

The Homer is a new (in 2020), six townhouses building in the Hilltop neighborhood of Denver.

These townhouses are true new house alternatives, in size and amenities, but not in price, at least not for the Hilltop neighborhood.

Each unit is over 2500 square feet, with four bedrooms and four baths. Each home will have a private fenced yard, and there is a shared backyard.

The townhomes are built with 21<sup>st</sup> century technology. We use exposed masonry walls, and concrete floors. There is minimal drywall, no carpet, and no lacquered wood flooring, so the indoor air quality is very high. The units each include a 3kW+ solar power array, which, depending on energy usage, should provide all of the energy needs. The heating and cooling system is a VRF variable refrigerant system, running off electricity, which is cleaner and more efficient than standard 'forced air' systems. The water heater is electric as well, so there is no usage of natural gas (although we will provide a hookup).

Appliances and lighting are all high efficiency. And there is a electric plug in the parking area.

The basement floor has an underfloor heating system, so it is comfortable year round.

We have included ample information about schools, comparables, access to transit, and other info.

Please call us at 833 4-INFILL anytime to buy your townhouse.

\*\*Selling brokers shall receive a 3% fee at closing.