

3987 Macbride Place NE, Solon

UPGRADED FEATURES

- 1+ Acre w/Tree & Horse Paddock Views
- 3,176 Finished Sq Ft
- 5 Bedroom / 3 Baths
- Custom Everything Throughout
- Master Suite with Custom Tile Shower
- Custom Kitchen with Pantry
- Great Room w/Fireplace
- Granite Kitchen Countertops
- Hardwood and Tile Floors
- Custom Cabinets and Over-Size Millwork
- Andersen Windows
- Cedar Deck, Screen Porch and Patio
- Lower Level Family Room
- Walkout LL
- Theatre/Workout Room Set Up
- Whole House Security-Sound-Vacuum Plumbed
- 11' Ceilings Up/ 9' Down

GREEN / ENERGY SPECIFICATIONS

- DOE Net Zero Energy Ready Home Certified
- Energy Star 3.1 Rated
- Indoor Air Plus Rated
- HERS Rated
- This Home meets/exceeds NAHB Green Certification
- Home equivalent to IECC 2012 & above local codes
- Low/Zero VOC Finishes
- Low VOC Carpet & Pad
- R-21 Exterior Wall w/1 R-Board for Thermal Bridging
- 6" Open Cell Foam in Box Sills and Attic Rim
- Heat Pump HVAC and Water Heater
- Heat Pump on separate meter for REC Discounted Rated
- HRV (Heat Recovery Ventilator)
- "Aeroseal" Ductwork
- Advanced Air Sealing package for reduced infiltration
- Energy Star Appliances
- Solar Heat Gain South-West View Windows
- LED lighting fixtures & bulbs/cans throughout
- Advance framing techniques (reduced waste etc.)
- Rain Garden ready and Divert Water Techniques
- Recycled Waste
- Use of Energy Star rated windows for local climate
- Use of Manual J&D for sizing HVAC system



MOTTINGER
REAL ESTATE GROUP



Chris Mottinger, Principal/Broker
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SINGLE FAMILY/ACREAGE AGENT REPORT

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MLS #: **20172661** Status: **Active**
 Ownership Type: **Single Family**
 Address: **3987 Macbride Place NE**
 City, Zip: **Solon 52333**
 Area: **Corridor Area** DOM: **82**
 List Price: **\$529,000** Original Price: **\$529,000**
 Owner Name (L,F,MI): **Legacy GreenBuilders**
 Listing Agent1: **CHRIS MOTTINGER** cell: **319-329-7653**
 List Broker1: **Mottinger Real Estate Group** Off: **319-624-6027**
 List Agent2: **Tom Webber** cell: **319-826-8665**
 List Broker2: **Mottinger Real Estate Group** Off: **319-624-6027**
 Listing Date: **4/21/2017** Expiration Date: **4/21/2018**
 County: **Johnson** Assoc Doc **5**
 Subd: **Macbride Estates** Agt E-mail: **chris@mottingergroup.com**
 Agt 2 E-mail: **tom@mottingergroup.com**

Builder: **Legacy GreenBuilders**
 Zoning: **R**
 Lot Dimensions: **1.52**
 Acreage: **1.52**
 SqFt Above: **1,804** Tot SqFt **3176**
 Fin SqFt Lower: **1,372**
 Tax ID: **0216477001**
 Grss Tx (Cnty/City): **\$0.00**
 Tax Year Report: **2015**
 Annual Assoc Fee: **1040.00**
 Year Built: **2017**
 New Construction: **Yes**

Fireplaces: **1** Variable Rate: **No**
 Mstr BR Level: **Main** Size: **X** Comm. to SB (\$/%): **2.5**
 Living Rm Level: **Main** Size: **X** T-Val:
 Dining Rm Level: **Main** Size: **X** Lease Value:
 Kitchen Level: **Main** Size: **X**
 Family Rm Level: Size: **X** List Office: Fax: 319-624-9079
 Garage Size: **X** Virtual Tour:

#	BR	FBath	3/4Bath	HBaths
Upper	0	0	0	0
Main	3	2	0	0
Lower	2	1	0	0
Total	5	3	0	0

Condo Level:
 Elementary School: **Solon**
 Jr./Middle School: **Solon**
 High School: **Solon**
 Internet: **Yes**

Pending Date: Sold Price: Buyers Name: Closing Costs
 Closing Date: Sales Term: Selling Agent 1:
 Selling Office 1:

AMENITIES: **Other**
 INTERIOR: **Carpet, Tile, Vaulted Ceiling, Wood Floors**
 ROOMS: **Great Room, Master On Main Level, Master Bath**
 KITCHEN BREAKFAST: **Breakfast Bar, Pantry, Other, Kit/Dining Rm Comb**
 EQUIPMENT: **Dishwasher, Disposal, Microwave Built-in, Range/Oven, Alarm-Smoke/Fire**
 FEE INCLUDES: **Street Maintenance, Water**
 BASEMENT: **Full, Walkout** PARKING: **Attached, 3 Cars**
 LAUNDRY TYPE: **Laundry Room** LAUNDRY LOCATION: **1st Floor**
 FIREPLACE TYPE: **Gas** FIREPLACE LOCATION: **In Great/Family Room**
 HEATING: **Gas, Forced Air** COOLING: **Central**
 ENERGY RELATE: **Certified Energy Eff, Clock Thermostat, Double Pane,** WATER/SEWER: **Community Well, Private Septic**
 CONSTRUCTION: **Stone, Vinyl** EXTERIOR: **Deck, Patio, Other**
 STORIES/STYLE: **Ranch** ROOF TYPE: **Composition**
 LT DESCRIP: **1-2 Acres** PHOTO CODE: **Broker Loaded**
 POSS FINANCE: **Cash, Conventional** Ownership Type: **Single Family**
 Showing Instructions: **See Remarks, Under Construction** POSSESSION: **Negotiable**
 Directions: **From Solon West on HWY 382 4 miles to development.**

Remarks: **2017 Parade Home! Enjoy all the Energy Cost Savings & Health/Environmental Benefits of a Green Built Home by Award Winning Legacy GreenBuilders. Too many custom upgrades to list! Amenities include 1+ Acre Lot w/Century Oak Trees and Horse Farm Views, Quartz, Tile & Hardwood, Fireplace, Master Suite, Walkout, Great & Family Rooms, Theatre/Workout Room, Screen Porch & Deck, Allergy/Aging/Handicap features and more. Great central Corridor location close to Lakes, Trails & Solon schools (other lots available).**

Add: **Listing Broker is a Principal in Eco Development LLC dba Legacy GreenBuilders which is the Owner of Lot 1 Macbride Estates and is a licensed Real Estate Broker & General Contractor in the State of Iowa.**