



- FHA Approved
- Energy Star Rated
- The MOST Energy Efficient Townhomes in New England



Marketed by:



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Incorporating eco-friendly materials and building practices having minimal impact on the environment. The goal of Future Houses designers is nothing less than changing the approach the design, construction and quality of residential housing. We are connected to the outside world with invisible, inseparable links. We are alive ourselves, and we will never be able to fully live in an fully artificial, synthetic, lifeless world.

We spend the majority part of our life at home. After a turbulent day we want peace, safety, comfort. After tiring hours in a synthetic office we wish to breathe freely, to feel the touch of nature. We are part of nature. More people understand this and choose natural, long-lasting and ecological materials. Touching plastic never compares with touching wood. Wood breathes, and helps you in breathing as well, improving health and well-being.

Wood, stone, glass, metal – are all natural, long-lasting materials, which create a healthy micro climate. . Now these materials are applied in an unprecedented way - Latvian specialists have created a unique Future house, a solid, comfortable, ecological home.

Considerations for the environment, the building site and the efficient use of resources are combined into every stage of the design, manufacturing and construction process.

To minimize energy loss and consumption, the home relies on an airtight and well insulated building envelope constructed with all natural materials allowing the home to be highly efficient while breathing. The use of all natural materials in the building process improves health and well-being, has a favorable effect on the way a person feels and reduces stress. The construction methods combined with the natural elements effectively self regulates air humidity which keeps a comfortable air quality in the home. Future Houses Design creating a home which offers a harmonious connection between the outdoors and your indoor living space, a powerful statement of strength with superior craftsmanship, a dream from tomorrow, realized today.



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Kitchen Custom Imported European Cabinetry

- Modern design with easy maintenance laminate finish
- Soft close feature to doors and drawers, modern open shelving
- Designed to accommodate: Electric Range, Microwave hoodvent, Dishwasher and Refrigerator with Ice / Water



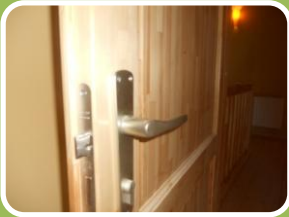
Bathrooms Custom Imported European Cabinetry

- Vessel sinks
- Full bath with large soaking tub
- Master bath with multi-jet massaging shower
- Water saving fixtures



Lighting

- Modern Sconce and track lighting majority with energy efficient bulbs
- Exterior fixture with daylight sensing energy savings feature
- Energy star exhaust fan timer in full bath
- Motion sensor security light at garage entry



Design Details

- Custom air tight sealing doors with contemporary hardware
- Custom crafted wood dual pane windows with large sill
- Contemporary open risers wood staircase
- solid 6" engineered spruce floor / ceiling system



Design Details

- 9' Ceilings with vaulted ceilings on bedroom level
- Eco Friendly stained concrete flooring on entry level
- Stamped Concrete entry walkway
- 5' overhangs with rain gutters

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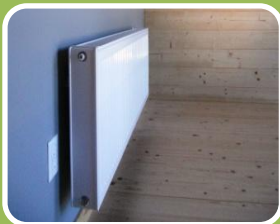
Energy Efficiency

- Walls are R24 @ Gable R32 @ Front & Back and R 19 firewall partitions
- Door U .327 with air tight 5 point spider locking system
- Windows U.247 3 way open plus retractable screen
- Doors and Windows exceed energy star requirements



Energy Saving Systems

- Garage door is R14 with airtight weather seal trim
- Roof R40 with poly sio insulation panels
- Insulated Basement slab with vapor barrier



Comfortable Climate

- Prestige Excellence High Efficiency Heat and Domestic Hot Water All-in-One
- 95% AFUE Efficiency
- Individually controlled radiator thermostats for ultimate comfort
- Wood homes naturally regulate humidity for a healthy microclimate
- Interior walls have Zero VOC Sherwin Williams Harmony Paint



Eco - Manufacturing

- Homes are built with renewable and natural products
- All wood is FSC and Rainforest certified
- Recycled glass is used in manufacturing of windows
- Pre-Manufacturing allows for minimal waste on job site
- Manufacturing plant is run on hydro-electric sourced power



Ratings

- HERS ratings of 45 to 53 = homes 47 to 55 % MORE efficient than Energy Star Building Standard = Savings of 47 to 55 % on Utility Costs compared to Energy Star Built Homes
- GOLD level National Green Building rating

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Site

- Elliot @ Rivers Edge brings big changes to the Rivers Edge neighborhood
- 4 Acre City Park along the Merrimack River accessing the Riverwalk biking & walking path
- New Entrance from Queen City Bridge @ Sundial Ave intersection in Spring
- New 24 Unit upscale condominium building approved for construction



Neighborhood

- Walk along Manchesters Riverwalk to Fisher Cats Stadium
- 3/4 mile to Verizons Wireless Arena and Manchesters Downtown
- 1/2 mile to Highway 293 entrance
- Shopping, Dining & Entertainment all minutes away



Construction

- Rigid Timber Frame design allowing for free flowing interiors
- Steel Reinforcement for superior strength
- Solid 6" engineered floor beam system interlocked
- Oversized roof purlins



Wall System

- Exterior and Interior Wooden walls with double tongue and groove stacked system reinforced with steel rods
- Eco-friendly blown-in insulation between wall systems
- Air tight insulation and sealing of all windows and doors



Make a Statement with your home

- A marvel of engineering excellence with superior craftsmanship
- Exposed rigid timber frame construction, massive purlins, soaring glass walls and massive steel hardware
- Warm elegant interior boasts a warm, natural, luxurious wood environment

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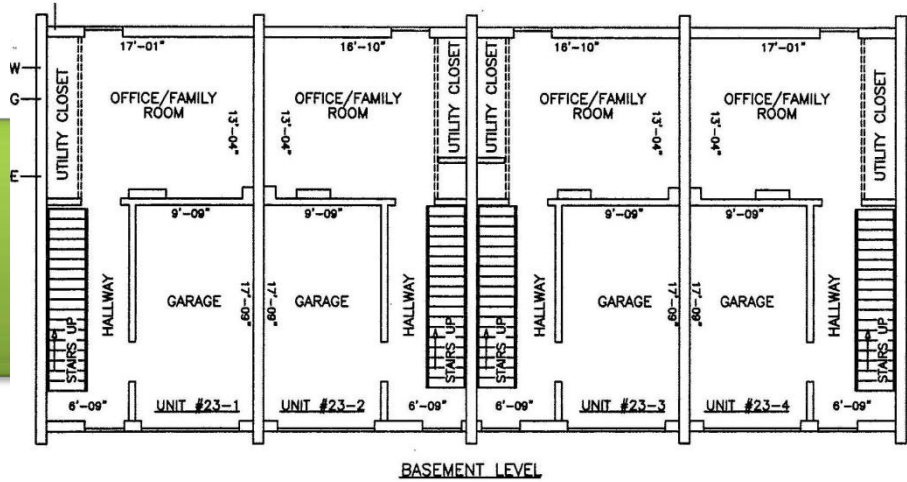


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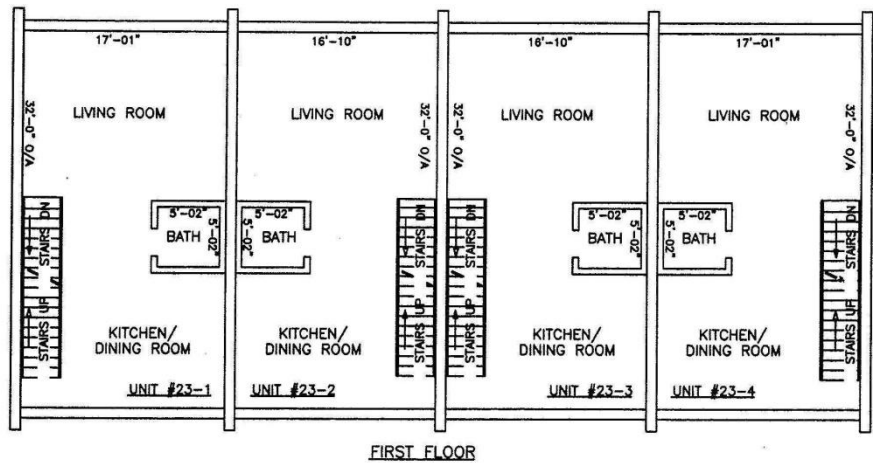


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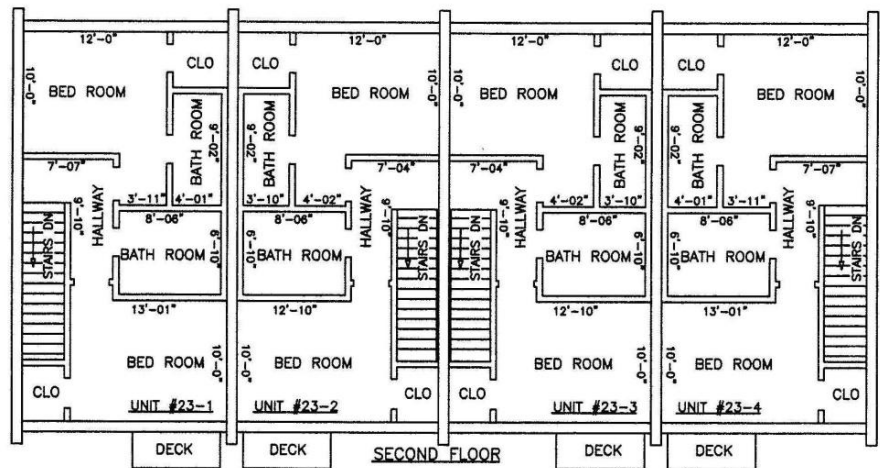
Entry & Bonus Room



Living & Entertaining



Sleeping & Relaxing



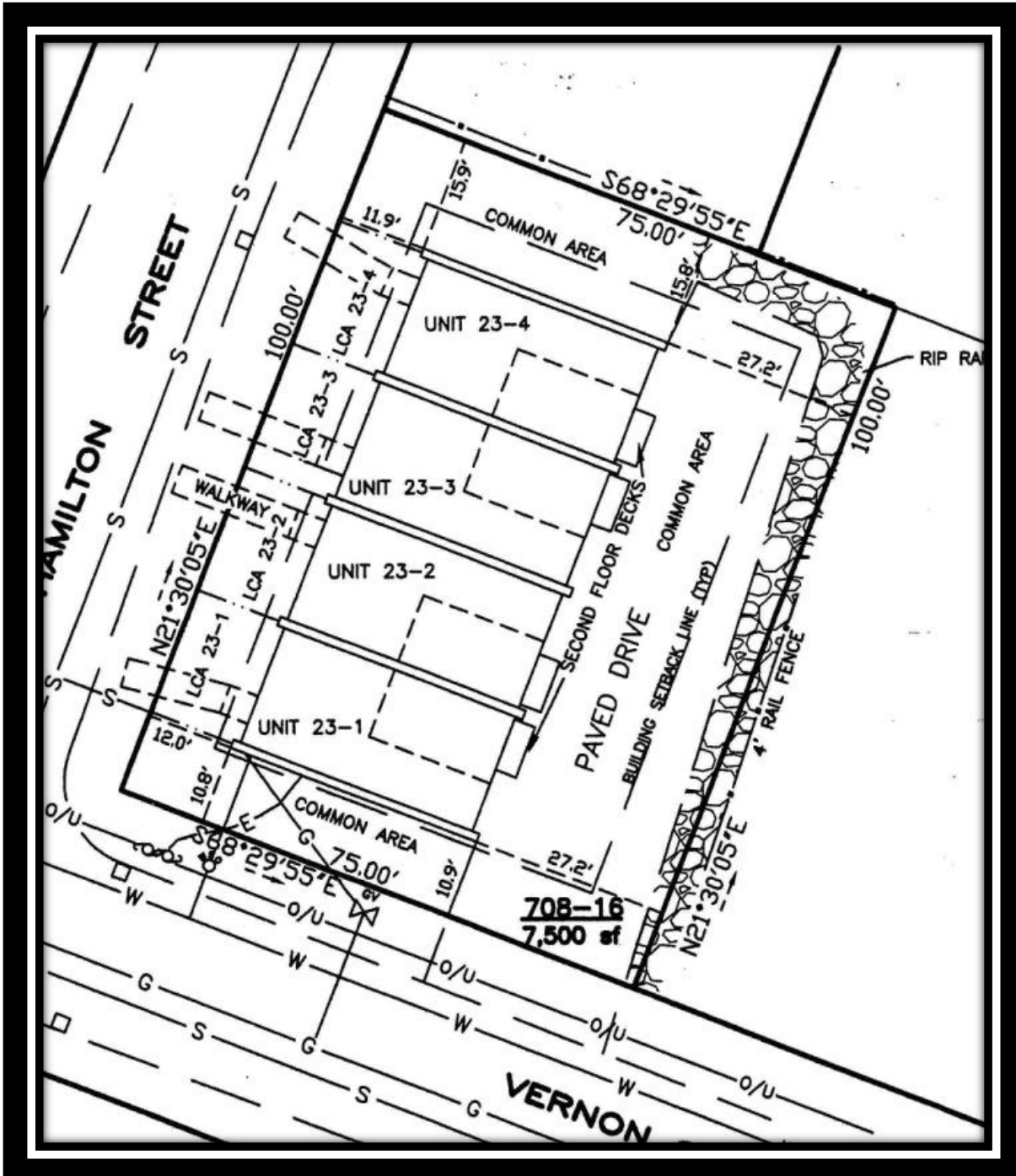
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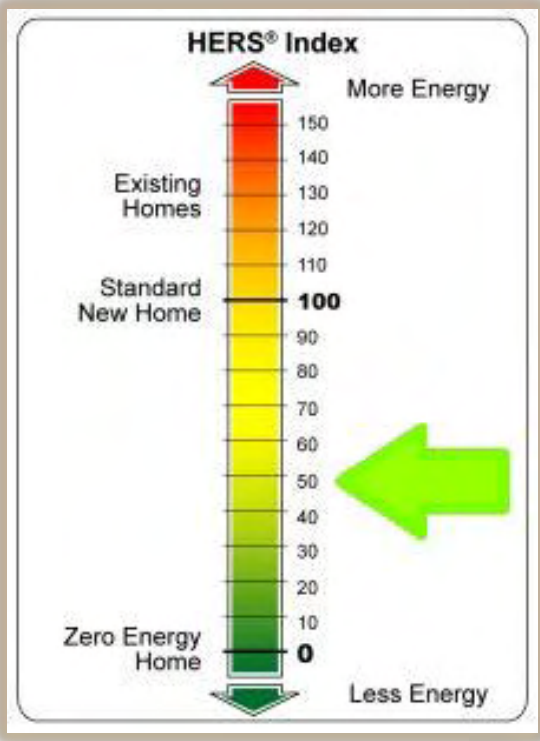
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What is a Home Energy Rating?

A home energy rating involves an analysis of a home's construction plans and onsite inspections. Based on the home's plans, the Home Energy Rater uses an energy efficiency software package to perform an energy analysis of the home's design. The rater then conducts onsite inspections, including a blower door test (to test the leakiness of the house). Results of these tests, along with inputs derived from the plan review, are used to generate the HERS Index score for the home.

The HERS Index

The HERS Index is a scoring system established by the Residential Energy Services Network (RESNET) in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower a home's HERS Index, the more energy efficient it is in comparison to the HERS Reference Home. Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS Reference Home. Thus a home with a HERS Index of 47 is 53% more energy efficient than the HERS Reference Home and a home with a HERS Index of 80 is 20% more energy efficient.

| Baltic Townhomes Unit # | HERS Rating | % More Efficient | |
|-------------------------|-------------|------------------|--------------|
| 1 | 49 | 51 | \$220,900.00 |
| 2 | 55 | 45 | \$199,900.00 |
| 3 | 52 | 48 | \$210,400.00 |
| 4 | 47 | 53 | \$227,900.00 |

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