

DREAM GREEN HOME

providing affordable, **environmentally** friendly homes

1744 Johnson Street • Baltimore, MD 21230
2,450 sf - 3-story - Single Family - 4BR - 4 Bath

— \$499,900 —

MLS # BA6497568



Also Offered as Rental Property...

Please visit www.dreamgreenhome.com for info!
Monthly Green-Maid Service Included!

General Description: A Dream Green, Energy Star certified single-family row home in Federal Hill across from Riverside Park. This 100 year-old home has been renovated to maintain its classic charm, while incorporating state of the art energy efficient design and environmentally friendly products. The marriage of old and new technology makes this a truly unique property.

Amenities...

- 3/4" Solid Wood floors throughout
- 2nd Floor Laundry Center with GE high efficiency Energy Star washer and electric dryer
- True divided lite Energy Star patio doors overlooking private courtyard from kitchen, 2nd floor bedroom balcony and deck off Master suite
- Andersen 400 series true divided lite Energy Star rated windows with wood/clad maintenance free exterior and full screens
- Ample storage and closet space
- 2 zones for Carrier Energy Star rated heating/air conditioning
- 2 sun tunnels bringing natural sun light to the center of the home
- Individual ultra quiet heaters in 2nd floor and Master bathrooms
- Pre-wired for home automation
- Phone system w/intercom
- Ceramic tile in basement and master bathrooms
- Professionally designed and landscaped private courtyard
- Maintenance free roof top deck with views of the city skyline and harbor
- Secure exterior storage area
- Low maintenance 1st floor deck overlooking private landscaped courtyard

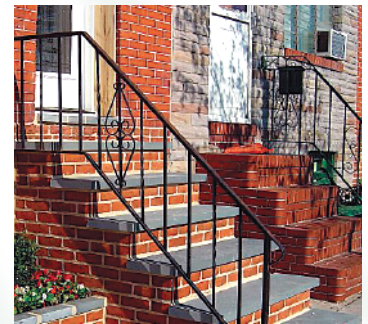


A traditional staircase design was installed to preserve the historic feel of the home, originally built in the early 1900's.



Porous patio pavers allow rain water to be absorbed into the ground, rather than contributing to the problem of runoff.

Brick and natural blue stone front steps provide an elegant entry.



Sun tunnels at the top of the stairwell wash natural light into the center of the home.

Visit the website for a comprehensive interactive tour of the home and its features

410-344-7579

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Exceptional Kitchen Details...

- Maple Cabinets
- Kitchen Island with Ice Stone top
- Granite counter tops
- Stainless Energy Star GE appliances including: dishwasher, built-in microwave with ventilation/exhaust hood, Natural gas stove
- GE Refrigerator, French Door style with bottom freezer and ice maker (22.2 cubic feet)
- Recessed lighting
- Pendant lighting over island
- Double bowl stainless steel sink
- Delta chrome faucet with spray nozzle & soap dispenser
- Garbage disposal
- Pantry

Third Floor Private Master Suite...

- Private Master Bedroom Suite with spectacular views of Riverside Park
- Walk-in Closet, plus linen/spare closet
- Luxury Master Bathroom with double sink bowls with Granite sink top, designer ceramic tile and faucets
- Whirlpool tub
- Rear deck overlooking courtyard w/steps to rooftop deck

— Save A Bundle On Utility Bills —

Cost Savings – You can save over an estimated 40% on your utility bill which can add **up to over \$1000/yr**

Pollution Prevention Comparisons –

- Equal to 2.23 passenger cars not driven for one year
- Equal to 274 tree seedlings grown for 10 years

Water Use Reduction –

- 2,500 gal/yr of water less due to PEX
- 3,050 gal/yr due to the Rain Barrel

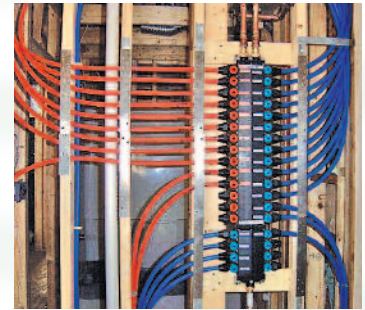
Storm Water Run-Off Reduction –

- 250 gal/yr due to Porous Pavers
- 4,000 gal/yr due to Underground Rain Well
- 800 gal/yr due to Young Tree (1,600 gal/yr Mature Tree)

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Amanda Lopez-EcoBroker • City Life Realty



A manifold plumbing system delivers hot and cold water to each fixture, saving thousands of gallons of water. Hot water reaches its destination up to 4x faster, saving time & energy



An Energy Star professional seals the band joists and fire blocking to tighten the building's thermal envelope.



Energy Star testing using the blower door method was used to measure the amount of air leakage to the outside.

Green Building Alternatives, LLC, Baltimore's premier residential green renovation experts, built and designed this spectacular home. As an Energy Star Partner and member of the US Green Building Council, GBA is committed to building energy saving, healthy homes for you and your family.



green building alternatives

TRADITIONAL & GREEN BUILDING

- Design/CAD drawings
- New construction and renovation
- General Contracting
- Green building design & consulting

MHIC# 93291

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