



GREENNESS - LOT D SUMMARY

For a description of shared features and conditions, please see Greenness "Info" and "Covenants".

1. PRICE \$650,000
2. AREA 18,215 SF - Gross 17,787 SF – Net
3. UTILITIES Nearly all of the storm water detention and drainage system shared with Lot E is installed, water, power, gas, telephone, high speed internet, and cable TV are installed to the top of the private road and the forced sanitary sewer system is approved but not installed.
4. LOT FEATURES Lot D is the largest of all five Greenness lots and except for Lot E's residence 50' to 70' to the northwest on the other side of the duck pond, it enjoys no visible dwelling in the foreground of its principal views. In addition to its principal view over the pond's waterfall to Admiralty Inlet and towards the Strait of Juan de Fuca, lot D's dwelling looks out towards an uninhabited woods and stream to the south, and is an easy walk to the site of its future view pavilion (its foundation and slab have already been constructed) on the lot's southwest corner, which affords one of the park's two most panoramic views.
5. DWELLING Lehn Design Collaborative's design for Lot D is a wheel chair accessible, 3 story, 4,297 SF residence that features 3 bedrooms plus a Study / Guest Bedroom with its own roof garden near the Master Bedroom Suite, 2-1/2 baths, a large Great Room and Kitchen, Theater / Family Room, Library, elevator, roof gardens, Utility / Mechanical Room, three car garage, and ample guest parking.
6. COSTS Estimates of the residence designed for lot B (see animation) from the following three approved builders range from \$300 to \$400 / SF:

 Owen Roberts Group: www.owenrobertsgroup.com
 Lockhart Suver: www.lockhartsuver.com
 Prestige Custom Builders: www.prestigecustombuilders.com

If you don't need or wish to have a house as large as the one described above, LDC will be happy to help you reduce its size and cost. While lot owners are required to comply with Greenness' covenants, design and builder approval requirements, and the Greenness Site Map, they are not obligated to select the Lehn Design Collaborative or any of those on GTI's current list of approved builders.

GREEN TARA INCORPORATED

ENVIRONMENTAL DESIGN & DEVELOPMENT