

Sustainable Living at EMERSON WAY

Affectionately named the "T-House", this customizable Classic Farmhouse offers 2,100 s/f of open plan living space, including a "T" that extends graciously into your back yard, with bright and airy living space. Four spacious bedrooms (including 1st floor guest room/study), three baths, and convenient access to your deck, outdoor dining and private back yard round out this beautiful high performance home.

*Year Round Energy
Efficient Comfort.*

*Resilient Design and
Lifetime of Beauty.*

*Solar Ready & Engineered
Combustion Free Living.*



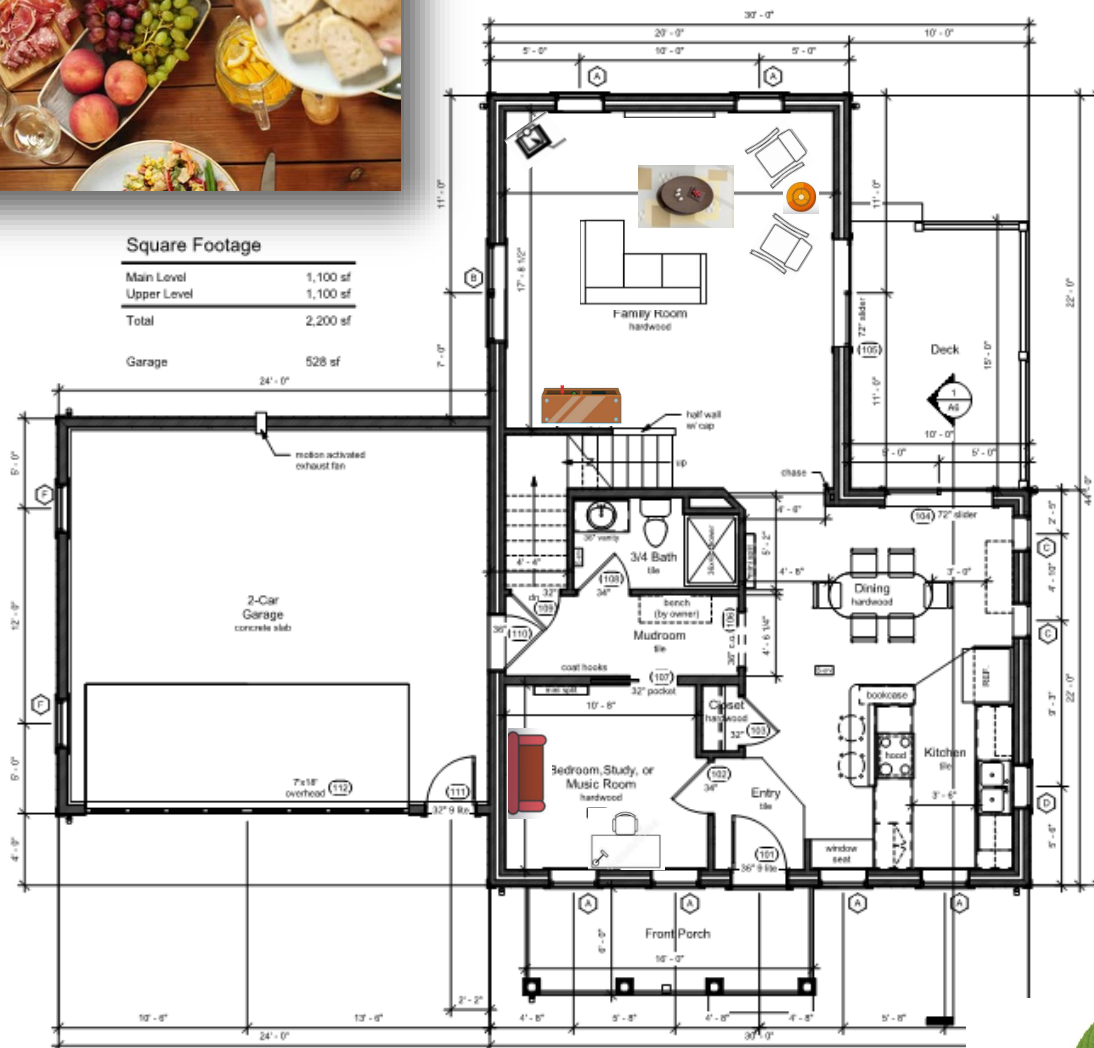
Artist Rendering by Selene Webber LA



floor plans
first floor



Main Level	1,100 sf
Upper Level	1,100 sf
Total	2,200 sf
Garage	528 sf



Optional parlor stove at owner's expense.

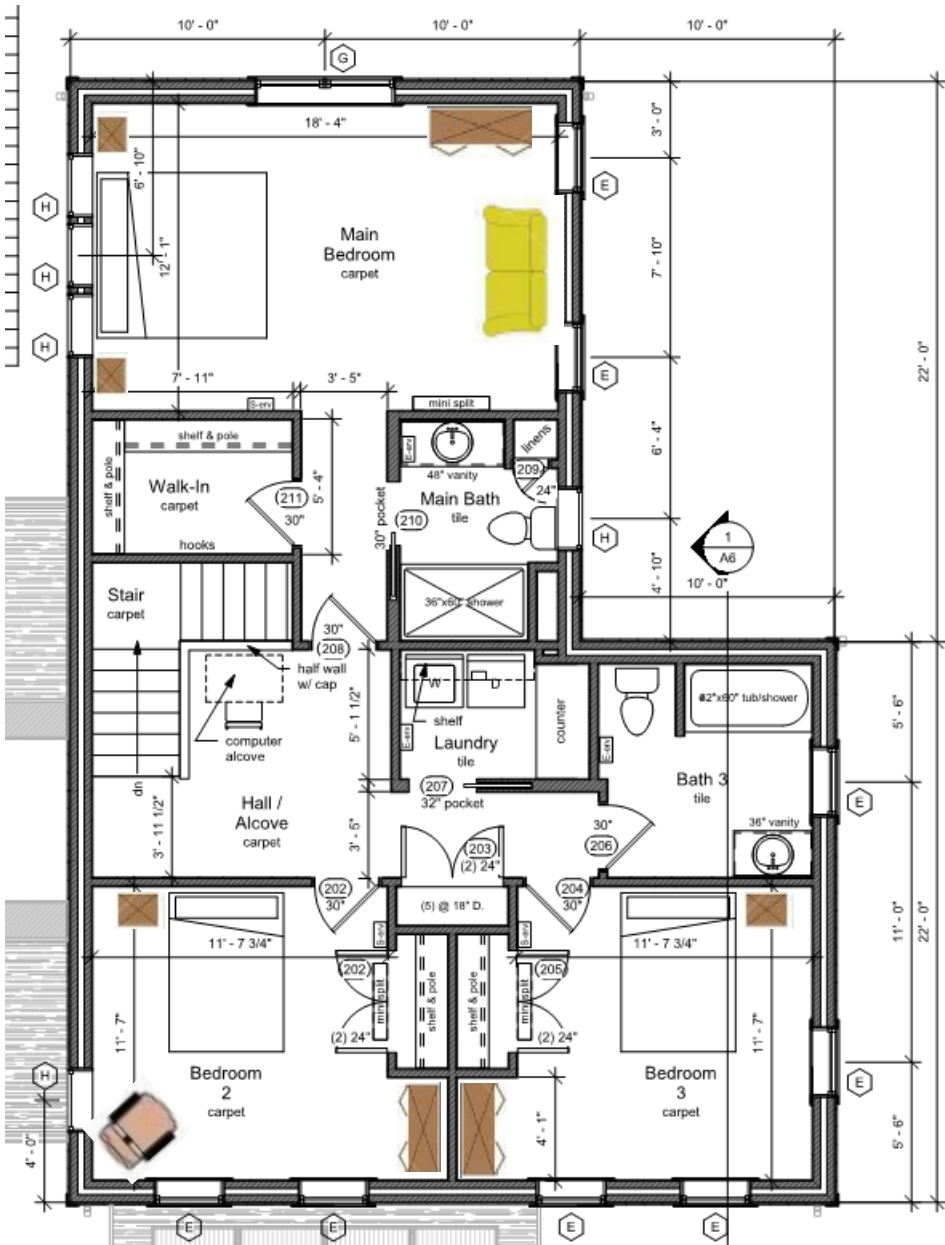
Your new home is bright and airy and
can be arranged to maximize your style and comfort.

184 Emerson Way

floor plans
second floor



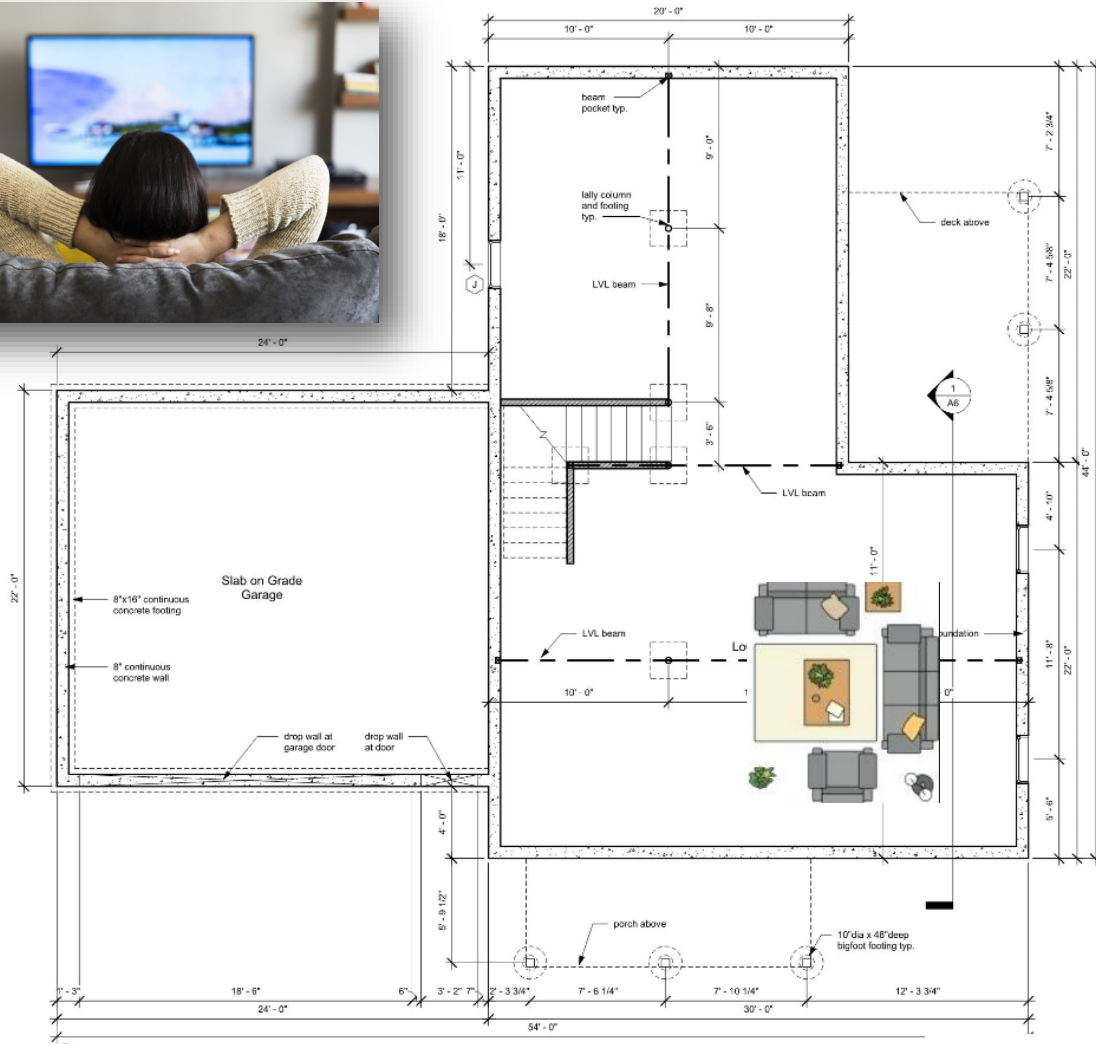
Spacious bedrooms
and 2 full baths.



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184 Emerson Way

floor plans
basement



Options to finish space at additional cost.

A roomy basement that could be....
your office, a 5th bedroom or perhaps your media room?



184 Emerson Way

the Wright Builders, Inc.
difference

Very low operating costs achieved by exceeding **ENERGY STAR for Home** standards.

Low HERS rating (typically 40 or less) and state-of-the-art building envelope design, all certified by an independent professional.

This home is solar ready so you too can lower your carbon footprint and enjoy savings on utility costs.

Cleaned, refreshed and healthy indoor air with utilization of efficient air exchange systems (**Energy Recovery Ventilation**).

Healthy relative humidity levels in the winter can be maintained for optimal well-being for people, pets and plants.

Sustainable practices create long-term value for homes which perform well, and will high value and economical for the life of the home.

Drought tolerant and native landscape plantings mean less maintenance and sustainable beauty.

Satisfaction of knowing that your **long-term investment** is also treading as lightly as possible on the planet, while providing daily enjoyment.

Classic design and detailing that has timeless value and appeal.

Minimally vulnerable during power outages because of low infiltration and high insulation, thereby holding their temperature for extended periods of time.



*Wright Builders, Inc. installs very high-efficiency HVAC mini-split systems with a SEER of 20 or greater. The Seasonal Energy Efficiency Ratio (**SEER**) measures air conditioning and heat pump cooling efficiency. A higher **SEER** rating means **greater energy efficiency**.*



184 Emerson Way

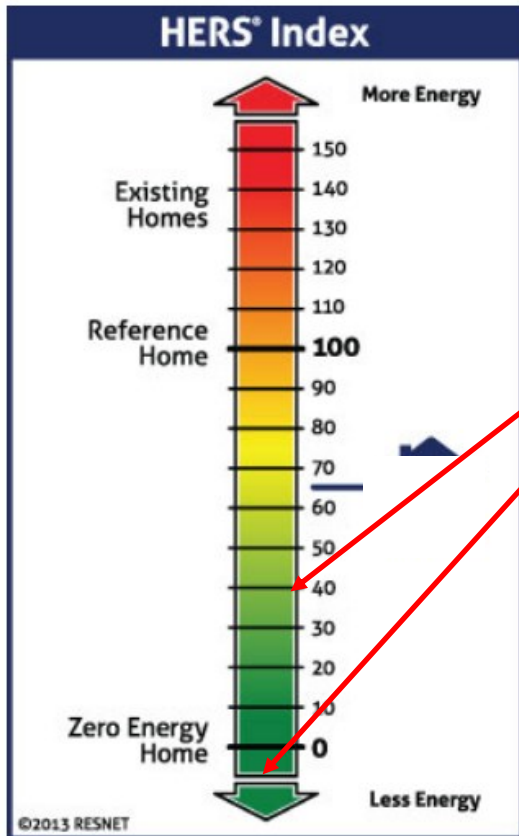
energy savings
features & benefits

Solar ready for optional by owner roof top photovoltaics.

Triple glazed premium vinyl windows are up to a R-5.2, for light and year-round comfort.

ENERGY STAR compliant **LED lighting** throughout your home saves energy and supports our commitment to sustainable construction.

Ultra **high efficiency mini-split** VRV heat pump and air-conditioning, SEER 20 or higher.



Highest insulation levels provide reduced indoor temperature fluctuation for greater comfort, energy efficiency and cost savings: **Basement Floor @ R-21.6, basement walls @ R-29, walls @ R-40 and your ceilings @ R-60.**

Your new home will be **ENERGY STAR and INDOOR AIRPLUS** compliant.

Third party energy rater initial **HERS Rating of 38.**
With photovoltaics, you should achieve 0 net energy consumption.

High efficiency 80 gallon **hybrid heat electric pump** hot water heating.

Broan ERV (**Energy Recovery Ventilation**), with filtration and distribution for fresh, cleaned air throughout.

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184 Emerson Way

architectural &
design features

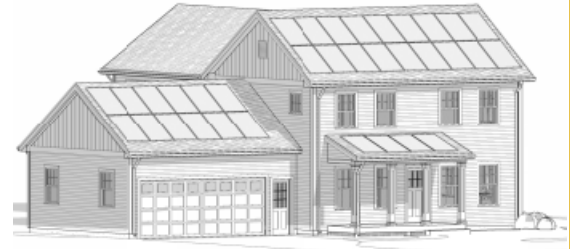
EXTERIOR

Our Classic Farmhouse features landscape design by Selene Webber Landscape Design of South Hadley, MA, with meticulously selected plant materials for variety, seasonal color, easy maintenance and year-round enjoyment.

Sited to take full advantage of its southern exposure. This home will be net zero ready.

Enjoy the privacy of your wooded back yard with easy access from your dining and main living space.

Hardieplank™ siding and trim utilizes recycled fiber.



INTERIOR

All non-VOC paints utilized in the interior.

Granite and solid surface counters throughout.

8' ceilings in the living areas.

Red oak flooring in living areas and stairs with Loba—Easy Finish™, a low VOC finish that brings out the natural character of the wood.

Tile flooring in all bathrooms & tiled shower walls in the main bath.

Carpet selections for your bedrooms.

Abundant basement storage space with egress window (options to finish space at additional cost).

Appliance and lighting allowances.

Bonus room option over the garage (additional design and cost).

Stainless steel ENERGY STAR appliances.

Electric cooking with direct ventilation.

Hand-crafted Wolf Classic Expression Shaker Cabinetry with solid hardwood components, with self close solid wood dovetail drawers

Toto Drake II 1.0 gpm toilets and low flow Watersense fixtures in all locations.

2 car garage with easy open single door.

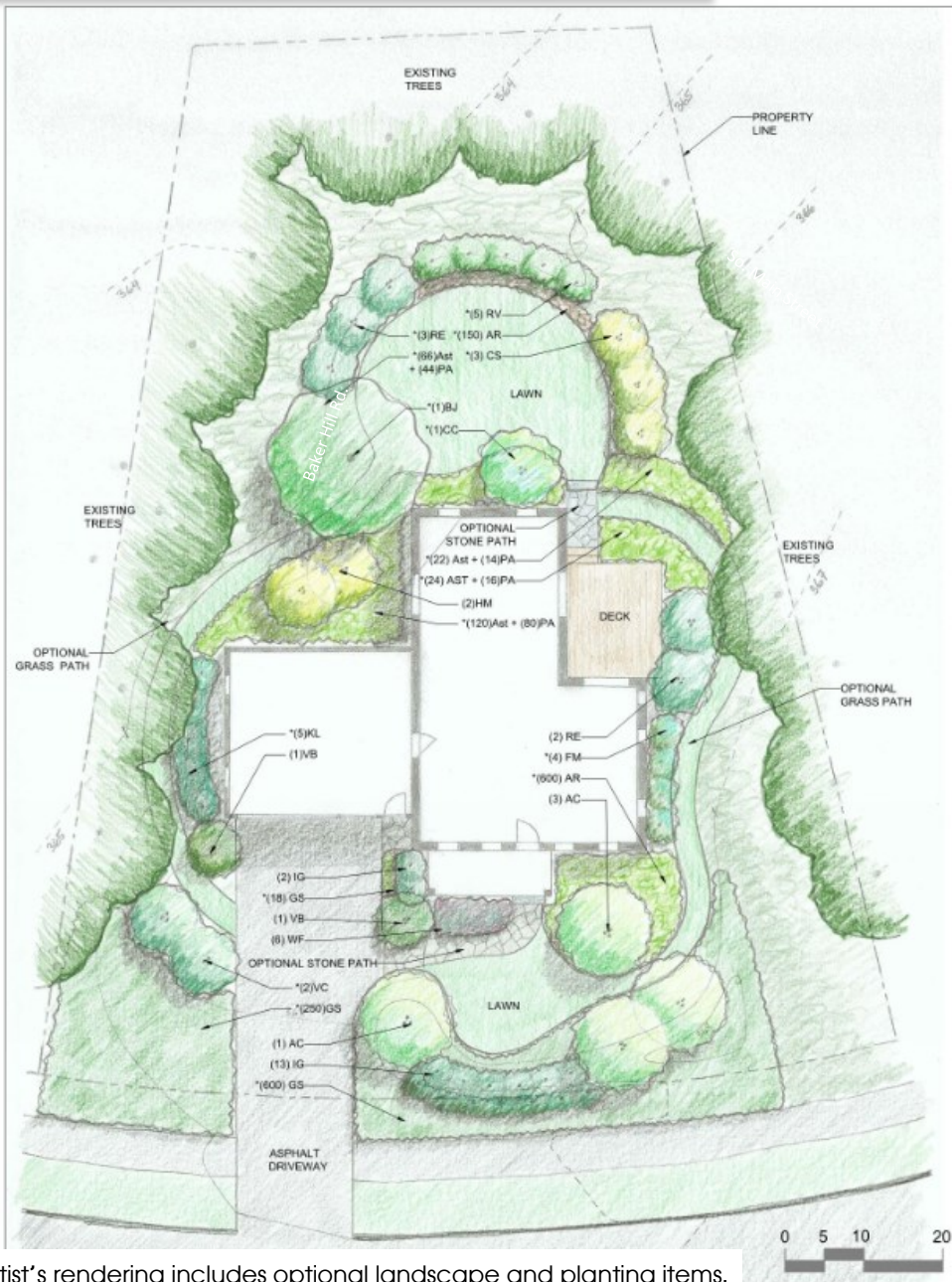
Sustainable interior and exterior materials.

Finish options and upgrades, along with minor interior layout changes are available at additional cost. All materials & specifications are subject to change without notice due to ongoing developments in products, supply lines and engineering.



184 Emerson Way

landscape plan



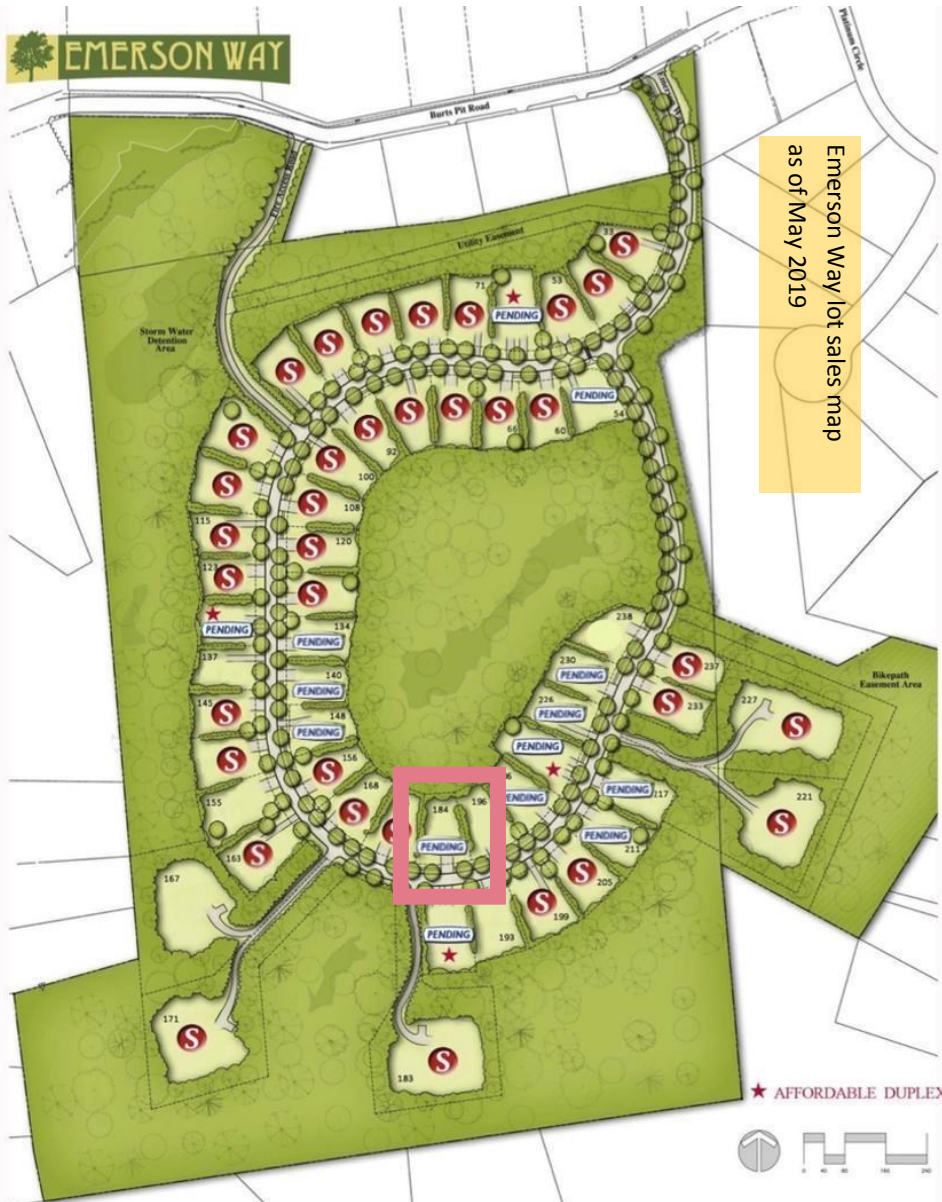
Artist's rendering includes optional landscape and planting items.



WRIGHT
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184 Emerson Way

around your
neighborhood



Emerson Way lot sales map
as of May 2019



<http://www.emersonway.com/the-neighborhood.html>


WRIGHT
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184 Emerson Way

around the
neighborhood



EMERSON WAY is ...

Private, quaint, neighborly and
close to everything!

to Main Street Northampton | 3.4 miles
to Florence Center | 3.1 miles
to Look Park | 3.2 miles
to Smith College | 2.5 miles



184 Emerson Way

for more
information



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Wright Builders, Inc. has an exclusive option for the purchase of 184 Emerson Way. This listing is a commissioned brokerage of a new home to be built directly for the buyer. Contemporaneously with the execution of a contract for construction, the buyer will purchase the property at 184 Emerson Way for the exclusive purpose of having Wright Builders, Inc. build the home at that location.

Wright Builders, Inc.

Melissa Caldwell | Director of Sales and Marketing

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