

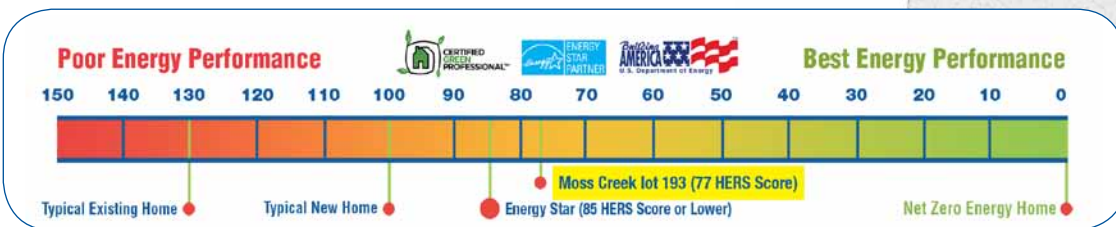
Moss Creek

Offered at \$221,900

2538 Maple Branch Lane, Lot 193, Knoxville, 37912



First time in Moss Creek... Energy Star Certified homes! Award winning floor plan, one level condo, all brick exterior, professionally landscaped, 3 bedrooms, 2 full baths, and sunroom. Spacious kitchen with upgraded stacked and staggered cabinets, granite counter tops, large master suite, master bath with jetted spa tub and tile surround. Brushed nickel lighting, gas fireplace, hardwood entry. Private back patio area. Conveniently located on Pleasant Ridge Road near Schaad Road and just minutes from downtown.



Directions: I-75 north to Callahan Drive, left on Callahan Drive. Stay straight onto Schaad Road, 4/10 mile, left on Pleasant Ridge Road, Moss Creek 1.3 miles on left..

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.



LA-3061R



For more information or to schedule your own private consultation,
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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

Eight 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 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.

3 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.

4 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 16 seer high efficiency gas HVAC units.

- All ductwork provided with R-8 3" insulation wrap, as well as an additional layer of blown insulation over the wrapped duct.

5 Energy Star Light 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.



6 Energy Star Appliances

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

7 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.

8 Insulated Slab

- Rigid extruded polystyrene insulation board provided at perimeter of slab as a thermal break.



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