.com](http://www.newphirebuilding.com)

SALES: Newphire Building Corp. .... 919-928-2664

PLAN BY: Arielle Condoret Schechter, Architect, PLLC, AIA

### ENERGY STAR® CERTIFIED

- Radiant floor heat
- Chiltrix boiler/chiller runs radiant floor, air handler and domestic hot water.
- 10 kW solar array
- LG whole house battery backup
- Triple-pane, European tilt and turn windows and doors
- Low-maintenance polished concrete floors
- Renewaire energy recovery ventilator
- Passive solar orientation, overhangs and thermal mass



**DIRECTIONS:** From intersection of 86 and Mt. Sinai Rd, head east on Mt. Sinai. Go one mile and turn left onto Running Green Rd. It is a private gravel road. Stay straight on Running Green Rd. until you reach the top of the hill. The house is on the left.





**HOME IS UNAVAILABLE FOR VIEWING**

### TUSCANY RIDGE

Lot 5 Tuscany Drive, Chapel Hill

3,600 s/f ..... \$759,800

New Vista Development, Inc. Design/Build

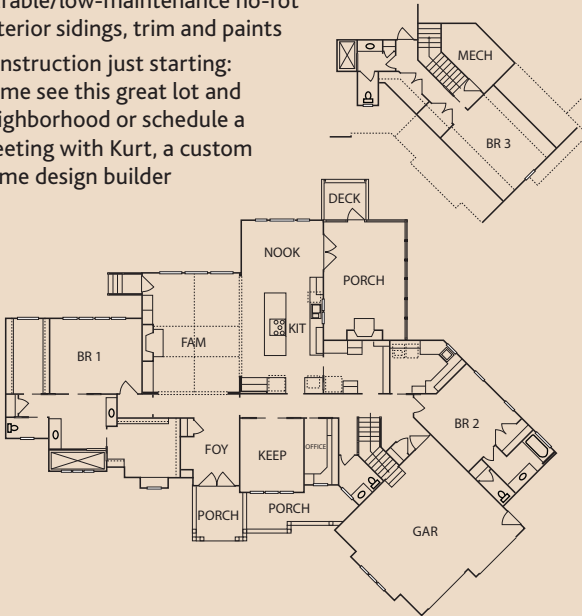
[www.newvistahomes.com](http://www.newvistahomes.com)

SALES: Great Triangle Homes ..... 919-306-9080

PLAN BY: Kurt Mueller

### NGBS SILVER CERTIFIED

- Return on investment wisely factored in for homeowners' benefit
- Comfort from full humidity control by whole-house dehumidifier and air filtration
- Comfort from reduced drafts via extensive air sealing
- Low-VOC paints and finishes for cleaner air and health
- Comfort and energy efficiency from filtered and conditioned fresh air via ERV and clean, sealed and insulated crawl space
- Energy-efficient tankless water heaters near master shower and kitchen, plus ENERGY STAR® appliances, lighting, and windows
- Energy-efficient high-level insulations in advanced wall framing
- Durable/low-maintenance no-rot exterior sidings, trim and paints
- Construction just starting:  
Come see this great lot and neighborhood or schedule a meeting with Kurt, a custom home design builder



**DIRECTIONS:** Visit lot with foundation only. Framing soon to start on new plan. Heading west on I-40, take exit #263. Turn left onto New Hope Church Rd. (name changes to Arthur Minnis Rd.). Turn right onto Tuscany Rd. Lot on right.



### WENDELL FALLS

416 Vintage Point Lane, Wendell

2,969 s/f ..... \$500,000

Homes By Dickerson

[www.HomesByDickerson.com](http://www.HomesByDickerson.com)

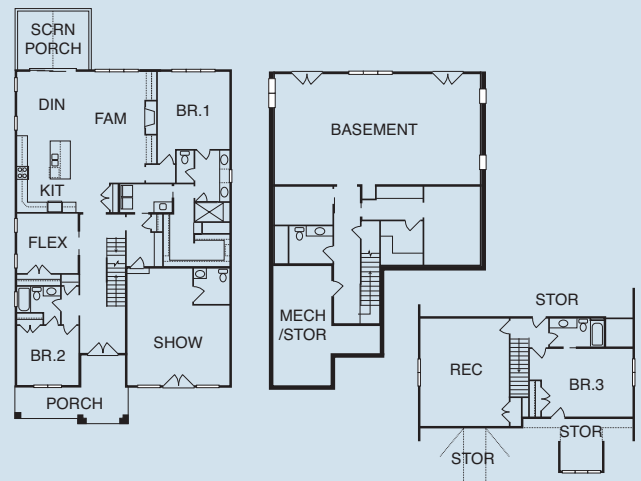
SALES: Homes By Dickerson Real Estate, LLC ..... 919-917-3132

PLAN BY: Homes By Dickerson

### NGBS BRONZE CERTIFIED

#### ENERGY STAR® CERTIFIED

- Solar panels
- First-floor master and guest suites
- Custom trim throughout home
- Cathedral ceilings
- Screen porch
- Rec room
- Finished basement featuring our design center (Design center/full basement not included in the square footage)
- Unfinished storage
- Triangle Builders Guild Member



**DIRECTIONS:** I-440E, take exit 14 to US-64E/US-264E/Wilson. Turn right at exit 427 onto Wendell Falls Parkway. Turn right onto Daniel Ridge Road into the Wendell Falls community. Right onto Vintage Point Lane. The house will be on your right.



### 1024 HADLEY MEADOWS DRIVE, RALEIGH

2,340 s/f .....MODEL HOME

Near Zero Homebuilding

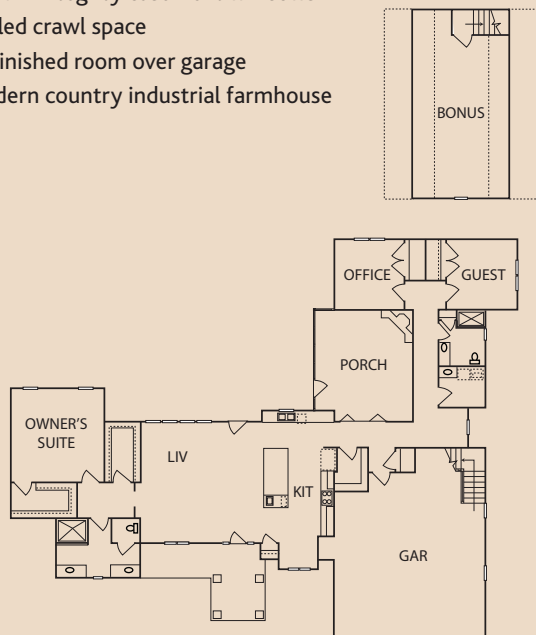
[www.nearzerohomebuilding.com](http://www.nearzerohomebuilding.com)

SALES: Terry Biegger .....919-524-5035

PLAN BY: Near Zero Homebuilding and DesignLine Studios

### ECOSELECT CERTIFIED

- HERS score 42
- Passive solar energy-efficient home
- Universal life ADA ready
- Super-insulated even slab
- Mini ductless HVAC
- ERV — energy recovery ventilation
- Custom NC local heart pine woodworking
- Zip-R sheathing/advanced framing
- Marvin Integrity casement windows
- Sealed crawl space
- Unfinished room over garage
- Modern country industrial farmhouse



**DIRECTIONS:** Access from 40/42 or Old Stage Road to Rock Service Station Road — Hadley Meadows is smaller subdivision off Rock Service Station. Or Google 1024 Hadley Meadows.



### TRINITY CREEK

324 Chickasaw Plum Drive, Holly Springs

3,456 s/f ..... NOT FOR SALE

Saussy Burbank .....[www.saussyburbank.com](http://www.saussyburbank.com)

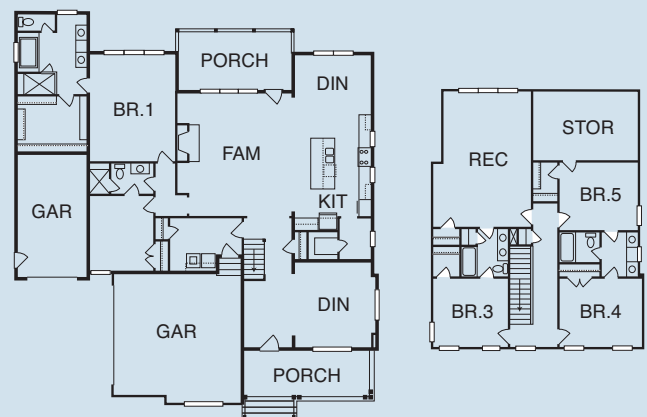
SALES: Fonville Morisey Barefoot/

Saussy Burbank .....919-926-5578

PLAN BY: Saussy Burbank

### ECOSELECT CERTIFIED

- 2'x 6' exterior house wall construction
- Low-E double-pane insulated glass windows
- HERS rated
- Energy-efficient CFL lightbulbs
- Fresh air ventilation intake
- Rooms are air pressure tested and balanced
- Site-finished real oak hardwood flooring
- Tankless hot water heater
- TechShield radiant barrier roof sheathing



**DIRECTIONS:** For GPS purposes use: 12033 New Hill Road, Holly Springs, NC 27540. Saussy Burbank homesites are located further back in the community on Chickasaw Plum Drive.

**From US-1 South**, take Exit 95 (Apex/Holly Springs). Travel east on Hwy. 55 By-pass approximately 4 miles. Turn right at light (after shopping center) on New Hill Rd. Turn left on Cedar Wren Lane. Take the first right at the roundabout onto Trinity Creek Dr. Turn right on Scarlet Tanager Cr. and take the first left. Turn left again. Home will be directly at the end of the road





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919.828.7471

**APEX**

1701 N. Salem St.  
Apex, NC 27523  
919.362.8377

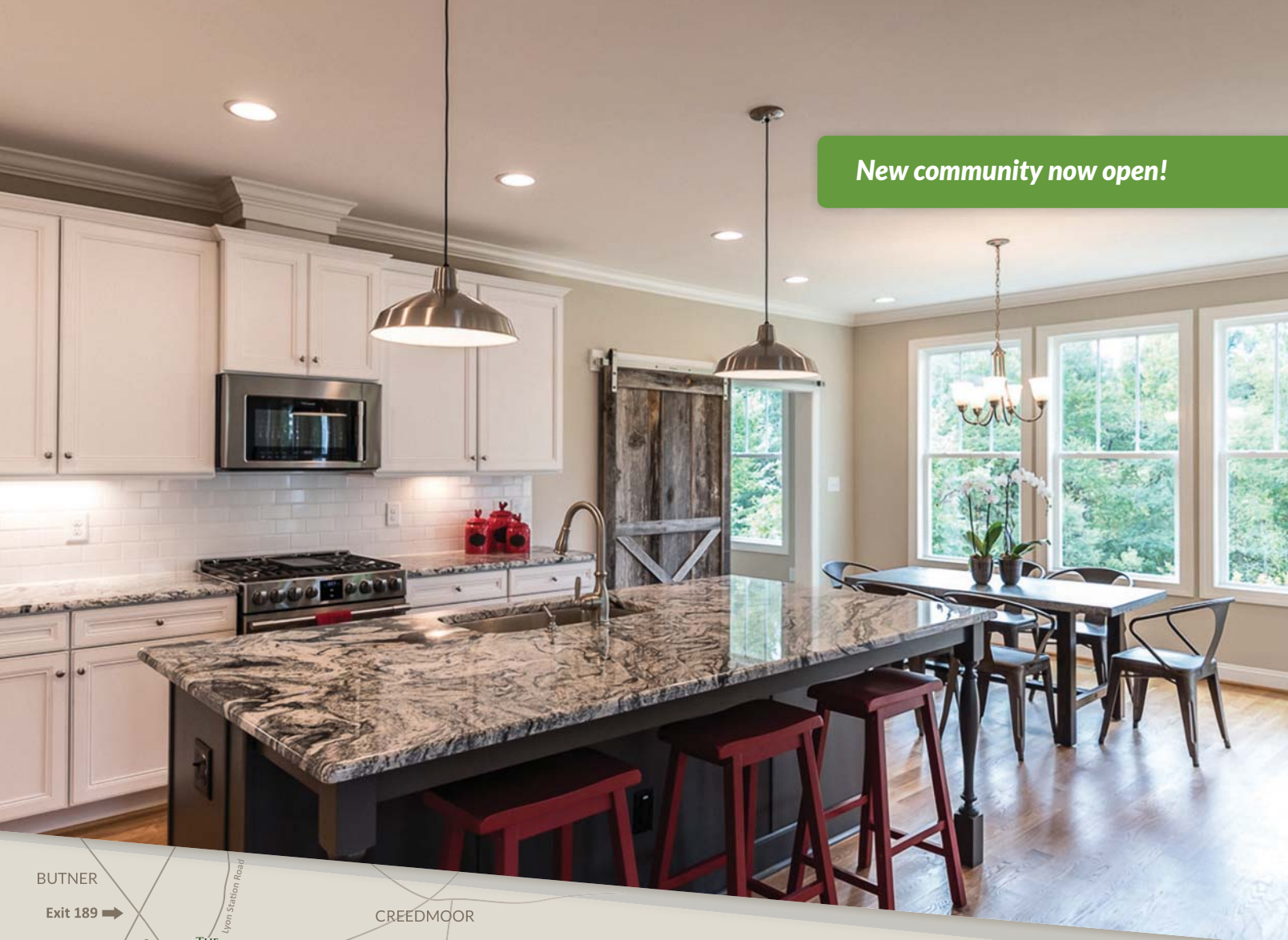
**GARNER**

12290 Cleveland Rd.  
Garner, NC 27529  
919.772.1388

**YOUNGVILLE**

45 Mosswood Blvd.  
Youngsville, NC 27596  
919.562.6601

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