

INVERNESS

Offered at \$329,900

516 Hidden Grove Road, Lot 156



Energy Star Certified Home! Beautiful two-story home with 2574 square feet. Large formal dining room with wainscot panels. Gourmet eat-in kitchen with breakfast room featuring granite counter tops and stainless steel appliances, opens to spacious family room with gas fireplace. Hand-scraped wide plank hardwoods blanket the foyer, dining room, kitchen, breakfast and powder room. Bathrooms with granite tops and tile flooring. Large master suite with walk-in closet. Master bath with walk-in shower and separate jetted tub. Pre-wired security system, irrigation, front and side yards feature sod. Multiple Energy Star Features including conditioned crawl space, radiant barrier roof, tankless water heater and many more... Lower Utility Bills! Community pool and clubhouse, walking trails, Farragut schools, .5 mil from Anchor Park and about 3 miles to Turkey Creek shopping.



Directions: Kingston Pike to Concord Rd., Concord Rd. to Turkey Creek Rd., Inverness is 1.5 miles on right.

All prices, plans, specifications, renderings, subject to change at the sole discretion of the developer. All dimensions are approximate and subject to verification by the Purchaser.



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For more information or to schedule your own private consultation,
Contact **Connie McNamara** - Keller Williams Realty
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www.schaadrealstate.com

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SCHAAD ENERGY STAR CERTIFIED HOME

Skyrocketing energy costs and increasing consumer demand for energy performance are driving the development of new energy efficiency and green building programs across the nation. Energy Star

certification helps builders meet and communicate high levels of energy performance that will meet or exceed any existing performance home program. For more information visit www.energystar.gov

Ten Energy Efficiency Improvements In This Schaad Home

1 Optimal Value Framing

- Utilizes 24" O.C. spacing to control waste & maximize the insulating value.
- 6" exterior wall construction provides 2" additional insulation and improved structural integrity.
- Allows insulated headers to reduce thermal conductivity.

2 Closed/Conditioned Crawl Space

- Conditioned crawl spaces perform better than vented crawl spaces in terms of safety, health, comfort, durability and energy consumption.
- HVAC unit is placed in the closed/conditioned crawlspace, therefore, it is not exposed to the outside temperature that it is working against.

3 Energy Star Windows

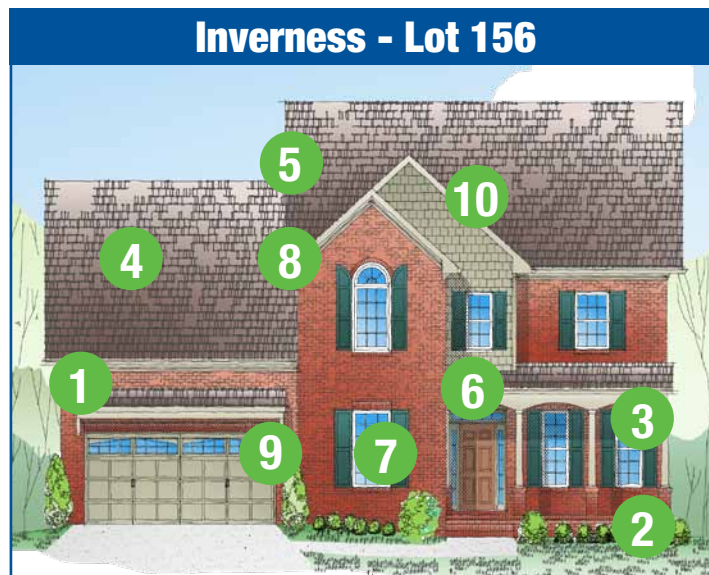
- Lowers energy bills and saves you money over single-paned and even new double-paned, clear glass windows.
- Protects from the winter cold and summer sun, while also reducing condensation and interior fading.
- Keeps your home cooler in the summer and warmer in the winter, making you more comfortable.

4 Air Sealing

- Improves comfort, especially during periods of hot or cold weather.
- Lowers energy use, which means lower energy bills.
- A quieter home due to less noise entering from the outside.
- Fewer holes where pollen, dust, pollution, and insects can enter your home.
- Improves durability of the building structure through the reduced movement of moist air.

5 Ductwork / HVAC

- Sealing ductwork prevents conditioned air from leaking and increases the system's efficiency by as much as 20%, thus keeping the home at a comfortable temperature.
- Schaad provides 15 seer high efficiencies gas HVAC units located in the conditioned crawl space.
- All ductwork provided with R-8 3" insulation wrap, as well as an additional layer of blown insulation over the attic ductwork.



6 Energy Star Fixtures

- Uses 1/4 the energy of traditional lighting.
- Saves money on energy bills and bulb replacements, with bulbs that must last at least 10,000 hours (about seven years of regular use).
- Distributes light more efficiently and evenly than standard fixtures.

7 Energy Star Appliances

- Incorporates advanced technologies that use 10-50% less energy and water than standard models.

8 Thermal Air Barrier Alignment

- A thermal barrier restricts or slows the flow of heat using insulation materials. Insulation is not fully effective unless it is installed without gaps, voids, and compression, and is aligned with a continuous air barrier.
- For the air barrier itself to be effective, it must be contiguous and continuous across the entire building envelope, with all holes and cracks fully sealed and it must be in full contact with the insulation.

9 Tankless Hot Water Heater

- Provides hot water only as it is needed.
- Traditional storage water heaters produce standby energy losses that cost money.

10 Radiant Barrier Roof Deck

- Stops radiant heat through roof, reducing attic temperature by up to 30°F, thereby reducing energy consumption and costs.



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