

# Clifton View Homes



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36 South Pheasant Run Road, Coupeville  
 1,927 Sq. Ft.

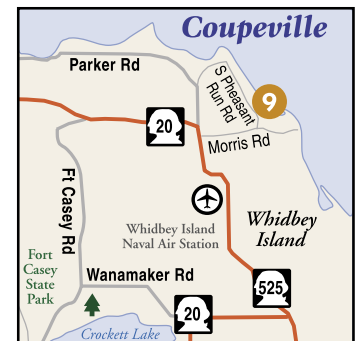


This 1,927 sq. ft. residence is a perfect example of the new balance requested by more and more of today's home buyers. The design reflects the owner's desires to spend more of their time enjoying the surrounding gardens, communing with nature, and treading more lightly upon the earth. The interior is designed to be comfortable and spacious, while keeping the overall conditioned volume under control through the clever integration of multiple-use areas. Five-Star Built Green® and zero-energy were primary considerations in the original design brief.

Although the home has a small, multiple-use second floor, all rooms needed for daily living are on the main floor. All doorways are extra wide, and the master bath and shower were designed for full handicapped access. The in-floor radiant heat provides the ultimate in comfort, and the ventilation system features balanced air-flow and HEPA filtration for the ultimate in indoor air quality. The geo-thermal heat pump provides both heat and hot water, at about one fourth the cost of a conventional system. The addition of 3 KW of photo-voltaic panels on the south-facing garage roof provides enough clean energy to offset the energy used by this ultra-efficient home.

Both interior and exterior are completed in a classic "northwest craftsman" style, also utilizing green materials and methods wherever feasible. Floors are finished concrete, all paints are low or zero VOC content, and all lighting and appliances are Energy Star® certified. Even the yard areas were developed in the greenest way possible, limiting clearing to only the area needed to build the home, and construct the septic system and geo-thermal ground loops. These systems were placed on the south side of the home, to provide better solar exposure for the passive and active solar systems employed. The rainwater from the roof is directed to a watering trough for wildlife, the overflow is 100% infiltrated back into the aquifer.

At a completed cost of \$169 per sq. ft. (including all site development costs) this home is certainly within the mainstream price range, proving that you can have it all, with a little bit of Green planning. Initial energy bills before the photovoltaic system was installed averaged just \$54.00 per month during the winter months of 2008. Now that the installation of the PV system is complete, it is anticipated that this home will actually produce revenue for the owners by returning electricity to the grid – the true definition of "zero energy".

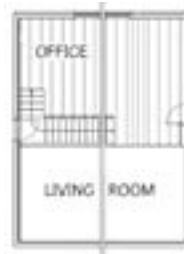


**Directions:** From the South: Proceed North on State Hwy 525 which turns into State Hwy 20 until you reach Morris Rd. Turn right onto Morris Rd & proceed approx. 1 mile to S. Pheasant Run Rd. Turn left onto S. Pheasant Run Rd & proceed to "Park Here" sign. You will not be able to enter the driveway & must walk into the site from the road.

From the North: Proceed South on State Hwy 20 through Coupeville until you reach Morris Rd. Turn left onto Morris Rd & proceed approx. 1 mile to S. Pheasant Run Rd. Turn left onto S. Pheasant Run Rd & proceed to "Park Here" sign. You will not be able to enter the driveway & must walk into the site from the road.



Main Level



Upper Level