



YOUNGER HOMES® - THE LODGE

# INVESTMENT GUIDE

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*Built beautifully green in the heart of the Texas Hill Country.*

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# OUR MISSION

Utilize innovative building practices to create beautiful, sustainable, and energy-efficient homes that are accessible to everyone.

# YOUR INVESTMENT

\$60,000+ Estimated Energy Savings over Thirty Years  
6% price premium on the resale value of an Energy Star Certified Home

# YOUR HEALTH

Your home will meet EPA's Indoor airPLUS certification + United States Department of Energy Zero Energy Ready certification with features to protect your family against health risks such as moisture and mold, pests, combustion gases, garage pollutants, and unhealthy building materials.

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# YOUNGER



# HOMES®

## STANDARD FEATURES FOR ZERO ENERGY READY CLIENTELE

### CERTIFICATIONS + BUILDING CODES

- Zero Energy Ready Certified Builder
- Energy Star Certified Builder
- EPA Indoor AirPlus Certified Builder
- NAHB Certified Green Professional
- ENERGY STAR v 3.1
- 2018 International Energy Conservation Code

### CUSTOM

#### ***Built with health, safety, comfort + lifestyle in mind***

- EPA Indoor AirPLUS Certified
- AIA Certified architectural plans
- Enhanced indoor air quality with QuFresh air machine
- Low VOC + low-lustre wall paint
- Aging in Place considerations (i.e. blocking for grab bars)
- Energy Star qualified, health conscious indoor lighting package with 90+ CRI LED's
- Dark Sky Friendly exterior lighting with proper shielding and color temperature
- Low voltage wiring package for future smart home capability
- Thermador appliance package (inclusive of refrigerator).

### BEAUTIFUL

#### ***Designed to exude the Hill Country's natural beauty***

- Home siting survey + analysis for intentionally placed vistas and mature tree preservation
- Designer curated selections e.g. custom front door, luxury sliders, Delta Trinsic fixtures
- Quartz countertops
- Custom built cabinetry
- Frameless shower glass in primary bath
- All shower and bath surround tile to ceiling
- Stained v-groove patio ceilings and soffits
- Native landscape design

### SUSTAINABLE

#### ***Responsible building + preservation focused***

- Engineered foundation with site specific soils analysis for foundation design
- On-site third party inspections during construction for foundation, Zero Energy Ready certification, Energy Star certification, and EPA Indoor AirPlus certification
- EPA Water Sense Certified plumbing fixtures
- Environmentally friendly lifetime termite prevention
- American made Pex-A piping + valves
- Water management and erosion control with site specific draining plan
- Rainwater harvesting ready with seamless gutters + downspouts
- Time tested flashing details on roof, patios and fenestrations

### ENERGY EFFICIENT

#### ***The latest technologies, for an efficient home***

- Department of Energy Zero Energy Ready Home
- Energy Star Certified home with specified HERS Rating
- Spray foam insulation of full wall cavity + attic encapsulation with Younger Homes air sealing package
- Energy Star Certified 16 SEER HVAC System + Installer
- Energy Star Certified refrigerator, fans and LED Lighting
- Solar ready for solar energy technology on roof
- Advanced framing techniques
- Low-E window package
- Insulated steel garage doors
- Water pipes insulated to fixture operated by Navien tankless water heaters on a recirculation loops
- Siting analysis for optimal solar orientation, energy efficiency and prevailing wind capture

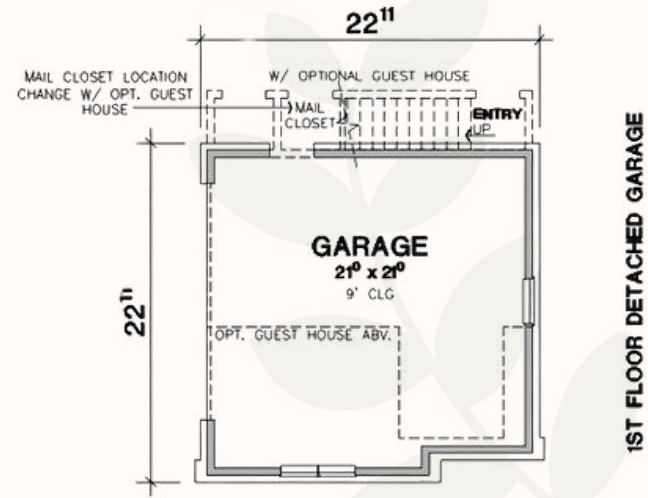
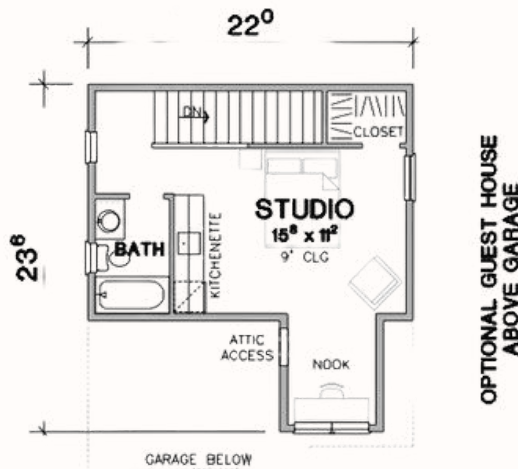
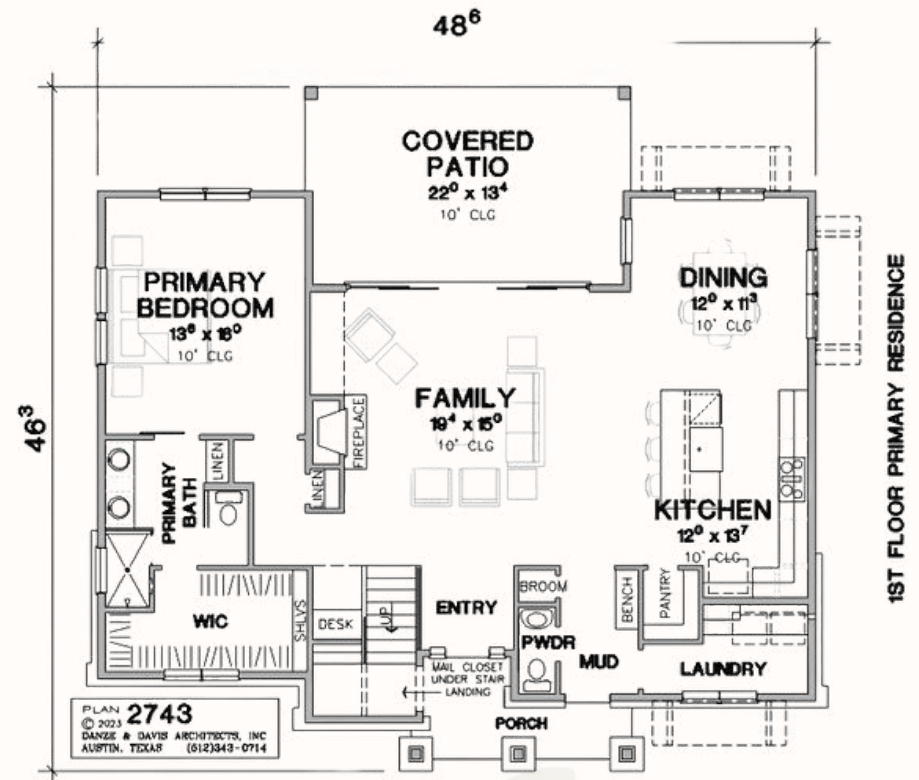
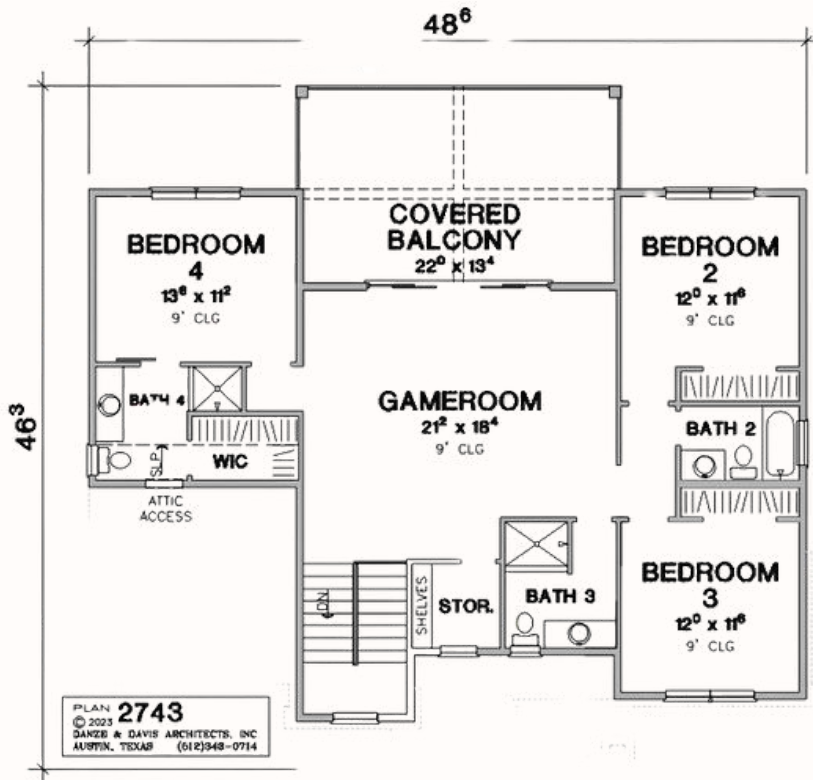
[Learn more about the Zero Energy Ready Homes Program](#)





2,743 SQ FT 4 BEDROOMS 4.5 BATHS (OPTIONAL GARAGE STUDIO)





VIRTUAL TOUR



HOME DESIGNED BY DANZE AND DAVIS ARCHITECTS INC., AUSTIN, TX



# The Bluffs

At The Hollows



TEXAS HILL COUNTRY

YOUNGER  HOMES

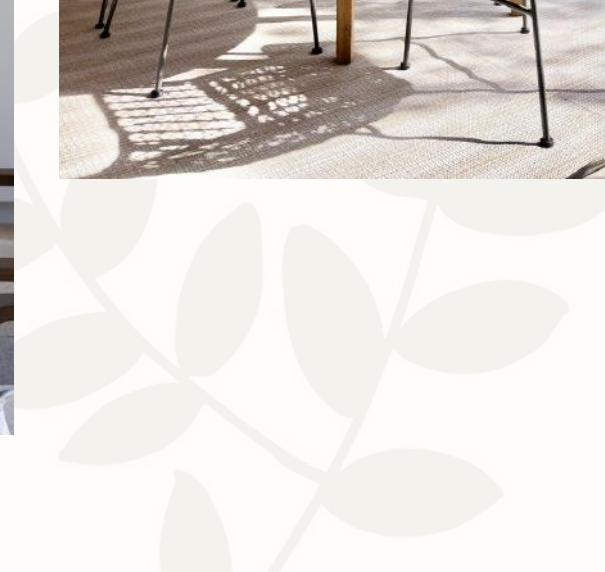
// BUILT BEAUTIFULLY GREEN //

Inspired by historic lodge designs, this package features organic forms and patterns coupled with native stone and wood. The interior spaces will reference timeless Americana with a clean-lined but slightly rustic finish. We aim to reference and up- date classic designers like Ralph Lauren and Axel Vervoordt. This design pairs well with a variety of traditional and transitional furnishings and organic textiles like cotton canvas, linen, and wool in patterns or solids.

\*Images and materials are approximate selections and do not reflect exact building materials

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# YOUNGER HOMES

YOUNGER HOMES® EST. 2017

## Leadership

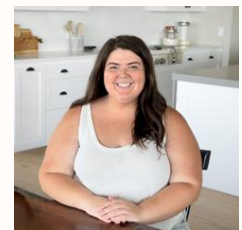
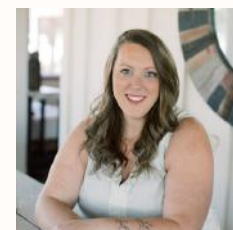
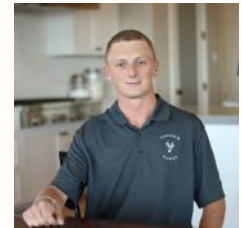
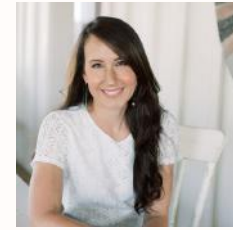
Energy and Environmental Builders Alliance: Board Member, Austin Building Science Club: Founder, Northlake Hope Center Big Event: Founder, National Association of Home Builders, Home Builders Association of Greater Austin, Energy and Environmental Builders Alliance, North Lake Travis Chamber of Commerce

## Awards

2019 Green Builder Media Green Home of the Year Finalist	2022 Best of Houzz Service & Design
2019 Best of Houzz Service	2022 INC 5000 Company
2020 HBA Max Award Finalist	2022 HBA Max Award Winner
2020 Best of Houzz Service & Design	2023 Best of Houzz Service & Design
2021 HBA Max Award Winner	2023 Green Builder Media Heroes of Sustainability Pathfinder Award
2021 Best of Houzz Service & Design	2023 Forbes Magazine

## Certifications

Masters of Public Health, BS Mechanical Engineering, BS Environmental Science, Certified Green Building Professional, Texas Realtor®, Energy Star Builder, EPA Indoor AirPLUS Builder, US Department of Energy Zero Energy Ready Builder, Better Business Bureau Accredited Member





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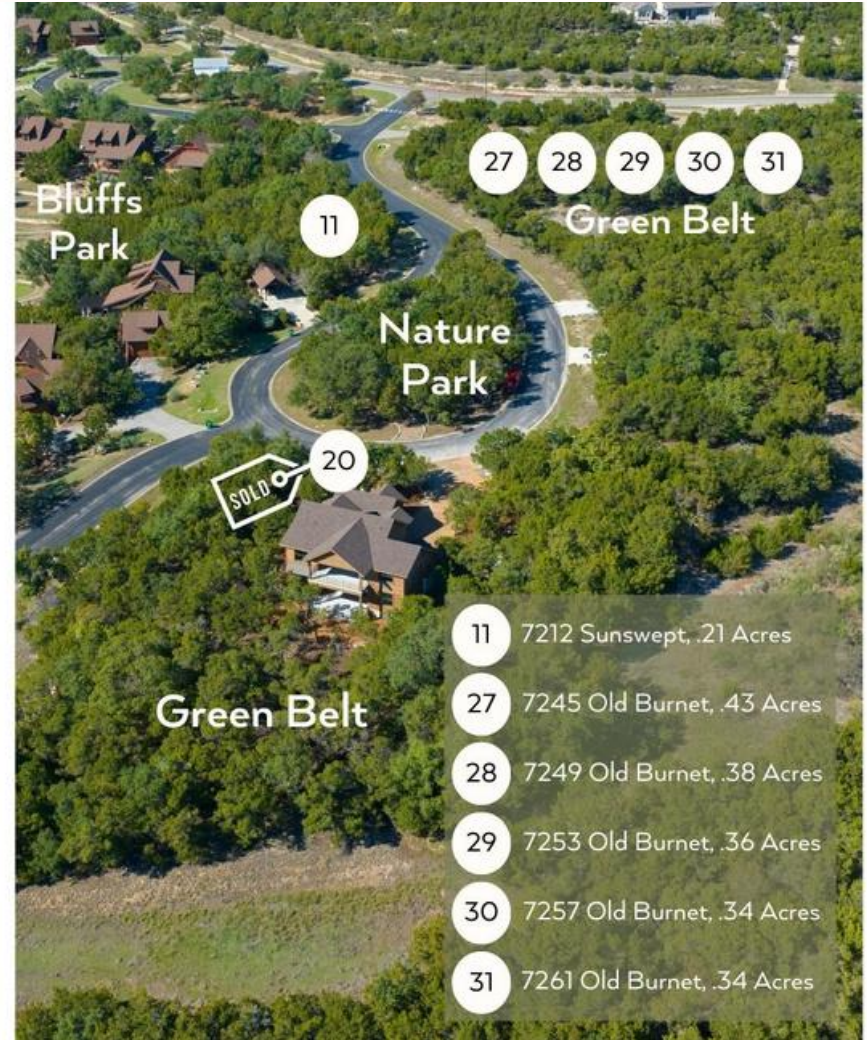
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# THE COMMUNITY

THE BLUFFS AT THE HOLLOWES ON LAKE TRAVIS

The Bluffs neighborhood in The Hollows on Lake Travis is a highly sought-after community with an abundance of amenities and picturesque scenes reminiscent of mountainside living. Each Lodge home is situated on a wooded quarter-acre lot, backs a greenbelt or park, and overlooks Lake Travis. Modern architecture focuses on sustainability, energy efficiency, health, and beauty. This home is perfect for a family or an investment property (short-term rental allowed) and is situated among custom homes and estate lots in Phase 1 of The Hollows.

The Lodge will be delivered with the highest level the Department of Energy certifies in residential homes, Zero Energy Ready Home, EPA Indoor airPLUS, and Energy Star Certifications.





# FINANCING

ONE-TIME CLOSE CONSTRUCTION LOAN

**Penny Green**  
**Branch Manager**  
**American Pacific Mortgage**  
**NMLS 226538**

e. [pgreen@apmortgage.com](mailto:pgreen@apmortgage.com)  
o. 512-956-7672  
c. 512-784-6090

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# CONNECT

**HELLO@YOUNGER-HOMES.COM** *General Inquiries*

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**KEVIN@YOUNGER-HOMES.COM** *Sales*

**JESSE@YOUNGER-HOMES.COM** *Founder*

## NEED HELP FINDING LAND OR SELLING YOUR HOME?

*Call Younger Homes Real Estate*  
Danielle Younger, REALTOR®  
512.522.4097

## ADDRESS + CONTACT DETAILS

Jonestown, Texas  
[www.younger-homes.com](http://www.younger-homes.com)  
512.815.2297

FOLLOW OUR WORK   

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