

## Claremont, planned with nature in mind



PHOTO BY RICK RICOZZI

Zinn Design Build and JT Lewis have won awards for master craftsmanship. Zinn Design Build was recently honored for Claremont homes in the Parade of Homes competition.

## 78 homesites minutes from downtown

CHAPEL HILL – Located on Homestead Road, Claremont is a neighborhood of 78 homesites offering single family and twin townhomes minutes from downtown Carrboro.

Each home is thoughtfully crafted by one of two award-winning Claremont builders. Both Zinn Design Build and JT Lewis take pride in creating each customer's dream home, combining artistically designed spaces, maintenance-free practicalities and master craftsmanship that will last for generations.

Sensible features hide just below the details. Every home is protected with airtight insulation, including sealed crawl spaces and ductwork. ENERGY STAR appliances, on-demand water heaters, Green Label carpeting and specially filtered air circulation reduce energy use and improve indoor air quality throughout each home.

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year on energy bills when compared to the average new, conventionally built home. The homes are significantly more efficient when compared to older houses, saving residents nearly \$100 per month when compared to a 15-year-old conventionally built structure.

In addition to interior practicalities, TechShield roof sheathing reflects sunlight, keeping the attic and home cooler. The landscaping features rain sensors with separately zoned irrigation

systems for grass and bedding areas to conserve water and lower water bills.

The developers say their philosophy of working with nature is also demonstrated in community planning that preserves nearly half the neighborhood's land as open space.

Claremont's greenway will connect to Carrboro's trail system for miles of walking, running or biking.

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### BUILDER HONORED

Zinn Design Build received an award during the 2008 Parade of Homes competition, an annual event hosted by the Home Builders Association of Durham, Orange and Chatham counties. The company was honored for its Category 10 (\$557,000-\$590,000) home located in Claremont in Chapel Hill/Carrboro.

Zinn Design Build is a family business owned by Carol Ann Zinn and her two sons, Adam and Omar. The company has been recognized multiple times since its inception, most notably winning the "Best of the Best" grand prize during the 2000 Durham-Orange County Home Builder's Association Parade of Homes competition.

### ABOUT CLAREMONT

Single family homes are priced from the \$500s to \$1 million and twin townhomes priced from the \$350s. The model home is open Monday through Saturday, noon to 5 p.m., Sunday 1 to 5 p.m. or by special appointment. To learn more, call (919) 967-1813 or visit [www.claremontchapelhill.com](http://www.claremontchapelhill.com)

# NATURE

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In case of inclement weather, or if working out demands state-of-the-art equipment, Claremont has its own fitness center open 24 hours each day.

Residents and their families can take full advantage of Claremont's pool, playground and ball field. The pool area has shoreline entry, falling water features and comfortable loungers in both sun and shade. The ball field welcomes residents to play year-round.

The Gathering Place is Claremont's clubhouse, offering 2,300 square feet of multi-functional space complete with a kitchen, dining area, comfortable couches and an entertainment center with plasma screen television. The Gathering Place is open for daily use to residents and their guests, and can be rented to support any type of gathering – from a business meeting to a holiday party.

Claremont is just minutes to Morris Grove, Chapel Hill-Carrboro's newest elementary school. Also within walking distance are Smith Middle School and Chapel Hill High School.

Claremont is located within five minutes of the local food markets and artistic havens in Carrboro, and 15 minutes from Duke University and Durham's American Tobacco center. With easy access to Interstate 40, Claremont residents can be at the Raleigh-Durham International Airport within 30 minutes.



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