



GREENNESS - LOT E SUMMARY

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

1. PRICE \$650,000
2. AREA 17,002 SF
3. UTILITIES Nearly all of the storm water detention and drainage system shared with Lot D 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.
3. LOT FEATURES Lot E is the second largest of all five Greenness lots and has no visible dwellings in the foreground of its principal views. Unlike many of the vicinity's recently built view houses, which are located much closer to the bluff, Lot E has sufficient space to locate its residence more than 65 feet away. Despite this distance, Lot E's most westerly location will permit its dwelling to enjoy some of the park's most panoramic views. Its largely east/west axis enjoys nearly unobstructed solar access, which provide excellent conditions for a passively and actively powered solar design. In addition to the duck pond, which it shares with Lot D and the orchard, which it shares with Lot B, Lot E's dwelling is a short walk away from "Fire Pit Point", the park's most panoramic viewpoint, which it shares with Lot A.
4. DWELLING Lehn Design Collaborative's design for Lot E is a wheel chair accessible, 3 story, 4,447 SF residence that features 3 bedrooms plus a Study / Guest Bedroom with its own roof garden near the Master Bedroom Suite, 3-1/2 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