

Meadow Run at Village Hill Northampton

*Three charming sustainable home styles to choose from, each offering you **net zero ready** living, and a thriving community living experience with mountain views, just moments from downtown Northampton, MA and the Smith College Campus.*

Arts and Crafts Cottage



Craftsman Farmhouse



Colonial Revival Farmhouse

A lively, new urbanist neighborhood with people of all ages and out-looks, sharing cultural interests, the landscape, and friendship on this historic hilltop location; conceived, planned, developed, and built by Wright Builders, Inc.

Come take a look...



Meadow Run at Village Hill Northampton

welcome

...be a part of this diverse and growing community...

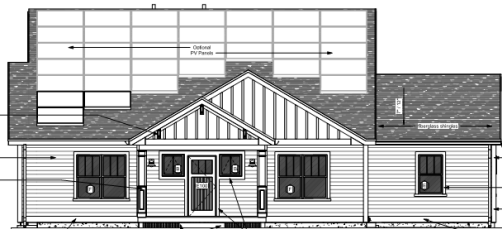
Meadow Run at Village Hill Northampton is the final project of a series of sustainable and energy efficient trend-setting projects by Wright Builders, Inc. of Northampton, combining the latest in tested and proven building science and technology with inspired classic home designs.

Building on the proven record at Village Hill of fifty-eight prior ENERGY STAR and LEED certified homes, including twenty-one high efficiency, solar ready, LEED for Homes Certified, single family homes,

Meadow Run offers five lots on which to build one of three styles of expertly designed homes:

Craftsman Farmhouse, Colonial Revival Farmhouse and a single story **Arts and Crafts Cottage**. These homes will join the only Massachusetts fully LEED certified neighborhood.

Our farmhouse designs offer 2 car attached garages, private patios, a first floor bedroom option for possible one floor living. Our single story Craftsman Cottage offers 1647gsf of unprecedented one floor, 3 bedroom, 2 bath living. All of our homes enjoy inspired landscape architecture and planting design that help provide both privacy and a sense of connection.

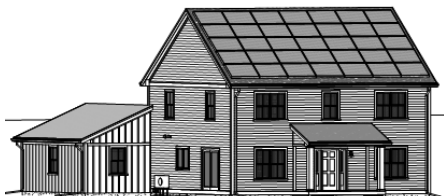


**Arts & Crafts
Cottage**
1647 gsf



Craftsman Farmhouse
2160 gsf

**Colonial Revival
Farmhouse**
2160 gsf



*Play with a puppy in the park...
maybe someone else's.*

*Walk to vibrant downtown Northampton or
grab a "Valley Bike" to start your adventure
from one of the many bike trails.*

Prepare a dish for a neighborhood pot luck.

Enjoy a quiet meal on your private patio.

Finish reading for tonight's book group.

*Utilize the local Pioneer Valley Transit system
for access to most of the valley.*



Meadow Run at Village Hill Northampton

architectural &
design features

Three classic home styles with landscape design by Berkshire Design Group of Northampton, featuring meticulously selected plant materials for variety, seasonal color and year-round enjoyment.



...won't you be a neighbor?

Granite and solid surface counters throughout.

Red oak flooring with Loba—Easy Finish™. A low VOC finish that brings out the natural character of the wood.

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

Carpet selections for your bedrooms.

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 stainless 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 possible (at extra cost).

Hardieplank™ siding and trim utilizes recycled fiber.

All non-VOC paints utilized in the interior.

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.



Meadow Run at Village Hill Northampton

energy savings
features & benefits

Your new home will be solar ready and you may choose to install your roof top solar photovoltaic panels.

Your triple glazed premium vinyl windows are an R-5.0 or greater, for light and year-round comfort.

Your new home will be ENERGY STAR and LEED certified by an independent third party rating, monitoring and certification company.

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

Ultra high efficiency Dakin or equal mini-split heat pump and air-conditioning. SEER 20 or higher.

Higher insulation levels and obsessive air sealing provide lower indoor temperature fluctuation for greater comfort, energy efficiency and cost savings, R-35 walls, R-60 ceiling.



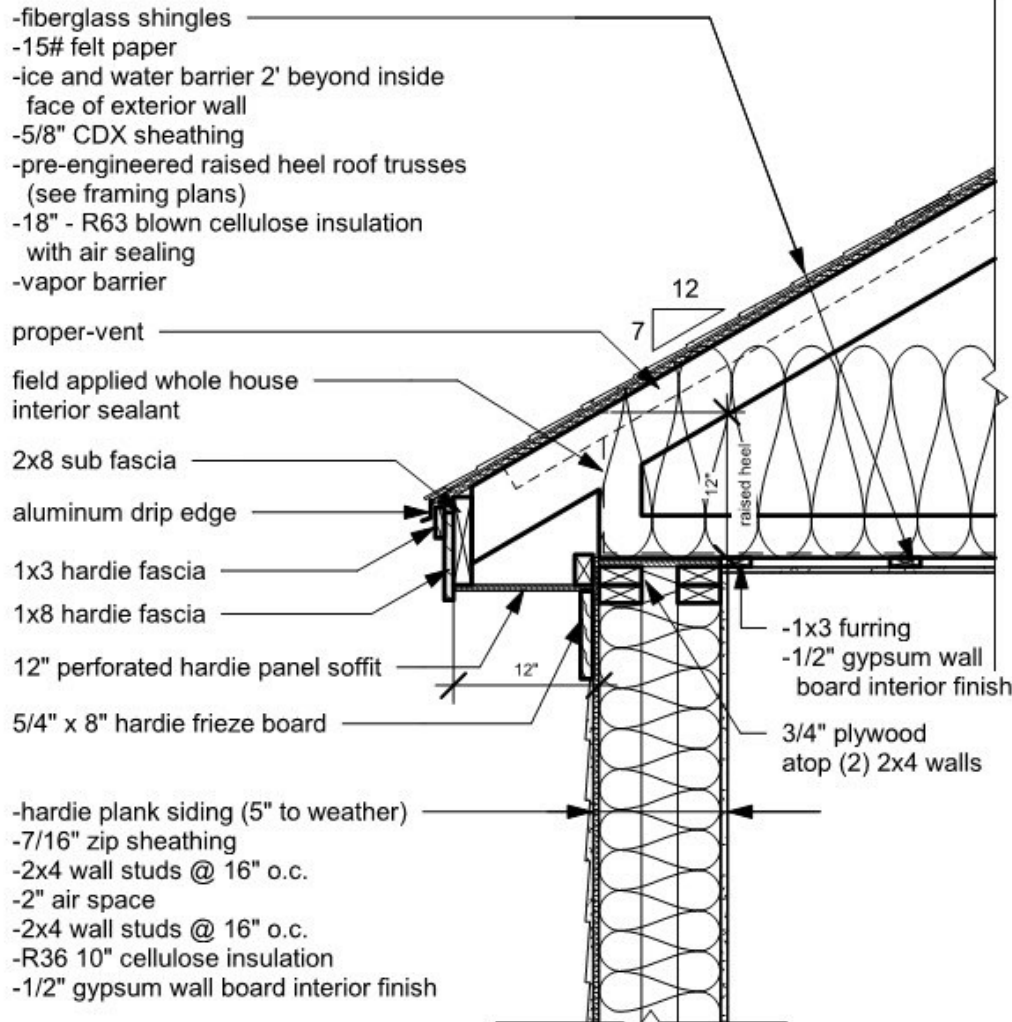
High efficiency 80 gallon Rheem Hybrid heat pump hot water heating.

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



Meadow Run at Village Hill Northampton

Wright Builders, Inc.
wall systems



7 Detail Fascia House Truss

3/4" = 1'-0"

Our walls systems are... different!



Meadow Run at Village Hill Northampton

the Wright Builders, Inc.
difference

Very low operating costs achieved through **ENERGY STAR for Home** compliance, low HERS rating (40 or less) and state-of-the-art building envelope design, all certified by a third party independent.

All homes will be LEED Certified.

Our homes are **solar ready** so you too can consider lowering 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**).

Relative humidity levels in the winter can be maintained at 35% or higher, for optimal health results for people, pets and plants.



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

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

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

Minimally vulnerable during power outages - homes hold their temperature for an extended period of time.

Classic styling that has **timeless value and appeal**.

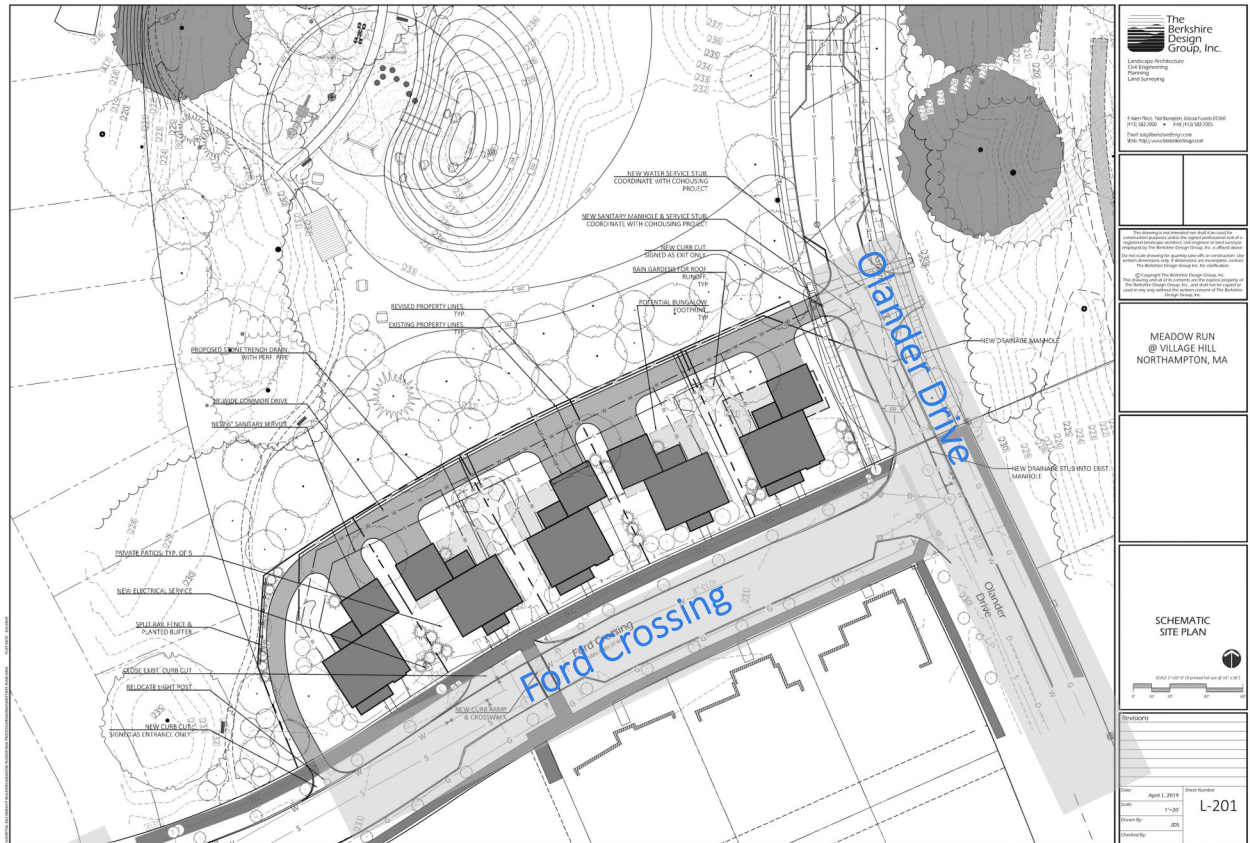
We install very high efficiency HVAC systems with a SEER of 20 or greater. The Seasonal Energy Efficiency Ratio (SEER) measures air conditioning and heat pump cooling efficiency. A higher SEER rating means greater energy efficiency.



Meadow Run at Village Hill Northampton

site plan

On Ford Crossing...at the crest of Village Hill Road and Olander Drive...
5 beautiful lots to choose from, all well compelling views and a common one
way alley to reduce asphalt and retain yard space for recreation.



Village Hill Road

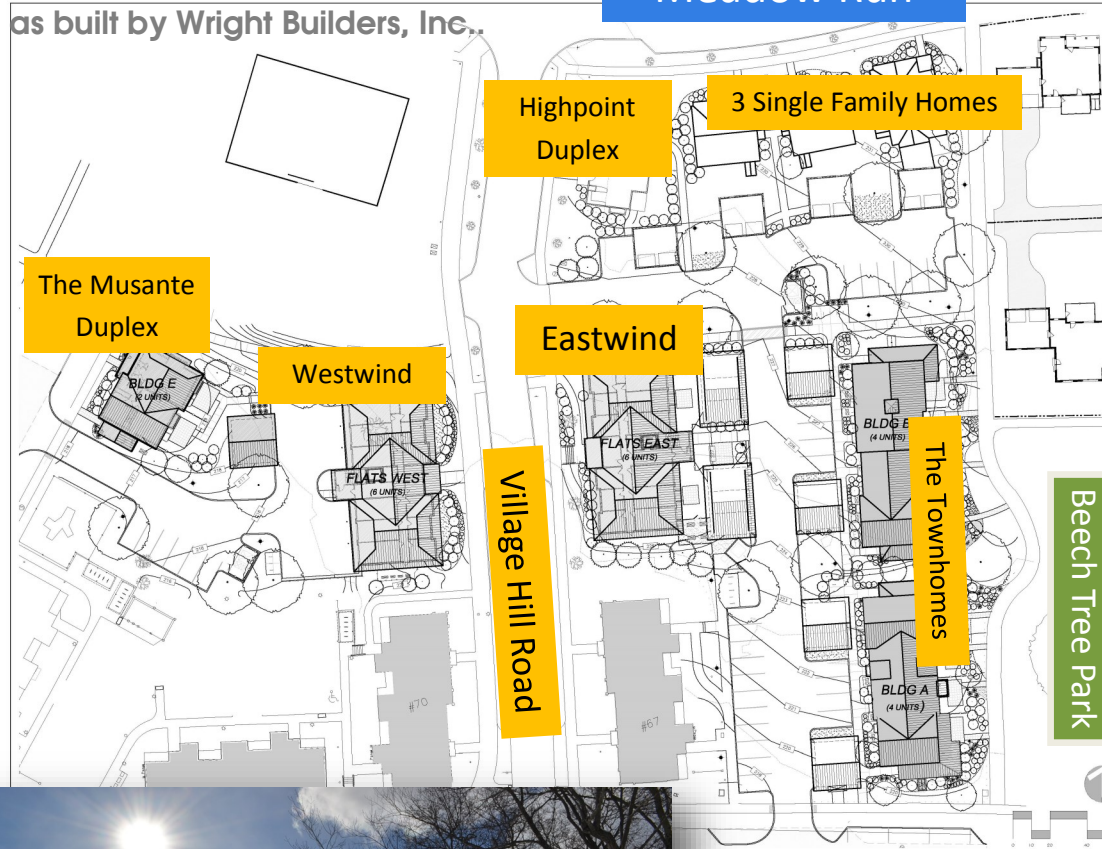
Meadow Run at Village Hill Northampton

site plan

Your neighbors at Village Hill

as built by Wright Builders, Inc.,

Meadow Run



The Berkshire Design Group, Inc.
Landscape Architecture
Planning
Design

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Email: info@berkdesign.com
Web: www.berkdesign.com

KUHN-RIDDLE ARCHITECTS
Professional Architects
100 Main Street, Suite 200
Northampton, MA 01060
(413) 253-1555

By entering in the Village Hill and Meadow Run site plan, the undersigned hereby certifies that the information contained on this plan is true and correct, and that the same was prepared by or under the supervision of a duly licensed architect, engineer, or landscape architect, and that the same was prepared in accordance with the professional standards of the profession.

BY: Wright Builders, Inc.
48 Bates St.
Northampton, MA

WRIGHT BUILDERS

Planting Plan

SITE PLAN REVIEW

Reviewed By: _____ Date: _____

Drawn By: _____ Date: _____

Scale: 1" = 40'

North Arrow

L-4



WRIGHT BUILDERS

Meadow Run at Village Hill Northampton

floor plans

Arts and Crafts Cottage



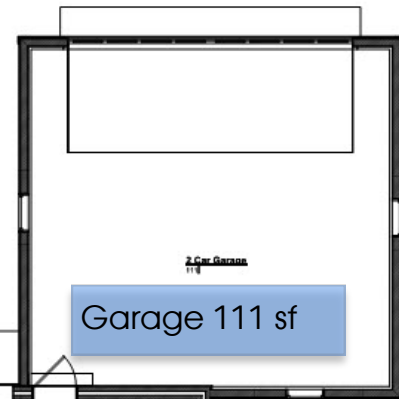
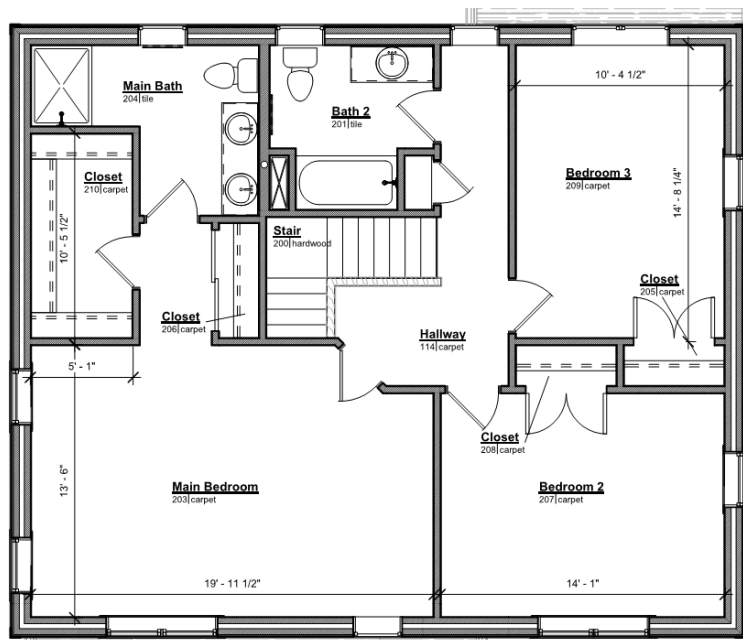
ONE FLOOR LIVING SPACE | 1646 GSF

WRIGHT
BUILDERS

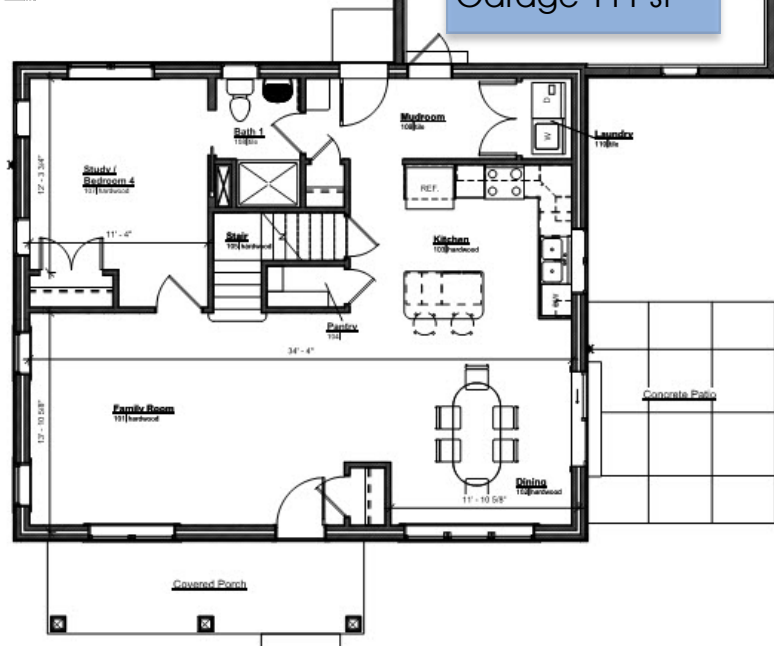
Meadow Run at Village Hill Northampton

floor plans

Craftsman Farmhouse



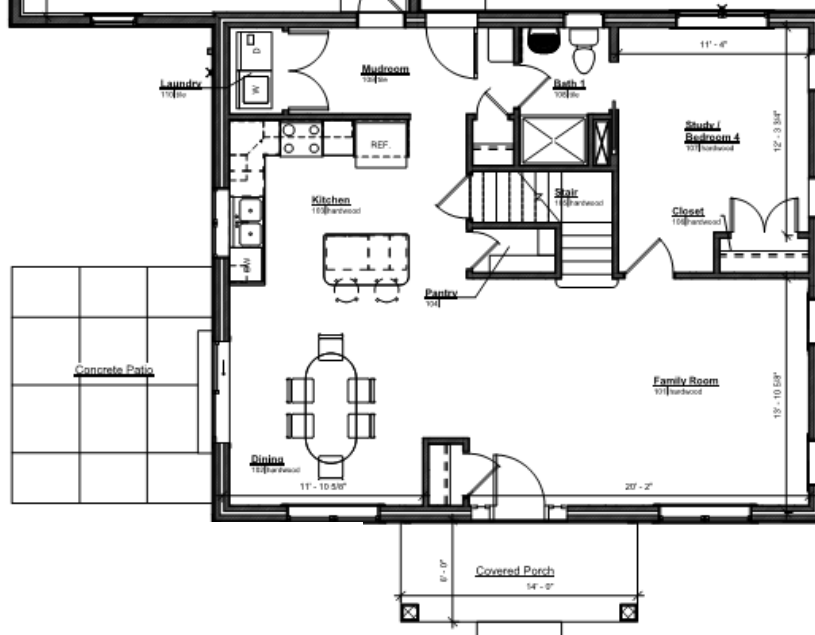
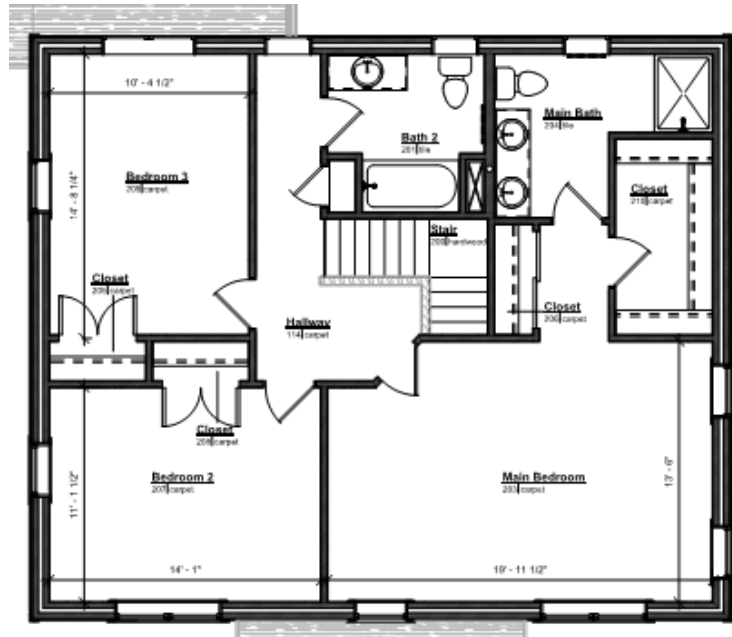
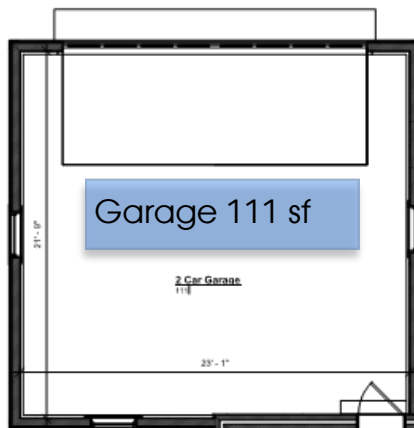
LIVING SPACE
2160 GSF



Meadow Run at Village Hill Northampton

floor plans

Colonial Revival
Farmhouse



LIVING SPACE
2160 GSF


WRIGHT
BUILDERS

around the neighborhood




WRIGHT
BUILDERS

from your neighbors

Our home is absolutely delightful! Not only is it earth-friendly and thoughtfully constructed, it's a joy to live here! We especially appreciate the visual continuity of fixtures, wood, counters, and windows, as well as the light-filled ambiance and lovely views throughout the house. - Kim & Karl

We love our house so much, we wrote a poem:
There once was a builder named Wright, Who built houses strong and tight.
He had an eye that was keen, On making them green, Much to the owners' delight!
- Larry & Vickie

We are extremely pleased with how things have turned out here. Having worked with Wright Builders before, we expected a great house and were not disappointed. The layout, airiness, quality of construction, attention to detail, and attention to the inevitable punch list are all excellent. Perhaps even more pleasing, because unanticipated, is the quality of the surround and the community. All in all, a great experience! - Nick and Kitty

As a journalist and environmental writer, I am pleased to be living in such a thoughtful, well-designed, well-built house in a diverse, inclusive community. The park, sidewalks and open spaces add to the sense of friendliness and encourage neighborhood gatherings. The solar panels and green materials used in these homes are among the best. These dwellings are tight in the winter, cool and comfortable in summer, while using minimal energy. Kudos to Mass Development for selecting Wright Builders to develop this forward looking project. - Valerie

Wright Builders, Inc. does not build "cookie-cutter" residences! External variations in shape and color, with subtle references to a particular architectural style, make each home interesting and inviting. Not only does our home offer an expansive sense of living space, but our eyes are also drawn outside our home to the natural beauty of the hills, trees and fields surrounding the Pioneer Valley. Wright Builders' plantings exemplify the devotion they have to conserving and enhancing the local environment in its choice of designs and materials and the use of "cutting-edge" technology. - Trish & Tim

It is hard to choose where to begin... our house is beautifully designed, with many thoughtful details and attractive features. It is also outstandingly well constructed by skilled practitioners using quality materials. The Wright Builders company employs responsive, capable, and kind staff. We have nothing but praise for Wright Builders, and feel extremely fortunate to be living here. We believe the remarkable combination of intelligent master design and outstanding construction have attracted a discerning clientele. Well done, Wright Builders, and thank you! - Martha and Peter

It is because of who they are, (Wright Builders, Inc.) and what they have created for me personally, that for the first time in two decades, I feel that I am finally home. It isn't just because of the magnificent dwelling that I live in, but more because of the extraordinary bonds that I've created through the experiences we shared from my first contact, to move-in day. For me, it's about the TRUST they established that was essential for me when taking on such a big investment and doing it alone. - Dorrin



Meadow Run at Village Hill Northampton

interiors

Your new home is bright and airy, optimizing light, privacy, and comfort.



granite kitchen and bathroom counter tops
with undermount sinks

abundant counter space and storage

roomy kitchen islands with stone tops

ENERGY STAR appliances

generous **full basement** fully insulated, with
egress window (options to finish space at
additional cost)

Images are from other Wright Builders, Inc's Village Hill homes



Meadow Run at Village Hill Northampton

Beech Tree Park, winding walks and views...

park space and
landscape



**WRIGHT**
BUILDERS

Meadow Run at Village Hill Northampton

for more information



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