

# WALDEN



This Home is “Built Green” and Built Better!

### Better Windows

All windows are double pane, superior casement with Low-E coatings providing superb comfort and reducing the size of furnaces and air conditioners to optimize energy efficiency.

### Tighter Construction

We give priority attention to sealing traditional problem areas such as cantilevered floors, house and garage connections, attic passageways and bathtubs, fireplace and exterior walls. Prior to closing, every home is “tightness tested” to Sopris’ – and your – high standards.

### High-Efficiency Equipment

The furnaces we install exceed 90 percent efficiency and air conditioners are 13 SEER minimum. Heating and cooling equipment are right-sized according to detailed energy calculations to maximize efficiency, performance and comfort.

### Better-Insulated Shell

Every exterior wall is sprayed with high-tech insulation (no fiberglass insulation batts here!). Floors above garage ceilings are dense-packed with blown insulation to ensure full coverage, eliminating the chance for outdoor air to bypass insulation as well as reducing outside noise.

### Combustion Safety

To improve the quality of indoor air, all water heaters, furnaces and fireplaces are sealed-combustion, eliminating the risk of pulling dangerous combustion gases down flues and into your home.

### Multi-Zone Heating and Cooling

To achieve optimum comfort and temperature consistency, Sopris installs separately controlled heating and cooling equipment on every floor of conditioned living space.

### Guaranteeing Your Comfort

By setting tough standards for the way we build your home inside and out, you’ll benefit from environmental efficiencies and lower energy bills. In addition, we’ll guarantee that no room in your home will have a temperature variation of more than three degrees. Ask your sales representative about the Sopris Homes difference and for more information about our comfort and energy use guarantee.



OPTIONAL 4TH  
BEDROOM



LEFT SIDE ELEVATION

# Walden

**2520 to 2767 finished square feet, partial basement, 3 bedroom (optional 4th), main floor study, covered porch, 3 car garage.**

With all the charm of a Washington Park Tudor with the functionality and efficiency of a new home. Complete with either a formal study or formal living room and a stately open staircase.

The kitchen is open to a spacious great room and features a large kitchen island with seating and plenty of cabinet space, including a butlers pantry passage to the dining room. Almost any size table will fit in this spacious nook.

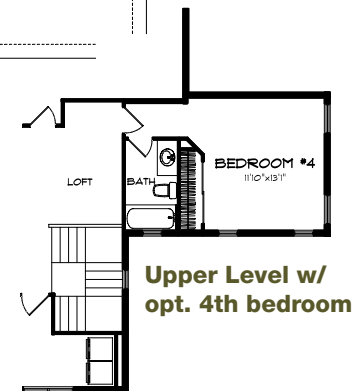
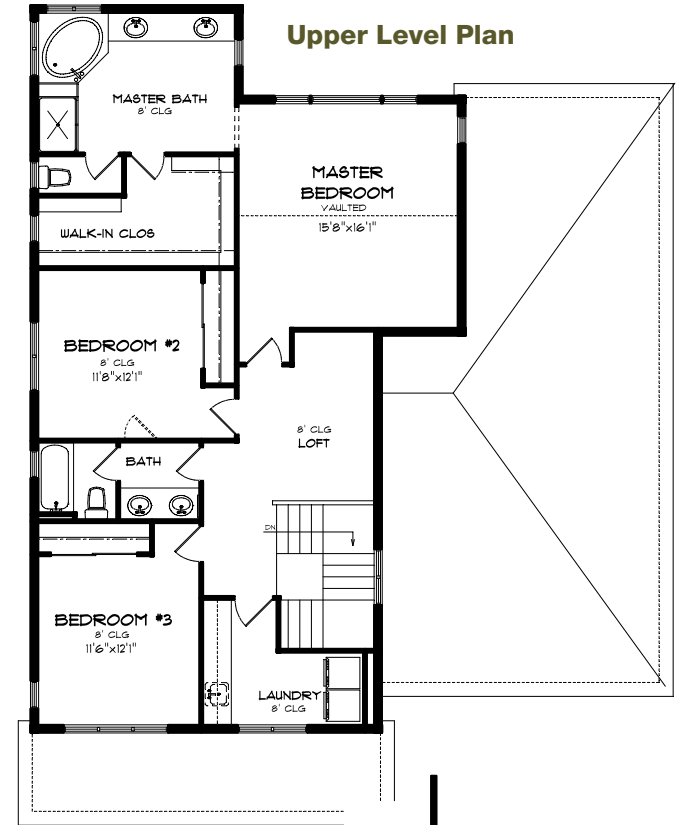
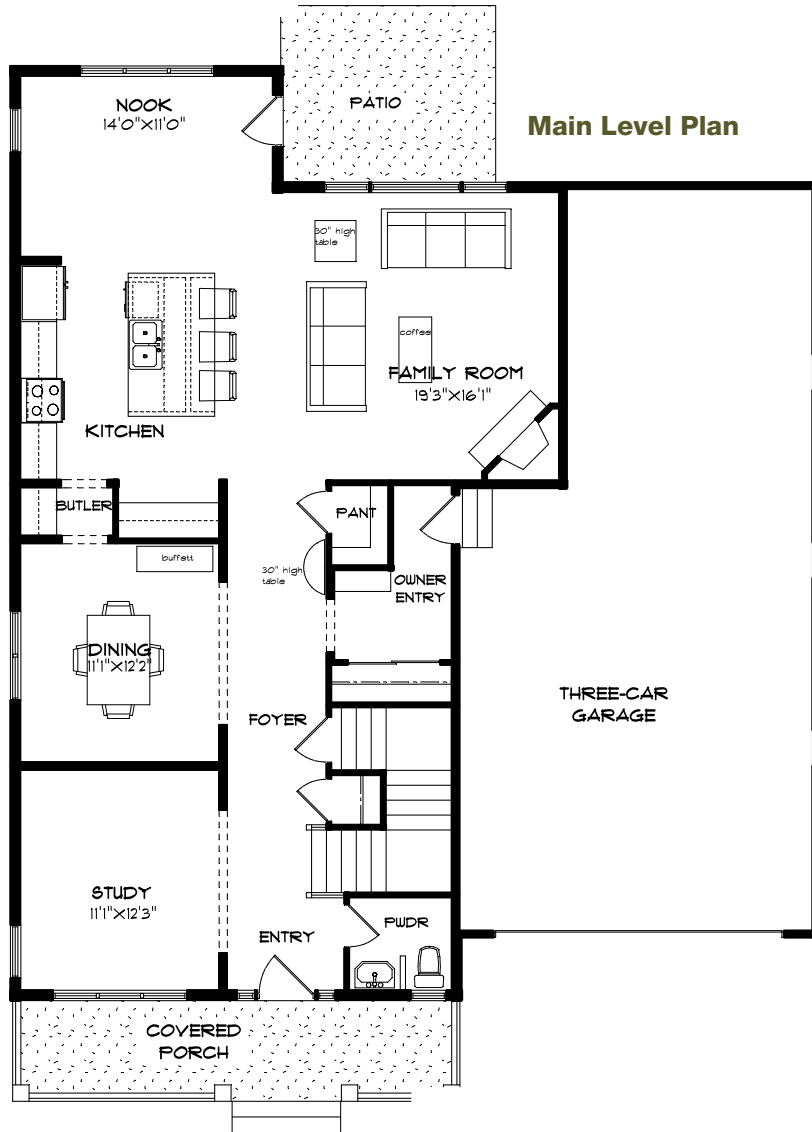
With an extra wide 3 car tandem garage it is easy to accommodate bicycles, toys or even a workshop.

Two secondary bedrooms share a Jack & Jill bath. The optional 4th bedroom includes a 4th full bath. Perfect for a study or gaming area, the loft is located just outside the secondary bedrooms. With plenty of counter top space, this is an upstairs laundry room fit for a busy family!

A large vaulted master suite features a 5 piece luxury bathroom with soaking tub and separate shower with seat and a huge walk in closet. Perfect form and function of an old classic.

**For more information contact:**

**Jen Schell at 303.280.8670, cell 720.224.2044 or [jen@soprisdevelopment.com](mailto:jen@soprisdevelopment.com)**



*Sopris Home's policy is of continual research and improvement. Dimensions and specifications therefore are subject to change from time to time in the interest of the purchaser. Comparable equipment may be substituted based on availability. Please consult with a Sopris Homes representative or sales associate for details.*