

Old World Charm  
New World Conveniences  
Eco-Friendly, Energy Smart



**Contessa Bella**  
*Building Beyond Green*

2020 E. Heartwood Lane  
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## ABOUT "GREEN" AT CONTESSA BELLA

### ***Committed to Achieving the U. S. Green Building Council LEED Platinum Certification***

#### **BACKGROUND**

Aeon Development is dedicated to making Contessa Bella the best possible value by combining the very best quality construction with the most energy-efficient features available today. Contessa Bella is registered with the U.S. Green Building Council's LEED Certification process and we are committed to being awarded Platinum Certification, the highest level of Green Building possible under this highly respected program. We not only meet traditional industry standards for energy efficiency, we exceed them. Many developments now describe their homes as "environmentally sound" and "energy efficient." Contessa Bella is truly "Building Beyond Green." To qualify under the LEED program, our project must contract independent third-party testing agencies and Home Energy Rating teams (HERS®) to verify that our homes meet the stringent guidelines for the Certification process. Each and every Contessa Bella home is tested and rated independently and is certified to achieve an increased energy efficiency level and to exceed the EPA's Energy Star® compliance standards. In fact, our homes are so energy efficient, every homeowner may be eligible for additional money saving tax credits under the current Energy Policy Act (<http://www.effbuilder.com/Energy.jsp>). **Please talk with your sales person about energy saving specifics.**

### **What LEED Certification Means to Contessa Bella Owners**

#### **Cost Savings through Energy Efficiency**

- Icynene® low density foam insulation system
- Blown-in cellulose insulation system at party walls
- Dual pane, Low E, vinyl windows
- 52-gallon quick recovery electric water heater (varies by plan)
- Highly Efficient 15 SEER heating and cooling system
- Energy Star Labeled Appliance package
- Energy Star Labeled bathroom exhaust fans
- CFLs for all recessed lighting
- Automatic shut-off timers for all bathroom exhaust fans and walk-in closets
- High efficiency duct design and air-infiltration testing of ductwork

#### **Healthful Living Comfort**

- Air infiltration testing and certification for building envelope
- Enhanced electronic air filters to maximize indoor air quality
- Water pipe system engineered for maximum hot water delivery to reduce overall water consumption and control energy expenses
- Outdoor Air Ventilation for HVAC designed to ASHRAE Standard 62.2 for increased air-flow
- Carbon dioxide detectors on every floor
- Exhaust fans in every garage equipped with automatic timing to ventilate and minimize pollutants
- Insulation system exceeding 2004 IECC requirements for indoor temperature comfort year round
- Independent third-party Home Energy Rating (HERS - Grade II) and Thermal-bypass inspections
- A/C duct system tested to guarantee less than 3 CFM (Cubic Feet per Minute) duct leakage

#### **Community Contributions to Better Quality Environment**

- Enhanced Erosion Control practices implemented during construction
- Drought Tolerant turf, plants, trees, and shrubs used to reduce plant water costs
- High-efficiency watering system nozzles, valves, and timers used in landscape design
- Recyclable building waste diverted from landfill to appropriate recycle facilities
- Community is located within 1/2 mile of basic necessity resources and mass transit



*Building Today for a Sustainable Tomorrow*

#### **Sales by Premier Properties Arizona's Finest**



**ANOTHER SUSTAINABLE DEVELOPMENT OFFERED BY  
AEON DEVELOPMENT, INC. AND MIDPOINT PROPERTIES**

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