

LIVE WISELY

May/June 2009

VOL. 1, No. 1



The Sage at Winter Park Offers Up To \$16,000 Buyer Incentive



For buyers who have not owned a house for 36 months there is even better news. This \$8,000 incentive is in addition to the \$8,000 tax credit you'll already receive for making your decision to buy. That's a total savings of \$16,000 offered to you for choosing to live smarter.

Living wisely means making smarter, more environmentally friendly and economically sound choices in all aspects of your life. Now, The Sage at Winter Park is making those choices easier than ever by, for a limited time, offering every new home buyer at The Sage an \$8,000 incentive.

Imagine that - someone actually making it easier for you to "go green" and save green both on your initial investment and for years to come. The townhomes at The Sage at Winter Park were built green from the ground up, by integrating design and building techniques to minimize environmental impact and reduce the energy consumption of buildings while contributing to the well being of the home owner. By making these better building decisions from the very beginning, homes at The Sage are 30% or more energy efficient than the average home today. That's a lot of savings.

At what sacrifice, you ask? None that we can see. It's true that a lot of people associate living greener with "cutting back." Not so at The Sage at Winter Park, which features available lakefront views, flexible floor plans and covered balconies in every home. Energy saving features like gas stoves, tankless water heaters and ENERGY STAR certified appliances are both smart and convenient. And with an offering of interior upgrade packages available, you can make your townhome your own, and still make smarter choices for the environment, without giving up comfort. Plus, you'll enjoy the benefits of living within miles of every convenience Winter Park has to offer, including the Park Avenue shops and restaurants, hospitals and Winter Park's "A" rated schools, just to name a few.

Do your part to save the Earth, save money and love life. Sounds like living wisely.

Sage Advice:

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

Tip: Raise/lower your thermostat or buy one that's programmable.

According to Progress Energy, during the summer months, you should set your thermostat at the highest comfortable setting, and recommends a setting of 78-80 degrees. You can save 7 to 10 percent on your cooling costs for each degree above 78.

Another option is buying a thermostat that's programmable. This helps eliminate some of the guess work and stops you from "forgetting" to raise or lower your thermostat when you leave the house or go to bed. According to ENERGY STAR, properly using a programmable thermostat in your home is one of the easiest ways to save energy, money and help fight global warming. The average household spends more than \$2,200 a year on energy bills — nearly half of which goes to heating and cooling. Homeowners can save about \$180 a year by properly setting their programmable thermostats and maintaining those settings.

The Sage at Winter Park offers homebuyers the option of including programmable thermostats in their new ENERGY STAR certified home. This is just one of the many ways The Sage balances quality, cost and efficiency to make ownership affordable to the average Central Florida family.



Parade of Homes

Featuring Homes in Orange, Osceola and Seminole Counties



SALUDOS!



Hola, saludos desde El Sage en Winter Park. Los invito a visitar nuestra nueva comunidad en Winter Park. Pregunten por Maria Perez y seria mi placer enseñarles nuestras casas disponibles. Gracias, y espero verlos pronto!

Parade of Homes Honors The Sage at Winter Park, 2009 Featured Community

For more than 50 years, the annual Parade of Homes has allowed the public the opportunity to learn about what's new in home design, energy efficiency, green building applications and lifestyle choices by showcasing homes that exemplify these features throughout Central Florida.

This year The Sage at Winter Park is proud to be the [Parade of Homes featured home for 2009](#). The Home Builders Association of Metro Orlando, who produces the event that this year features more than 70 homes, has also awarded The Sage with the Outstanding Feature Award for Comprehensive Green Community Commitment as well as [First Place in the Green Certified Community category](#).



As Seen On TV

These honors have brought a media focus to The Sage at Winter Park, and as a result, we have been featured on the Fox Orlando Morning Show as well as in the Orlando Sentinel.

Click below to see clips of The Sage at Winter Park and Nvision Development President, Ian McCook with Christine Van Blokland on [MyFoxOrlando.com](#) as the 2009 Parade of Homes Featured Home.



Also, click to read about The Sage at Winter Park in [this article](#) in the Orlando Sentinel about how the Parade of Homes is "marching to a greener drum this year."



4th Annual Central Florida Earth Day Celebration

The Sage at Winter Park is proud to have been a sponsor of the fourth annual Central Florida Earth Day event held at Lake Eola Park in downtown Orlando on Saturday, May 2.

We want to take a moment to thank all of you who came our to support this worthy cause and stopped by our booth to learn more about The Sage and to take home their sprouting sage plant.

All money raised at this annual event will be used for local environmental education and outreach. For more information visit www.cfeearthday.org.

What is a Tankless Water Heater?



Have you ever been second in line for the shower and had to sit around, waiting for the water to warm back up enough for you to have your turn? Not anymore. With the installation of a tankless water heater, standard in townhomes at The Sage at Winter Park, that cold wait exists no more. But what exactly is a tankless water heater? And better yet, how does it help you save money while lessening your impact on the environment? Read on to discover the answers to these questions and more.

With Rinnai tankless water heaters, you'll enjoy up to 40% energy savings. That's

because the units are designed to be highly efficient and only heat water when it's needed. When the demand for water ceases, the unit shuts down and uses no energy, a revolutionary advantage over inefficient tank-style heaters.



Tankless water heaters are just one of the many energy saving features in the ENERGY STAR certified homes available at The Sage at Winter Park. The completion of the first of this three phase Green

Certified development in eastern Winter Park means that the possibility of lower energy bills, healthier materials, lasting quality and the peace of mind that comes with knowing you have made a difference for the environment are available for new home owners in Central Florida.



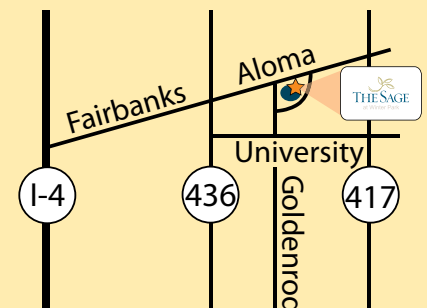
The Sage at Winter Park

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.



About the Developer

Nvision is a Central Florida real estate development management company. Distinguished by innovative thinking, Nvision is leading the way in the development community to meet the demand of today's buyers by balancing quality, cost, customer service, and energy efficiency to create communities of distinction that makes the overall cost of ownership affordable to the average Central Florida family.

Nvision's founder and president, Ian McCook, understands these principles. With over 20 years of experience around the globe in the development industry and working for companies such as Intrawest Corporation – a world leader in developing upscale resort communities – McCook has personally overseen the development of over 1,500 residential units and been involved in other various developments covering all

facets of the development industry. While the Central Florida community is just starting to implement "GREEN" building practices, McCook started his career with projects in British Columbia, Canada - where practices that we consider in Central Florida to be green today where already code minimum in the 1980's. Ian is certified as a Green Building Professional through the National Home Builders Association (NHBA) and a Member of the Urban Land Institute.

Nvision is an Energy Star and Progress Energy partner, a member of the Home Builder's Association of Central Florida (FHBA), the Florida Green Building Commission (FGBC), and a member of various Chambers of Commerce. Every community Nvision touches is a testimony to our dedication to excellence.