

CLASSIFIED/REAL ESTATE

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Special advertising feature

Friday, September 14, 2007

The eco-friendly Green Street Mews

An extraordinary townhome community is under construction in Downingtown Borough. Green Street Mews is an example of how close-in, well located older sites can be redeveloped for new housing — while still meeting the needs of first-time homebuyers. Located on Green Street, just two blocks south of Lancaster Avenue in charming Downingtown Borough, Green Street Mews is an easy walk or bike ride to shops, restaurants and the R-5 train in Downingtown. Continuous sidewalks link the community to the Struble Trail and the wonderful parks in and around Downingtown, as well as to the nearby elementary school in the acclaimed Downingtown School District. Best of all, Green Street Mews is less than a five minute drive to the Route 30 bypass offering a short commute to major employment centers in the area.

The homes at Green Street Mews are thoughtfully designed to promote the environment. Instead of carbon-emitting fossil fuels, the homes utilize high efficiency heat pumps with extensive R-38 insulation to ensure maximum comfort with lower energy bills. Low E double pane windows filter harmful ultra violet rays and further lower energy bills and Tyvek house wrap acts as a moisture and air infiltration barrier. These state-of-the-art energy efficiency techniques — which are usually seen only in high-end single-family homes — are all standard at Green Street Mews. They will save residents considerable money each year while still helping out the environment.

In addition to its gas-saving, close-in location, Green Street



This drawing shows Green Street Mews, a townhome community in Downingtown. It is within walking distance of shops, restaurants and a train station. The homes are thoughtfully designed to promote the environment. Instead of carbon-emitting fossil fuels, the homes utilize high efficiency heat pumps with extensive R-38 insulation to ensure maximum comfort with lower energy bills. Green Street Mews received the prestigious Delaware Valley Smart Growth Alliance award.

Mews homes offer a tremendous value for a starting price of just \$208,900. Every home has a two-car garage conveniently located in the rear to maximize the curb appeal of quaint front porches and sidewalks uninterrupted by the automobile. The two- and three-bedroom homes all feature 2 1/2 bathrooms as well as dramatic nine-foot ceilings and oversized windows with transoms on the living levels. Spacious kitchens with GE appliances, master suites with walk-in closet, and master bath with double sized vanities are all standard.

Several models include a bonus flex space which can be used as an additional bedroom or multi-purpose room. All homes are Internet-ready with fiber optic cable on site. A sprinkler system also comes standard for peace of mind. Green Street Mews is serviced by public water and sewer. The homes are virtually maintenance free with a homeowner's association responsible for exterior maintenance.

Green Street Mews received the prestigious Delaware Valley Smart Growth Alliance award. In recognizing the project, the jurors

cited its innovative planning, affordability, and energy efficiency, as well as its convenience to the Downingtown SEPTA train station by foot or bike via sidewalk and within short walking distance of retail and restaurants in and around Lancaster Avenue.

"I am extremely proud to be building the kind of cutting edge project that is an example of doing well while doing good," says Sarah Peck, owner of Green Street Mews, LLC, the project's developer. "The community is precisely what my company's mission is all about — to help revital-

ize existing neighborhoods and promote environmentally-friendly planning while meeting the needs of people who are getting into the housing market for the first time."

The community is already nearly half sold — a sign of its great popularity with first-time homebuyers. A decorated model is available. Buyers can also see exactly what the homes will look like via a virtual tour on the computer. More information is at www.greenstreetmews.com or by calling Linda Heim, sales manager at 610-269-9100. The Sales Office is open Friday

through Tuesday from 1 p.m. to 6 p.m. at 220 Green Street, Downingtown, PA 19335. Green Street Mews is marketed by Prudential Fox & Roach, Realtors.

To visit the community from King of Prussia and points east, take Route 202 south to the Route 30 bypass. Exit at Route 30 business, turn left onto Route 30. Proceed west for 1.5 miles into the Borough of Downingtown to light at Green Street. Turn left on Green Street. Community is two blocks on left.