

Property Line

Green homes: Opportunities to set down roots and grow an eco-sensitive lifestyle.



Concerns about global climate change and soaring energy prices are making green construction and renovation a growing focus in real estate. This week's houses offer environmentally conscious features and finishes that range from a green roof to natural earth-plaster walls. **More houses on I2.**

The living room at 1317 E. Berks St. has access to the back yard. Below, the lawn is a deck on the roof, where listing agent Johnny McDonald makes a phone call.

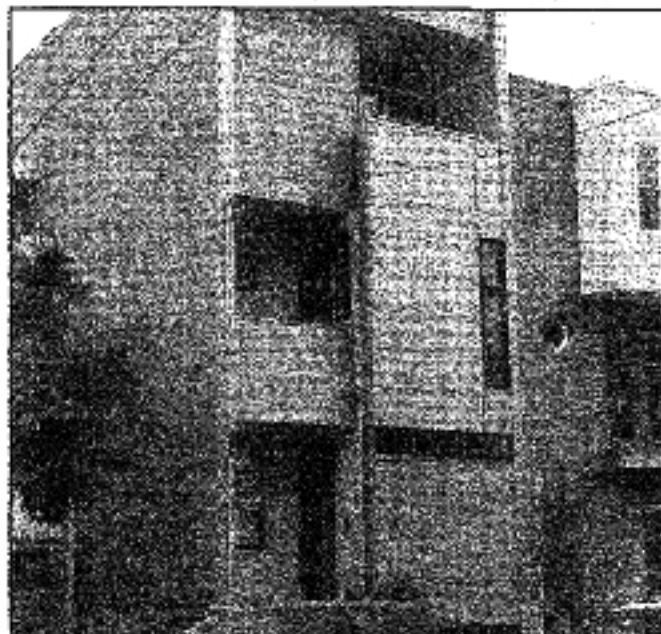
PETER TOBIA / Inquirer Staff Photographer



Property Line

Green houses: Three chances to change your address and the world

By Eils Lotozo



PETER TOBIA / Inquirer Staff Photographer

\$564,900

Philadelphia

1317 E. Berks St.

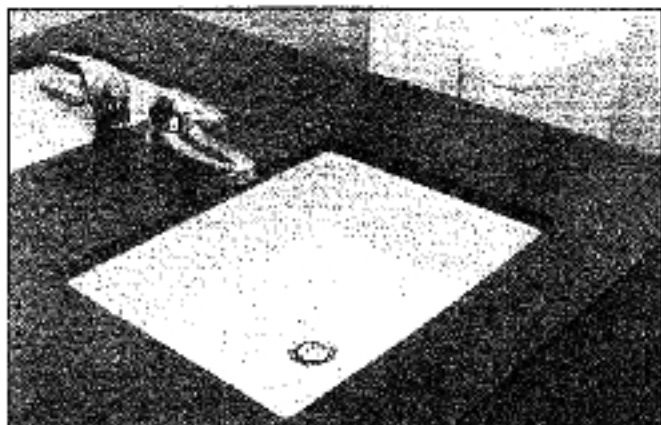
Taxes: \$193 (10-year tax abatement).

This modern rowhouse, built by Onion Flats L.L.C., has achieved gold certification through the Leadership in Energy and Environmental Design (LEED) program, a national standard for sustainable building. Along with three bedrooms, three full baths and three balconies, the light-filled, energy-efficient house has a rain cistern in the backyard and a grass-covered "green" roof deck.

Pros: Price includes a three-wheel electric vehicle with a reserved on-street parking space. Roof is solar ready.

Cons: Only access to the roof is via a metal ladder.

Listing agent: Johnny McDonald, Re/Max City Space; 215-625-3650 or 215-669-0469.



\$878,541

Wayne

316 Iron Works Way, Unit 312

Estimated taxes: \$12,000

Fees: \$375

Part of the Pembroke North development designed by Robert Venturi, this spacious two-bedroom, 2½-bath condo includes a large, private ground-floor terrace, a laundry room, and custom closet fittings. Built with sustainable materials and featuring state-of-the-art insulation and geothermal heating and cooling, the still-under-construction complex is registered for LEED silver certification.

Pros: Price includes underground parking, locked storage.

Cons: Nearby train line may be noisy when custom-made, sound-dampening windows are open.

Sales office: Razak Co., George M. Hall; 610-687-3872.

