

SAGE Near Zero Energy Home

*A one of a kind, new construction home
in Creve Coeur*

29 Beacon Hill
\$1.29 Million,
5 BR, 3 ½ baths, 4650 sf

Completion in Spring 2008



Lot & Location

On a secluded, partially wooded 1 acre lot, backing to beautiful Conway Park, in the heart of Creve Coeur. Quick access to restaurants & shopping on Olive, and highways 40/270. Enjoy direct access to the park amenities (tennis, 1 mile walking path, dog park, lake, etc.). The view of the lake in the park (from master bedroom) is not to be missed

High Performance

Charming cottage style exterior conceals the super high performance characteristics of the home, including: ICF construction, geothermal heating & cooling, tankless water heater, PEX plumbing, **extensive home automation with touchscreen panels**, motion sensitive bath fans, sun tunnels/skylights, energy star lighting & appliances, ERV (energy recovery ventilator), automatic LED “nightlights”, and much more. These “green” features result in

- **Very low utility bills**
- **Cleaner / healthier air**
- **Less maintenance**
- **Eco-friendly operation**

What really makes this home special is that it is a near-zero energy home, meaning it produces a majority of its energy needs from the solar panels mounted on the rear roof. There is even a solar powered **battery backup, for power outages**. The home will be certified green under 3 national green building standards – call or set an appointment with builder to learn more about what this entails and how it can result in a better home investment.

High Design

Exterior: Unique cottage-style façade, masonry & stained fiber-cement siding on all four sides of house. Wood, aluminum clad windows, 50 year architectural shingle, exterior copper accents, extensive landscaping including natural stone, native plants/wildflowers, and creek bed.

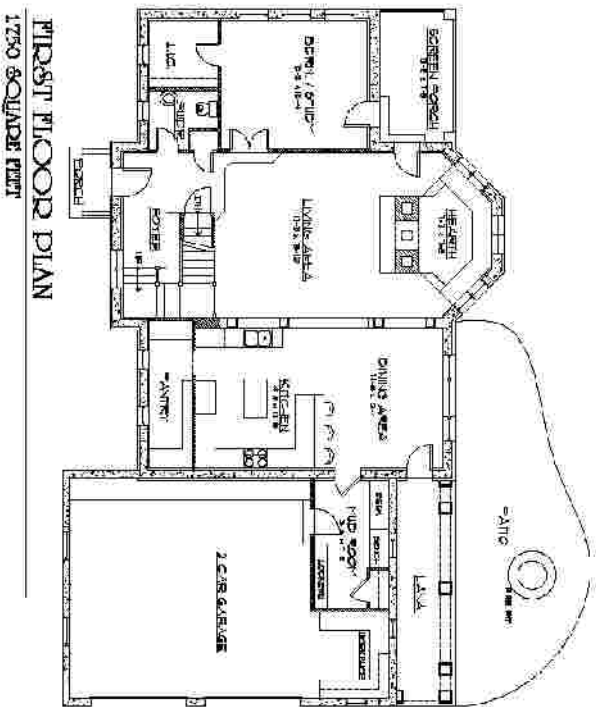
Floorplan: Efficient use of space, open - but not too open, cozy nooks, see other side of flyer for floorplans. Optional spaces - first floor master, additional 2 car garage, finished guest suite in basement, wine room / safe room.

Finishes: All high end, including Bosch & Thermador appliances, Kohler plumbing fixtures, full custom cabinetry, unique solid surface countertops, stained wood trim, solid core wood doors, 2 stone fireplaces, carriage house style garage doors, solid Mahogany entry doors, wool carpet, job-finish wood floors, built-in benches, and more..

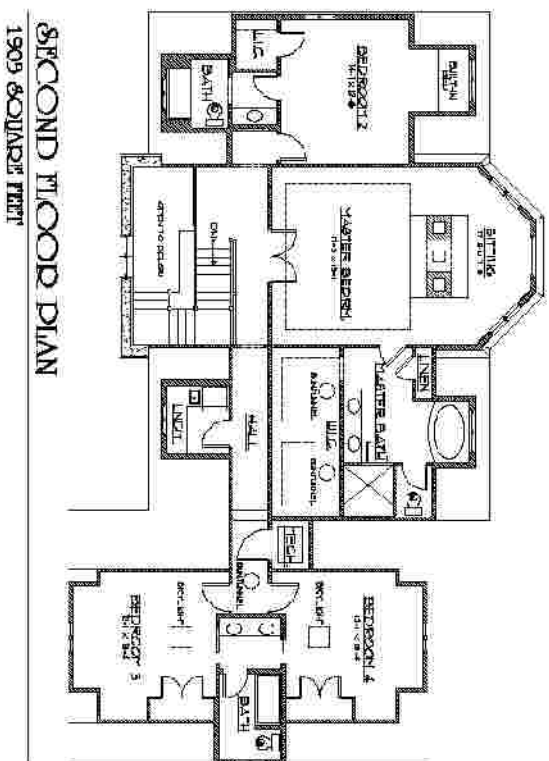
For more information on this house: www.sageSTL.com/NZEH

Showings by appointment - contact Rick Hunter, at 314-265-6143.

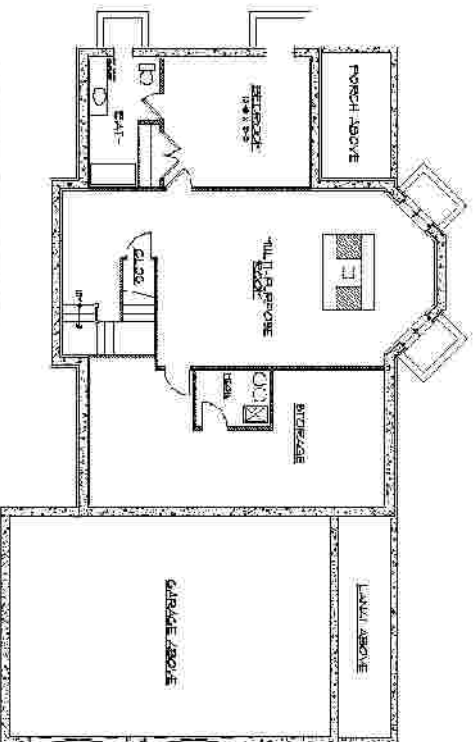




FIRST FLOOR PLAN
1750 SQUARE FEET



SECOND FLOOR PLAN
1909 SQUARE FEET



LOWER LEVEL PLAN
1019 SQUARE FEET

Some changes have been made to the floorplans here, consult builder for final layout and base price inclusions.

Design by Jeff Day & Associates, 314-381-8757

Options include addition to first floor for a first floor master bedroom, adding an additional 2 car garage, rear patio, wine room or safe room, media room install in basement (space is already finished)

For a virtual tour of the house online, go to www.sageSTL.com

For more info, or to schedule a showing, please contact:

Rick Hunter, 314-265-6143

