



www.SelahVistaHomes.com • Info@NunesGroupRealEstate.com • 509-955-0118

Unique Home Features and Benefits

Welcome to Selah Vista. These beautiful, new Yakima-area homes were planned to provide homeowners with peace of mind, security that ensures a carefree lifestyle and increased financial predictability. Selah Vista Homes started with our vision that everyone lives in a healthy, energy-efficient, sustainable environment. At Selah Vista Homes, our mission is to provide housing that meets net-zero energy and healthy home standards for 100-year sustainability.

Standard Features for Every Selah Vista Home:

We design and build our homes to achieve the highest *Built Green 5 Star Rating*.

Each home is designed and built with the following standard features and benefits:

- Air quality systems for the home designed to exceed the *EPA Indoor airPLUS Standard (health and comfort)*.
- Energy efficient design to meet the *EPA Energy Star Standard (energy savings and comfort)*.
- Solar power system for the home designed to exceed the *U.S. Department of Energy's Zero Energy Ready Home Standard (energy savings; minimal energy cost)*.
- Smart home technology for the home allows for the monitoring and control of the home's systems *(efficiency, safety and convenience)*.
- Constructed with high quality materials designed for 100-year sustainability *(durability and low maintenance)*.

The Community

- A 16-acre Built Green 5-Star Planned Neighborhood Development under the City of Selah's new Planned Development Ordinance.
- Schools and downtown located ½ to 1 mile from the project.
- Yakima Transit Bus Route 10 extends to Selah Loop and Goodlander Rd. about ½-mile away.
- 60 homes at completion, the majority with stunning territorial views. Available floor plans include single family homes, cottages, townhomes and custom homes.



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- Close to 2 acres of community space (the majority being the central greenspace Commons) that will have walking trails/be wheelchair accessible around the perimeter. The City of Selah is also building a new ADA park so there is excitement for Selah Vista ADA homes.
- Community solar fields augment power, ensuring entire development is net zero into the future.
- CCR's outline community structure, architecture, use of common areas and were designed to protect high quality homes and vision for the community.
- A homeowner's association (HOA) will govern management of the common areas water and services to ensure the welfare of the community. HOA dues are \$100/month and will cover maintenance of all home front yards, open space and common areas, irrigation water, and the two community solar fields.
- Development will be built out in [five phases](#).
- Utility providers are: domestic water - City of Selah municipal; irrigation water - Selah/Naches Irrigation District; and electricity - Pacific Power.
- Selah Public Schools.

Healthy, Comfortable Homes

- Energy recovery ventilator: ventilation system with Merv 21 pre-filter that filters stale air and replaces with fresh air 24/7. The filters remove over 99% of airborne particles .3 microns and larger.
- Water softener/filtration system: all homes come with standard whole-house water softening/filtration system; a high-end drinking water filtration system is available as an option.
- Care has been taken to limit VOC's (volatile organic compounds) in all building products. Whenever possible, building materials selected are vetted as non-toxic, removing the "new home smell" in place of fresh, clean air.
- Passive solar design: Ample windows provide daylight sun and comfortable environment; large overhangs on the patio reduce the heat coming in through windows. Concrete floors provide thermal mass to retain heat and cool air temperature.
- High quality electric induction stove/convection oven (no gas fumes and accurate control).
- Burnished concrete floors - easy to keep clean and do not trap particulates the way carpet does (and scored to prevent cracking).
- Insulated floors: remain cool even in hot weather. Floor temperature is in line with air temperature.
- Mineral wool sound batts in wall stud cavities for sound deadening around bedrooms, bathrooms and utility room.



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- Homes are designed using Universal Design concepts such as wider doorways/hallways. Master bathroom has zero entry shower, roll-under sink, and walls have been block-reinforced for future grab bar installation.
- VOC-free MDF quality interior doors.
- Bedrooms wired to reduce EMF (electromagnetic field) exposure.

Energy & Utility Savings

- Homes are designed to meet proposed 2030 Washington Energy Code - a 70 percent net annual reduction in building energy consumption as measured against conventional homes from 2009 code.
- Double wall construction allows more interior space for insulation, to maintain interior temperature and provide soundproofing.
- ICF block (or better) foundation/insulated with 5-inch condensed foam under concrete slab provides comfort and maintains interior temperature.
- Triple pane windows (U.19 or better).
- Insulated to R-38 walls, R-52 ceiling, R-20 foundation.
- Solar ready homes that are grid tied to Pacific Power, produce all the energy needed to operate homes and provide tax deductions. (Grid is tied to ensure all homes have ample electricity even during periods when panels aren't producing; storage battery technology improvements may eventually be employed to address this issue.) The solar system eventually pays for itself.
- Heated with ductless or ducted-ductless mini-split systems to provide zonal climate control.
- Low flow toilets, faucets etc. throughout the home; all are high quality Kohler.
- Drought-tolerant landscaping requires less maintenance.
- Bosch or comparable Energy Star appliances for energy efficiency.
- Very low utility bills; net zero electric, and water usage should be less than 50% of a normal home. City of Selah will reduce water and sewer charges when the community is built and water savings proven.
- LED lighting that is more energy efficient than other lighting types.
- Plugs in soffits with interior switches that can be used for holiday lighting.



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Built to Last

- Drought-tolerant landscaping in common areas (“tracts,” trails, stormwater bioswales, etc.) maintained by the HOA.
- 40-year or better composition roofs.
- Burnished concrete flooring.
- All exterior surfaces are constructed with low-maintenance materials such as stucco, wood, stone, cement board siding, and corrugated metal. This means that there is very little to do to keep your home looking great – no painting, and cleaning is easy.

Smart Homes

- All homes are prewired for low voltage systems.
- Wi-Fi may be used for remote monitoring and control. The home system can be remotely monitored and controlled via the Internet using a SmartPhone or Tablet.
- Smart home control systems are capable of controlling lighting, HVAC system, garage door and monitoring homes for leaks, VOC contaminants, etc.

Reclaimed & Recycled Green Products

- Reclaimed wood trim.
- Caesarstone Quartz countertops.
- Bamboo privacy fence available.

Our Home Certifications

- Designed to Meet or exceed Built Green 5 Star standards.
- Designed to Meet or exceed EPA Energy Star standards.
- Designed to Meet or exceed EPA Indoor airPLUS standards.
- Designed to Meet EPA Zero Energy Home standards.

For More Information Contact:

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