

🏠 PENINSULA'S TOP PICK

# Green on Orange

## Brand-new passive house embraces modern design

This unique property is notable for two reasons. First, it's a brand-new home in a well-established Menlo Park neighborhood. Finishing touches were applied within the last couple weeks. A 2014 home in the first days of the year: how much fresher can you get?

Second, and more importantly, since it will stand the test of time, is the house's ultra-sustainable, low-impact design. The four-bedroom, 3.5-bath home with 2,800 total square feet was constructed as a "passive" house, meaning it is heated primarily by sunlight and by internal heat generated by people and appliances. Energy losses are minimized, and excessive heat gain and cooling are both avoided through careful shading and window orientation. This holistic, comprehensive approach to construction produces homes that use up to 90 percent less energy than conventional homes.

Common in Europe and partic-

ularly in Germany, passive houses remain more rare in the United States -- but thanks to beautiful and sophisticated properties like 1281 Orange Avenue, they're beginning to make inroads. The home was in fact a local effort, designed by passive-house expert Stuart Welte of San Carlos-based Environmental Innovations in Design, and built by Palo Alto-based energy-efficient builder Clarum Homes.

The list of features and components working together to make 1281 Orange Avenue a passive house is extensive, including rooftop solar panels, high-efficiency framing, a heat-recovery ventilator for climate control and exceptional indoor air quality, extensive insulation from foundation to roof, high-performance windows, and LED lighting.

The two-level home is ultra-modern in more ways than one, with a comfortable floorplan and sleek interior design that includes a gourmet kitchen, mud room, pantry, office, and large master suite. It sits on a 6,250-square-foot lot landscaped, naturally, with drought-tolerant plants.



## 1281 ORANGE AVENUE

Where: Menlo Park

Asking Price: \$2,749,000

Est. Property Tax: \$32,988

Contact: Gail Rossetti, Rossetti Realty, (650) 854-4100

Open Home: 1 - 4 PM

Estimate based on 1.2% of asking price



## 111 Castleton Way, San Bruno

### THE PRIDE OF PACIFIC HEIGHTS...

*Meticulously Maintained and Conveniently Located, this Property*

#### Features the Following Amenities:

##### Main Level

- Three bedrooms and two bathrooms including master suite
- Large, charming living room with brick fireplace
- Central dining room opens to expansive deck and views
- Bright, freshly painted kitchen with breakfast bar

##### Lower Level

- Spacious, inviting family room with unlimited potential for recreation, entertainment, and living
- Easy access to large patio and serene backyard
- New carpet and additional bathroom
- Oversized two car garage and extra storage

##### General

- Functional, open floorplan with comfortable indoor/outdoor flow
- Hardwood floors, crown molding, central heat, and many upgrades throughout
- Close proximity to neighborhood schools, parks, and public transportation

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OFFERED AT \$699,000



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