



237 JANALYN CIRCLE: BEAUTY MEETS BRAINS

DiGIACOMO

HOMES & RENOVATION, INC.

This American classic, named **“Green Dream Home” of the year** by Xcel Energy and the Twin Cities’ Builders Association, is as inherently smart as it is beautiful. Built by award-winning DiGiacomo Homes & Renovation, 237 Janalyn Circle seamlessly blends traditional architecture with cutting edge renewable energy and smart-phone media systems.

Cozy and inviting, this new home sits on **1/3 acre just minutes from downtown Minneapolis**, Theodore Wirth Park, and Hopkins Schools. Architecturally, it is sized in scale with surrounding homes to respect the charm of the Tyrol Hills streetscape. Nestled within its gables, however, is an open and spacious 4,200 sq. feet of well-designed living space. Extensive enameled built-ins, cabinetry and millwork provide abundant storage. Calacatta marble

counters, ebony stained bamboo flooring, handmade Motawi tiles and other finishes all speak of impeccable quality and timeless aesthetics.

Underneath it all is a **geothermal heating and cooling system, Sharp® solar electric panels, dual flush toilets, LED lighting, and Energy Star® appliances**—making it eligible for approximately **\$27,000 in federal, renewable energy tax credits**. The home’s sustainable systems take advantage of renewable energy and cut its natural gas usage by 88%, CO₂ emissions by 78% and electric usage by 40% when compared with a conventional home of the same size. **All systems, including media and home security, have been wired for control with an Apple iPhone.** Smart, financially prudent, and aesthetically timeless.

FEATURES

- Geothermal Heating/Cooling
- Sharp® Solar Panels
- Apple iPhone Controlled Security & Media Systems
- 4,200 Square Feet
- 4 Bedrooms Up, 1 Lower Level
- 4 Baths
- Master Bath In-Floor Heat
- Kitchen Centered, Open Plan Layout
- Household Desk with Integrated Electronics Storage
- Butler’s Pantry
- Upper Level Family Room
- Upper Level Laundry
- Front Porch and Rear Screen Room
- Numerous Storage Built-ins
- 4 Car Tandem Garage
- Rain Garden

