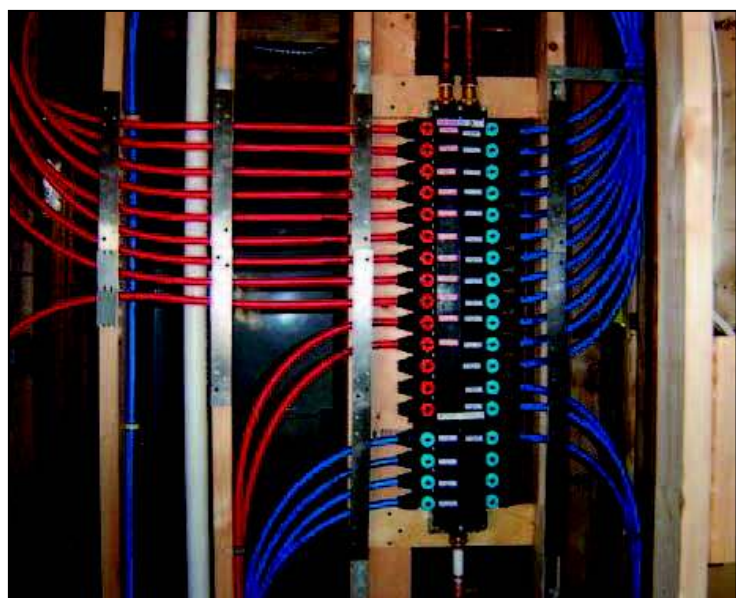


TOP PICK



- Courtesy photos



Federal Hill home could make many 'green' with jealousy

By David Emanuel
Special Features Editor

It's hailed as "a grand, green home with too many items to list that are unique, with nothing else like it on the market."

In fact, a "unique sidebar" had to be created especially for this story.

The luxury, Energy Star certified single-family row house in the exclusive Federal Hill neighborhood right near Leone Riverside Park may be exactly one century old, but it has been renovated not only to maintain its charm, but also to incorporate today's state-of-the-art energy efficiency and environmentally friendly products.

It is a marriage of old and new that makes for a truly unique property.

And, according to Amanda Lopez, an "Eco-broker" at City Life Realty, the entire home received an Energy Star rating, a rare occurrence in the world of real estate.

"What goes into making a house more green or sustainable are the materials being used," she said. "All the appliances, all the light fixtures, practically everything is energy-efficient. No appliance uses as much energy as your normal washer and dryer or refrigerator, for example."

The house also has "filler tubes," making the rooms much brighter, thus cutting down on electricity.

Transoms and a whole-house fan help keep the hot air out of the house as well, Lopez said.

"This particular house also has oak floors on the first two levels,

AT A GLANCE

» **Property:** 1744 Johnson St., Baltimore

» **Description:** Energy-efficient, Federal-style brick town house, with four bedrooms, four full baths and one half bath, fully finished basement, sustainable floors, whole-house fan, fully wired "for all things tech," working transoms, solar tubes, Energy Star appliances, rooftop deck, patio with flowers, directly across from park.

» **Price:** \$515,000 or \$3,300-per-month rent (includes green-maid service)

» **Contact:** Amanda Lee Lopez, City Life Realty, 410-889-3191 or 443-831-5412 (cell); AmandaLeeLopez.com

INTERIOR AMENITIES

» Second floor laundry center with General Electric Co. high-efficiency Energy Star washer and electric dryer

» True divided lite Energy Star patio doors overlooking private courtyard from kitchen, second floor bedroom balcony and deck off

master suite

» Andersen 400 series true divided lite Energy Star-rated windows with wood/clad maintenance-free exterior and full screens

» Two zones for Carrier Energy Star rated heating/air conditioning

» Two sun tunnels bringing sunlight to the center of the home

EXTERIOR AMENITIES

» Waterproof electrical outlets (front, rear and rooftop levels)

» Professionally designed and landscaped private courtyard

» Maintenance-free rooftop deck with views of the city skyline and harbor

EXCEPTIONAL KITCHEN DETAILS

» Stainless Energy Star GE appliances including: dishwasher, built-in microwave with ventilation/exhaust hood, natural gas stove

» Recessed lighting

» Recycling center

» 15 Lite patio door with screen to rear deck and landscaped courtyard

made from trees from a sustainable tree farm in Pennsylvania," she said. "The workers supported local, environmentally friendly business. The third-floor master suite features sustainable eucalyptus. No one chopping down redwoods or trees in rain forests for that."

Insulation is even made from "recycled jeans material," she said.

"This house really is an amazing achievement," Lopez said. "More and more builders are starting to build more energy-efficient homes, and buyers are becoming more aware of options in the market. It's not just the house you buy, but it's about the kind of lifestyle you choose to lead, and people are becoming more and more green-conscious."