



Cypress

1,994 SF 3 Bed + Den 3 Bath 3 Car Garage

2687 N. Heton Lane
in the Trutina 55+ at River District

\$445,000 Est. Value

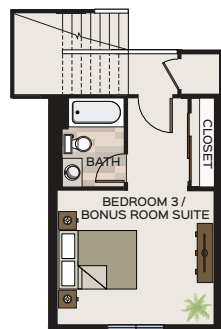
MODEL HOME
(Not currently for sale)

Included in this Home

- 3-car garage (includes man door to rear of house)
- Colonial White upgraded maple cabinets
- LVP faux wood flooring in squire
- Carpet, Heirloom
- Minuet quartz counters in kitchen with composite sink in Truffle
- Sterling Gray quartz counter in master bath
- Voss plumbing fixtures
- Comfort height toilets
- Double sink in master bath
- Tiled shower in master bath with tiled corner bench
- Full air conditioning
- ERV
- BIBs Insulation
- Covered back patio
- Stone porch columns
- Tyvek WRB system including taped seams, caulking at top and bottom plates, and housewrap at garage-to-house wall
- Upgraded front door - Therma Tru Pulse - 3-lite smooth fiberglass with Chinchilla glass
- 3-Drawer corner cabinet
- Mudroom / drop zone cabinets
- Pullout garbage and recycling center
- Bonus room suite
- Tile upgrades in various rooms and locations
- Group C carpet pad
- Top-down/bottom-up cordless Honeycomb window blinds
- Gas Fireplace
- Whirlpool - gas freestanding with front control range - stainless steel
- Whirlpool - side-by-side, 21 cu.ft, counter depth - stainless steel refrigerator



MAIN FLOOR



UPPER FLOOR



Kristi Green

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Greenstone

ENRICHED LIVING. LASTING VALUE.

TRUTINA-SH-10.019



2687 N Heton Ln

Why Greenstone Homes?

At Greenstone Homes, we strive to compete. Not with a losing opponent on one end, but with ourselves. We hold our standards high and constantly look ahead to ensure that tomorrow we will be better than today. At Greenstone Homes, we strive for enriched living and lasting value.

Behind the Walls

Although we praise our designer, much of what we have accomplished in this home does not involve the elegant colors, the trending flooring products, or the innovative smart features. They undoubtedly make an impression, but the features you cannot see will not fade away in a trend. They will last a lifetime.

- **Advanced Air Seal:** This process tightens the home for better indoor air quality and a better performing thermal barrier. This home achieved a 2.78 ACH at time of testing.
- **Blown-in Blanket Insulation (R-23):** Offers a better performing thermal barrier.
- **2x6 Framing at 24" O.C.:** Using less lumber reduces waste and creates more room for insulation.
- **Tyvek Housewrap System:** Advanced weather resistant barrier that breathes without letting water in.
- **Housewrap at Garage-to-House Wall:** Creates a barrier between the garage and the living space. Offers better indoor air quality.
- **Efficient Windows:** With an R-value approximately 25% better than code, the windows offer the natural light while minimizing the energy loss at the same time.

The Mechanics

To compliment an improved building envelope we have an efficient ventilation and water distribution system to help reduce that energy consumption and improve the health of the home.

- **Energy Recovery Ventilator (ERV):** A home needs to breathe. Especially when you're tightening the envelope to improve the energy savings. This unit brings fresh air in and pulls stale air out, and recovers some of the heat and humidity in the process. Offers better indoor air quality.
- **Hybrid Heat Pump Water Heater:** One of the most efficient water heaters on the market.

A Connected Home

A smart home offers convenience and security. A connected home offers convenience and security, but also reacts to the occupant's everyday actions. The front door unlocks, the kitchen lights turn on, the thermostat ticks up a degree and music serenades the living room. A connected home will react to you.

- **Clare Home Automation System:** A hub that makes the home a connected home.
- **Smart Lighting Control:** Smart light switches located at front entry, garage entry and kitchen.
- **Video Doorbell:** 24hr surveillance, talk-to capabilities, and peace of mind.
- **Keyless Deadbolt:** Offers multiple codes to track who's coming and going and allows temporary codes for house sitters or dog walkers.
- **Wi-Fi Thermostat:** Programmable via the app or manually on the wall.
- **Voice Automation:** An added convenience when your hands are full or you're simply exhausted.

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