

State College Community Land Trust GreenBuild Duplex

1394 and 1396 University Drive, State College, PA



1ST FLOOR



2ND FLOOR

For Sale

New Construction - Two homes
1394 and 1396 University Drive, State College, PA
3-bedroom 1.5 bath Price: \$187,500 each
Anticipated availability: June 2018

The SCCLT promotes affordable home ownership in the State College Borough. GreenBuild homes are built to exceed Department of Energy's Zero Energy Ready Home standards with anticipated energy costs of \$15 per month, making the homes both affordable to purchase and occupy. Buyers must be qualified. Check SCCLT website or call SCCLT office to inquire.



GreenBuild Features and Amenities

Energy Efficient Features:

- Rigid foam insulation at exterior walls.
- Blown cellulose insulation at roof and exterior walls
- Ductless and ducted mini-split heat pumps
- Weather-resistive barrier housewrap
- Window and door flashing systems
- Marvin Integrity windows and doors
- Energy Star stainless steel kitchen appliances
- Energy Star washer and dryer
- 7kW photovoltaic solar array
- LED lighting

Health, Comfort, and Eco Features:

- Radon collection system
- Sound insulation at bathrooms and bedrooms
- Right-sized heating and air conditioning
- Fresh Air Ventilator with Heat Recovery
- Hard-wired smoke detectors with battery back-up
- Carbon monoxide detectors
- Low-flow bathroom fixtures

Amenities:

- Two 1360 sq ft units (no shared residential walls) 'Right sizing floor plans' designed for flexible use of space for the homeowners
- Seamless flow between indoor and outdoor living
- All new Energy Star appliances: refrigerator, dishwasher, electric stove, stackable washer and dryer (near bedrooms)
- Solid wood kitchen cabinets with soft door closing
- Butcher block kitchen island
- Easy care Formica counter tops in contemporary finishes
- Modern polished concrete flooring on 1st floor; hardwood flooring on 2nd floor
- Three 2nd floor bedrooms; two sized 10'-6"x12'-3" and one sized 11'-7"x12'-3"
- Full 2nd floor bath, tub/shower combination
- 1st floor half bath
- Carport with attached storage and 240v outlet
- Exterior patio
- Low maintenance vinyl siding
- Located in the State College Area School District, near Easterly Parkway Elementary and State College Area High School
- CATA bus stop (be a no car or one car family!)
- Close to shopping, schools, PSU campus, restaurants, and downtown State College

GreenBuild is a State College Community Land Trust project in partnership with the State College Borough, Penn State Hamer Center Energy Efficient Housing Research Group, West Penn Power Sustainability Energy Fund, and Envinity, Inc.

