

Market Watch: Eco-Friendly Finds

Our favorite eco-friendly real estate finds this month.

BY SHENIQUA FAULKNER

In real estate, the old adage is—and always will be—location, location, location. But today, an increasing number of homebuyers are not only searching for a home that is in a neighborhood they love, but also one that reflects their lifestyle. A growing trend among would-be buyers is moving toward a more environmentally responsible approach. St. Louis real estate agents have numerous options for buyers looking to save money while helping preserve our planet. Here are just a few green listings currently on the St. Louis real estate market.



1479 Ivy View Ct.
 Fenton
 \$849,900

Details: 4 bedrooms, 3.5 bathrooms, 4,326 square feet. The homebuilder is certified by the St. Louis Green Builder Initiative.

This custom-built home is eco-conscious and elegant. The divided bedroom floor plan places the master suite away from the home's other three bedrooms, offering privacy and sanctuary thanks to the master bathroom and sitting room that could be used as an office or den. The kitchen is a cook's dream with features like Wolf and Subzero appliances, custom cabinets and granite countertops.

Standout Green Feature: The home uses a geothermal heating and cooling system with a tankless water heater. This system is highly energy efficient, and although these systems are a bit more expensive to install than traditional heating and cooling, the additional costs are returned to the homeowner in energy savings in as little as five years.

Contact: Vickie Hollenbeck, [Coldwell Banker Gundaker](#), 636.343.1500.



3105 Magnolia Ave.
 Tower Grove East
 \$199,900

Details: 2 bedrooms, 2.5 bathrooms, 1,612 square feet. The home is LEED Silver certified.

Searching for affordable green living? This move-in ready home from EcoUrban, the St. Louis pioneer in certified green residential prefab, has upscale finishes, an open floor plan, 9-foot ceilings and an abundance of natural light. The kitchen, which offers Energy Star stainless-steel appliances, leads out to a porch overlooking the side yard. Both bedrooms are suites and feature large closets and access to the convenient second-floor laundry. The home also features a one-car garage with opener, a highly desirable feature in this neighborhood.

Standout Green Feature: The beautiful wood floors throughout the home are made of eco-friendly bamboo, a natural, renewable resource.

Contact: Dawn Griffin, Circa Properties, 314.413.7086.



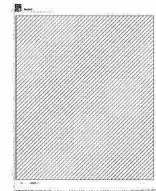
3103 Painted Horse Dr.
 Byrnes Mill
 \$285,000

Details: 3 Bedrooms, 3 Bathrooms, 1,755 Square Feet. This home boasts many energy-efficient and environmentally mindful touches.

How does an average utility bill of under \$68 a month sound? Thanks to geothermal heating and cooling, as well as the placement of the house on the lot itself, this home is highly energy efficient. In addition to many eco-friendly touches, this home also features a spacious kitchen that's ideal for entertaining and radiant heated floors in the lower level. The fully insulated three-car garage has a 16-foot workbench perfect for the handyman.

Standout Green Feature: A full wall of fully insulated windows overlook five acres of common ground, which includes a stocked lake.

Contact: Dale M. Weir, [Coldwell Banker Gundaker Creve Coeur/Chesterfield](#), 314.660.4803.



Photos courtesy of the real estate agents.