

LIVE WISELY

July/August 2009

VOL. 1, No. 2



Buy a New Townhome,

Get a new car, FREE. Seriously!

Exclusive News: As our VIP, you're the first to know about this great new deal at The Sage at Winter Park!

Starting today, Sunday, July 26, a FREE new car will be gifted to the those who buy a townhome at The Sage at Winter Park. Buy now and while supplies last, receive the 2009 Chevrolet Cobalt, with an EPA estimated mileage of 37 miles per gallon highway - an appropriate choice we think to compliment your new green certified home.



"We have one of the best townhome products on the market and we want buyers to take notice. So we're giving away a new car free. Now our buyers will have a brand new, energy efficient car to put in their brand new energy efficient green certified townhome," says Ian McCook, President of Nvision, the Development Manager of The Sage at Winter Park.

"Our message is about value and living green," says McCook. "The Sage townhomes are green certified which means quality is high and cost of ownership is low. We built in Winter Park and next to Goldenrod Park so owners will have the best of Central Florida steps from their front door."

Buyers will be presented with the title to their new car upon closing said McCook.

"It's about health, it's about our environment and it's about cost savings," he says. "There are very few things that rank above health, environment and saving money. Our Energy Star Certification by an outside consultant, ensures our owners that their homes have been designed to reduce energy usage, and a home that uses less energy saves money!"

It's also about location. The Sage at Winter Park was built on a beautiful parcel of land with mature trees and a small lake, adjacent to the Cady Way Trail and across the road from Goldenrod Park which will soon be the home of a new Orlando Magic recreation center complete with a gymnasium and other facilities which will complement the many amenities already in the park.

"We have the best of all worlds here. The best schools, close to everything, loads of amenities and a Winter Park address; all without expensive association fees," said McCook.

Sage Advice:

Live wisely by using the "green" tip below to lessen your impact on the environment (and your bank account).

Tip: When buying your next home, take the home's Energy Star HERS rating into account and save.

A home energy rating is an analysis of a home's projected energy efficiency in comparison to a 'reference home' based on the 2006 International Energy Conservation Code. A home energy rating involves both an analysis of a home's construction plans, as well as onsite inspections and testing by a certified Home Energy Rater.

The lower a home's HERS Index, the more energy efficient it is. A home built to code scores a HERS Index of 100. Each 1 point decrease in the HERS Index corresponds to a 1% reduction in energy consumption. Thus a home with a HERS Index of 85 is 15% more energy efficient than the reference home.

The developers of The Sage at Winter Park went above and beyond during all phases of construction to make sure that every efficiency would be incorporated to make their homes as energy efficient as possible.

As a result, homes at The Sage have a HERS Index of 70, which will save home owners at least 30% in energy costs compared to the average home.

Source: www.energystar.com

DARE *to* COMPARE

It's no secret that when shopping for big ticket items such as a new car or home, what they're selling isn't always what you're buying. Exaggeration and exclusions regarding discounts and amenities seems to be the name of the game for some companies. This definitely is not the case when dealing with The Sage at Winter Park, and they're happy to prove it.



At The Sage they dare you to compare item by item the value you're really receiving when deciding to purchase one of their Green Certified townhomes. The team at The Sage has put together a three page list of home details and features and hope you'll take the opportunity to compare them side by side with the other homes you may be considering in your search. They're confident you'll come to the same conclusions they have – you'll get more than your money's worth at The Sage at Winter Park.

You'll find below just a sampling of the items they're daring you to compare:

Compare Size and Price:

- What is the SF of the home?
- What is the price of the home?
- Is the home a Condo, Townhome or Single Family Home?

Location:

- Is the home located in prestigious Winter Park?
- Are the schools all A rated?

Warranty:

- How long is the warranty?

About the Homes:

- Are the homes Green Certified?
- Are homes Energy Star Certified?
- What is the HERS Rating? (See Sage Advice column to learn more about HERS)
- How much less energy does it use compared to typical new home in US?
- What wind load are the homes designed to meet?
- Does it have gas ranges?
- Does it have gas tankless water heater?
- Are the balconies/patios covered?



Comp. 1

Comp. 2

_____	_____	_____
_____	_____	_____
CONDO	_____	_____
_____	_____	_____
YES!	_____	_____
YES!	_____	_____
_____	_____	_____
5 YEARS!	_____	_____
_____	_____	_____
YES!	_____	_____
YES!	_____	_____
70 or LESS	_____	_____
_____	_____	_____
30% LESS!	_____	_____
130 MPH	_____	_____
_____	_____	_____
YES!	_____	_____
YES!	_____	_____
YES!	_____	_____

Click here to download the entire Dare to Compare list!



SATURDAYS at THE SAGE

The Sage at Winter Park was proud to sponsor Saturdays at The Sage on weekends this past June. The all day seminars were designed to educate buyers on topics including mortgage options, tax benefits and why living green lowers the long term cost of home ownership, by providing experts on each important topic.

Pictured at right, Developer for The Sage at Winter Park, Ian McCook (left) and Leslye Gale from the Magic 107.7 Morning Show, on site Saturday, June 13th.

Special thanks to our sponsors:



H&R BLOCK®



Future Phases Coming Soon!



The Sage at Winter Park

4816 N. Goldenrod Road
Winter Park, FL 32792
407-951-8871

TheSageAtWinterPark.com
Mon–Fri: 10 a.m. to 6 p.m.,
Sat: 10 a.m. to 5 p.m., Sun: noon to 5 p.m.

