

# Here, the good life comes naturally

KIAWAH ISLAND

## The Perfect Blend of Nature and Amenities

Decades of dedication have preserved the beauty of this resort and residential community, her IO miles of pristine beach, tidal marshes, maritime forests, and freshwater ponds. Kiawah is a nurturing habitat for wildlife and for those who call it home. Residents here enjoy a perfect blend of Lowcountry nature and luxury amenities—all just 21 miles from historic Charleston, South Carolina, voted a "Top IO" travel destination in the U.S. by Condé Nast Traveler readers.



This is where the wild things are. Little blue herons, sugar white ibis, long-legged egrets, and hooded mergansers make the marshes their home. On any given day, there's much to spy in the sky—orange-beaked oystercatchers, avocets, black-bellied plovers, sanderlings, and all manner of gulls and terns. In all, 18 species of mammals, more than 30 species of reptiles, and up to 300 species of birds share the island's habitat. Indeed, every corner of Kiawah serves as a refuge for flora and fauna. And now there's a special corner just for you.









INDIGO PARK

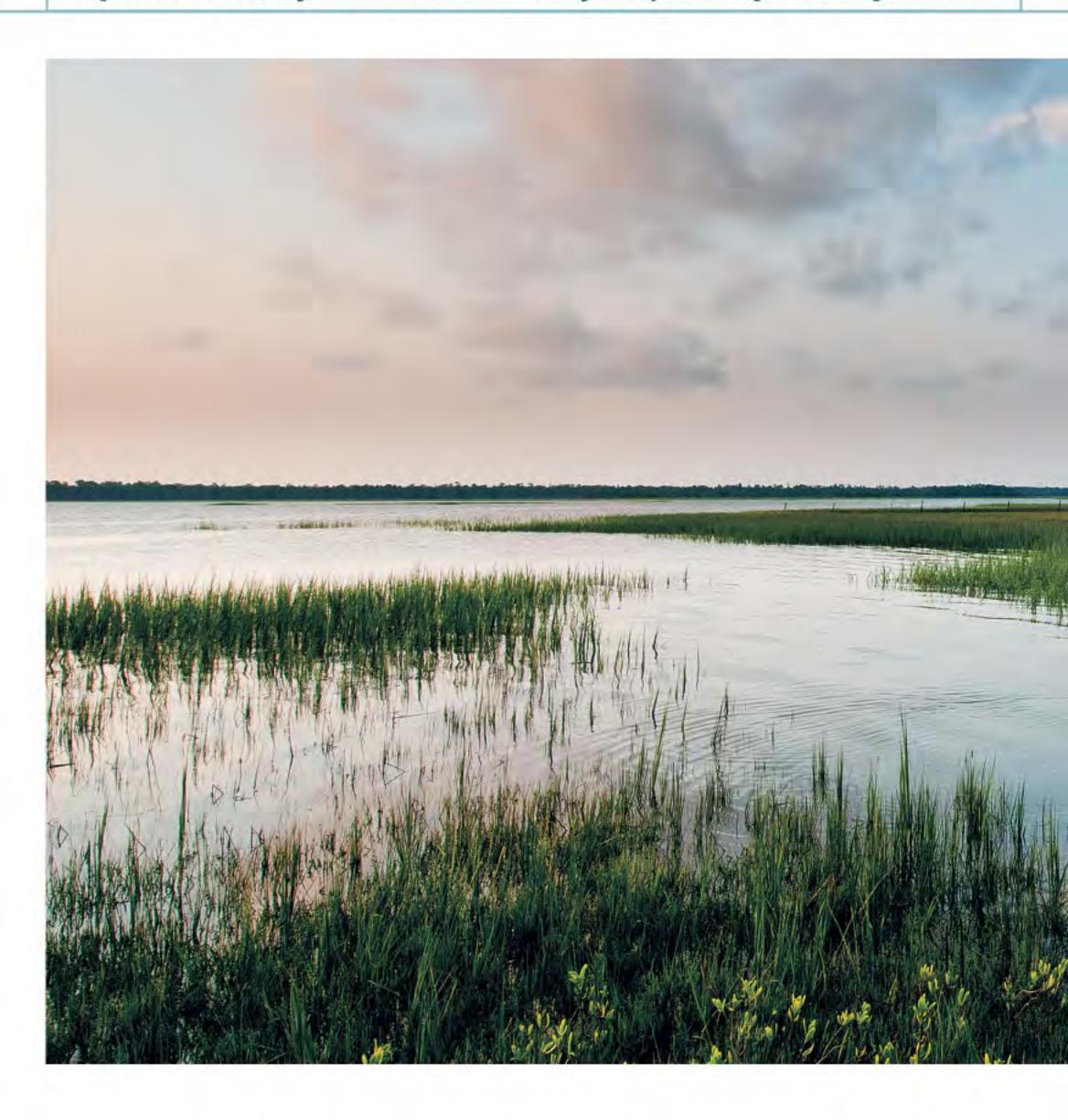
Play Your Part in The Evolution of Luxury

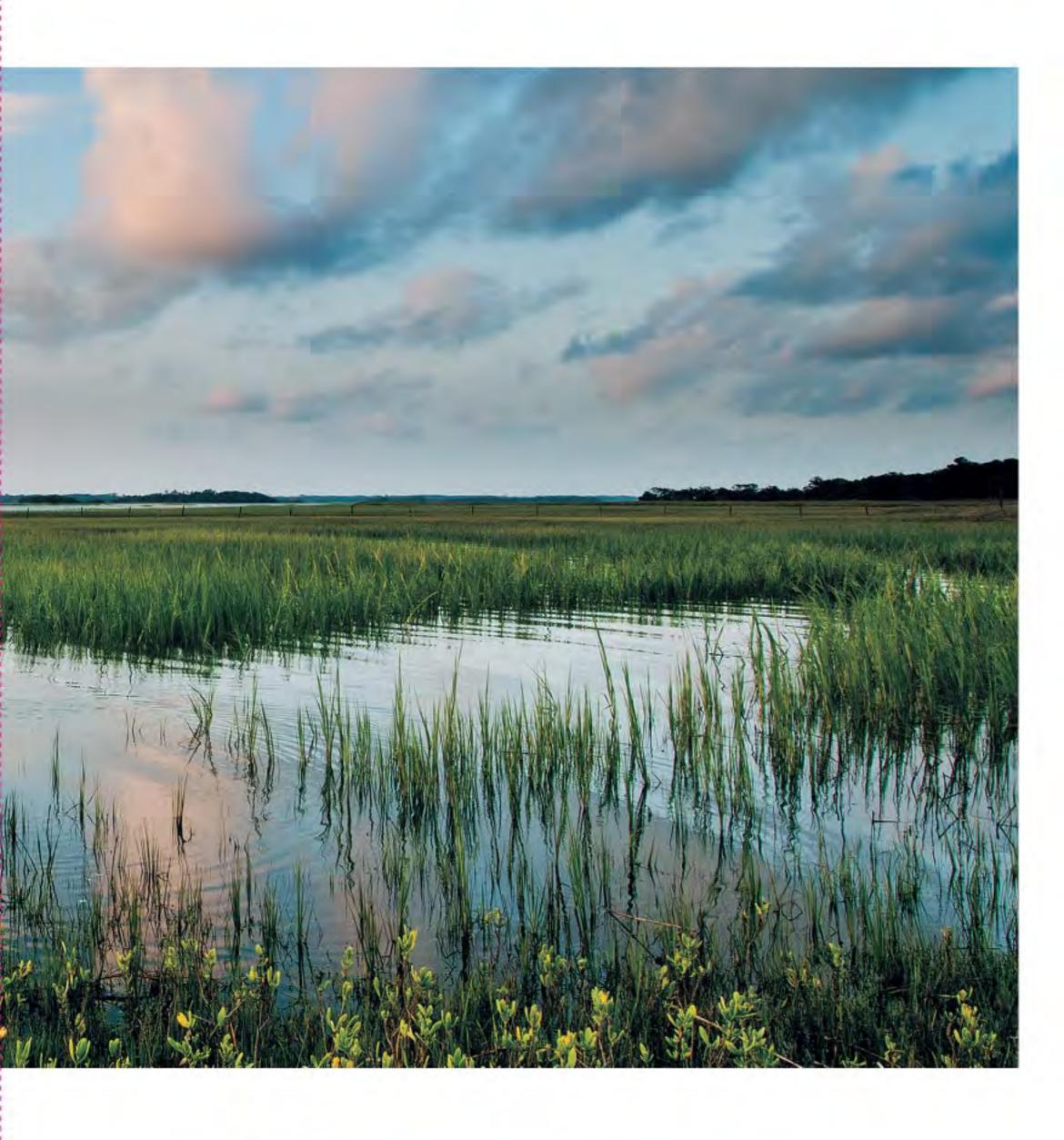
Kiawah Island's premier green neighborhood will feature 16 homes nestled peacefully along a verdant marsh sharing space with grand live oaks that also call this haven home. Each Indigo Park dwelling will be built with LEED® certification as its goal—using the highest grade earth-friendly, sustainable materials proven to reduce greenhouse gas emissions, lessen lasting effects on the environment, and provide durable, low-maintenance homes just steps away from a three-acre community park.



Indigo Park is the vision of Candace Dyal, president of Dyal Compass LLC, whose mission is to invest in and develop real estate products that focus on conservation and a healthier environment. Candace has teamed up with Christopher Rose Architects and Royal Indigo Construction to fulfill what she calls "a concept that's important to everyone on the team; to build with a conscience." With this aspirational vision met, Indigo Park would be the first Platinum LEED® Certified community within a luxury resort.







"Keep your sense of proportion by regularly, preferably daily, visiting the natural world."



Homes in Indigo Park range in size from 2,200 to 3,000 square feet. NuCedar exterior shingles need no painting or staining. Hurricane-resistant windows and doors, along with Energy Star appliances, mean less maintenance and more savings on utilities. Integrated geothermal systems are not only quiet and environmentally friendly, but also contribute to the energy efficiency of these homes. In addition, every 2-car garage is equipped with a 220-watt outlet to charge an electric car. The goal of all these amenities? Let homeowners enjoy a beautiful home without time-consuming maintenance and costly overhead.

The illustration above is a rendering of Indigo Park's Camellia floor plan.





KIAWAH ISLAND CLUB

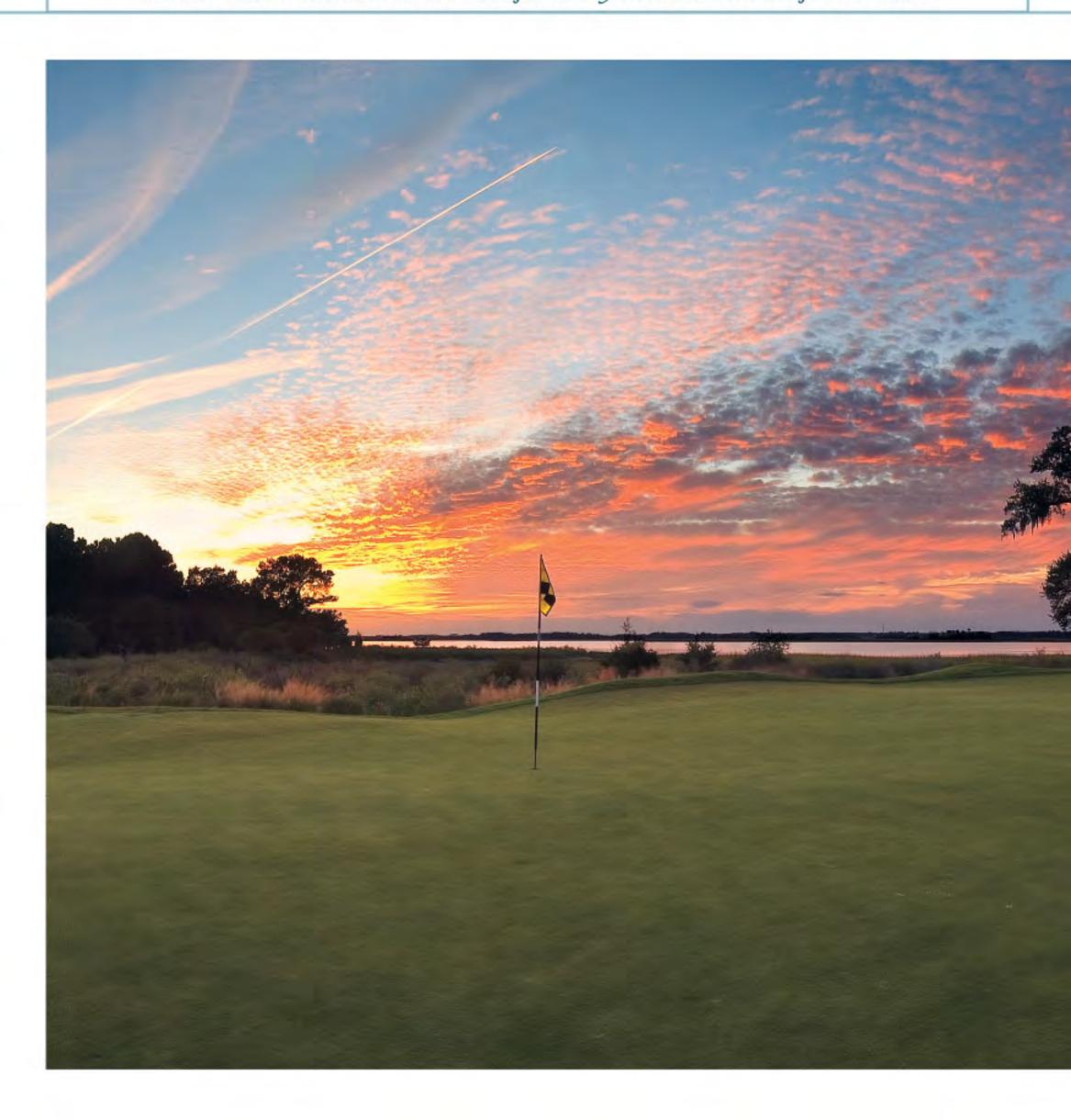
Your Home Away From Home

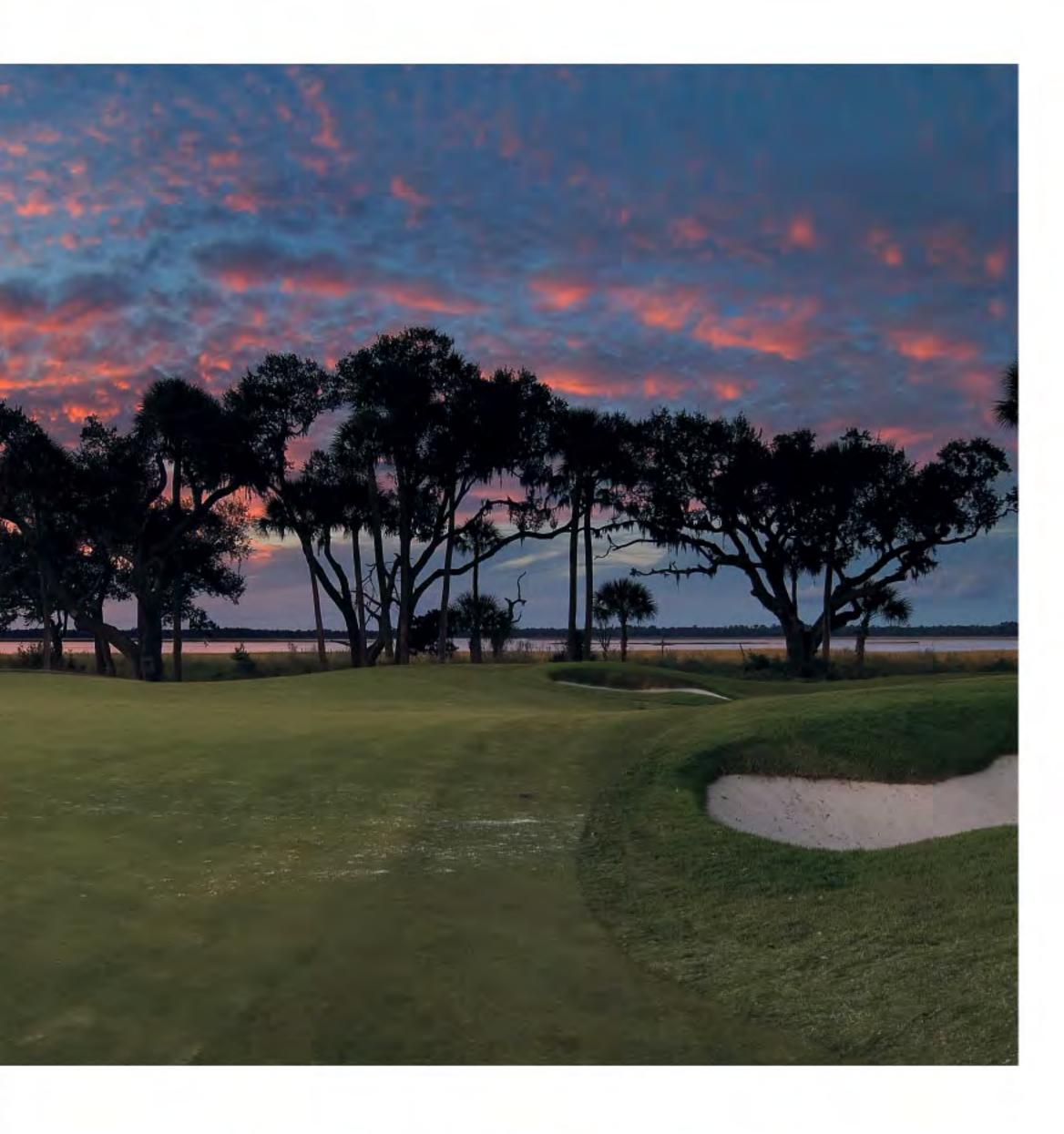
Home ownership at Indigo Park qualifies you for membership in the Kiawah Island Club—a private club with an unmatched collection of amenities and venues that lets you to connect with family, friends, and new friends. Create memories at Kiawah Island's most secluded section of beach and three swimming pools at The Beach Club. Test your skills on Tom Watson's links-style course at Cassique, on Tom Fazio's scenic River Course, or on the courts at the Sports Pavilion. Then, come indulge your mind, body, and soul at the Sasanqua Spa.



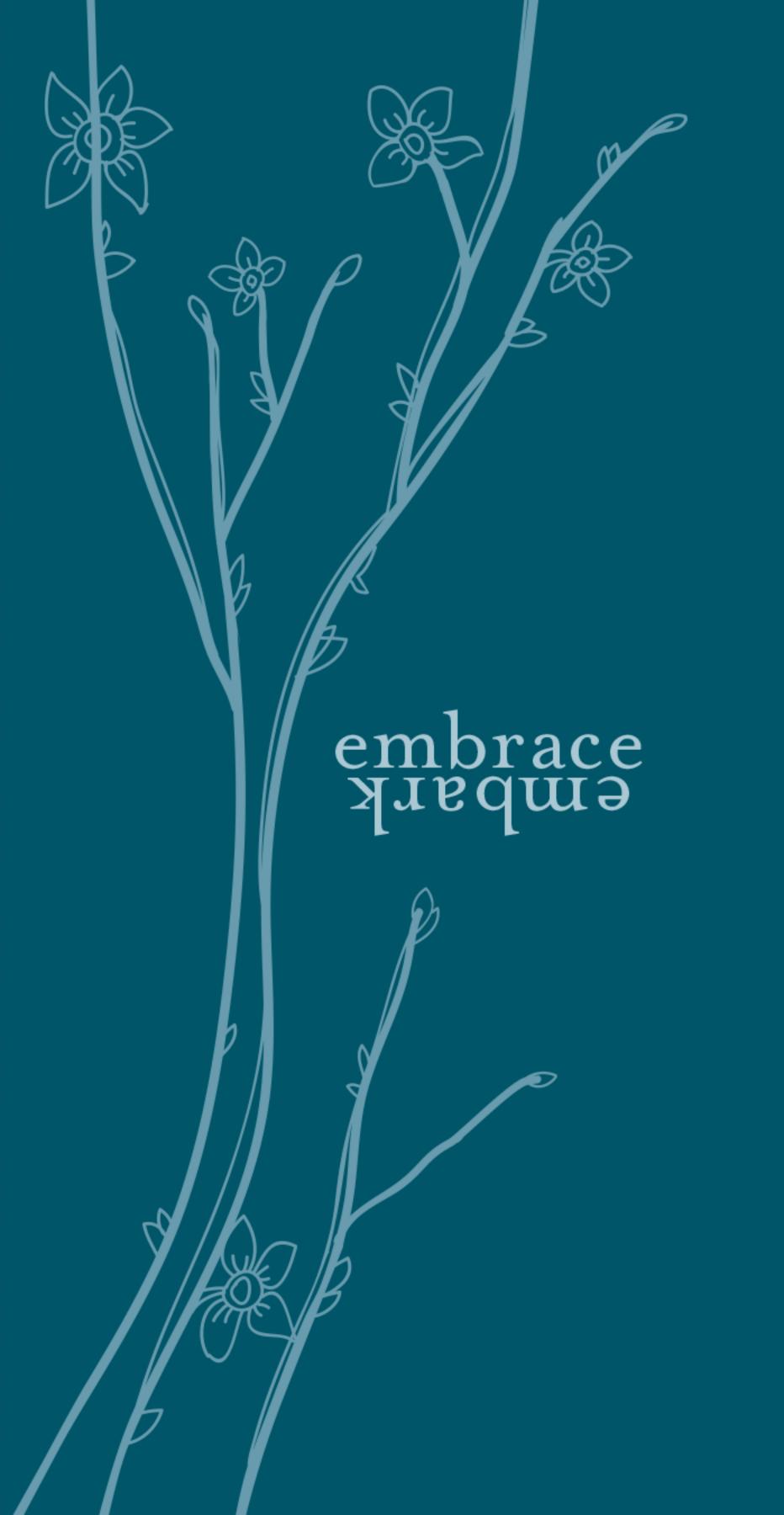
With the 2010 James Beard Foundation award-winning chef Tom Colicchio as its consultant, The Kiawah Island Club's restaurants provide exquisite dining at Voysey's, Cassique's private restaurant and pub, and at Tides at The Beach Club. Cuisine. Golf. Recreation. Relaxation. Indigo Park's central location puts you within a short drive, a bike ride, or a matter of steps from the Kiawah Island Club's most desirable and memorable collection of world-class amenities.







"Those who dwell among the beauties and mysteries of the earth are never alone or weary of life."







INDIGO PARK

# The Choices One Makes Affect Everyone

The list of benefits of buying a green home is as long as it is lasting. It starts with feeling good about the part you're playing to help protect the environment. And it never ends. It carries on. Generation after generation. And with diligence, we will have all fulfilled our promise and our purpose; to leave this place better than when we found it. Take your first step today. Visit Kiawah.com/IndigoPark to learn more or contact a Kiawah Island Real Estate (KIRE) Sales Executive at (843)768-3400 to schedule a tour.

Each Indigo Park dwelling will be built with LEED certification as its goal, using highgrade, Earth-friendly, sustainable materials proven to reduce greenhouse gas emissions, lessen lasting effects on the environment, and provide durable, low-maintenance homes.

#### THE EXTERIOR

- > The true standing seam metal roof features a full 20-year coastal warranty
- > All exterior trim is PVC, which will not rot, is impervious to moisture and insects, and reduces maintenance
- > Impact- and hurricane-rated windows and doors have low-E glazing with additional insulating chambers
- > All decks and covered porches feature durable forest-certified garapa wood, which naturally ages beautifully and requires no annual sealer
- > A dedicated circuit in the garage will charge an electric or hybrid car
- > Eight-foot garage ceilings are constructed with fire-rated drywall
- > Exterior garage walls are made with PVC horizontal slats with a lifetime factory finish
- > State-of-the-art, formaldehyde-free Spyder® insulation made from recycled glass delivers exceptionally high energy efficiency
- > Floors and roofline are insulated with closed-cell foam insulation, adding structural strength and energy efficiency
- > All ductwork is run inside the insulation envelope to eliminate wasteful leaking
- > Sustainable landscape designs feature indigenous tree canopies and droughttolerant, native plants to minimize heat and maintenance

#### THE INTERIOR

- > Solid white oak flooring is available in natural or dark stain
- > Kitchens feature Viking® appliances and custom-designed cabinetry and counters
- > Living rooms include fireplaces (optional)
- > Low-flow plumbing fixtures and a laundry room with Energy Star® appliances lower utility bills
- > Pre-wired for a premium sound system
- > Elevator shafts from the garage to all levels (optional)

#### ENERGY AND WATER EFFICIENCY

- > Year-round geothermal heating and cooling systems can cut heating, cooling, and hot water bills by up to 80%. Geothermal systems have been recognized by the United States Environmental Protection Agency as the most environmentally friendly, cost-effective, and energy-efficient heating and cooling technology available today, offering the lowest carbon dioxide emissions and lowest overall environmental cost
- > In addition to providing an endless supply of hot water, a tankless hot water heater is mounted outside without a holding tank that can leak or rupture inside the home. For homes that use an average of 86 gallons of water per day, tankless water heaters use 8-14% less energy; for homes that use 41 gallons of water per day, tankless water heaters use 24-34% less energy
- > A number of water conservation products have been selected for installation in these homes, such as low-flow faucets, showers, and dual-flush toilets in the bathrooms, an Energy Star® dishwasher in the kitchen that can provide water conservation savings over 50%, and a front-loading washing machine in the laundry room that can reduce water usage by another 10,000 gallons per year. Outside, high-efficiency irrigation systems and drought-tolerant landscaping use up to 90% less water

#### GREEN CONSTRUCTION

- > NuCedar® exterior shingles (available in multiple palettes) provide the shingle style look without the high maintenance. Because they're impervious to moisture and insects, they last for generations, and their solar-reflective finish provides cooling and energy savings that are particularly helpful along the sunny coast
- > Each home is constructed to be more energy-efficient than standard code-built homes. For instance, metal roofing lowers heating and cooling costs by reflecting solar radiation to keep each home cooler in warmer temperatures, and low-E windows reduce the amount of heat gained from the sun
- > Each home includes the use of renewable materials, certified wood and engineered wood products, certified flooring materials, low-emission insulation, and a number of products manufactured within 500 miles of the home

According to the United States Environmental Protection Agency, the average American family of four uses 400 gallons of water per day, with about 70% of that used indoors. And according to the United States Department of Energy, selecting water conservation products for indoor uses and incorporating drought-tolerant plants in landscaping can reduce water usage in the home by 20,000 gallons or more per year.

## INDOOR ENVIRONMENTAL QUALITY

- A healthy indoor living environment is an important feature of these homes. The wall roof sheathing creates a tight building envelope that prevents pollutants such as exhaust from cars, fumes from the storage of supplies like paint and gasoline, and attic heat from entering the home
- > Ventilating the bathrooms and kitchen to the outdoors prevents potential moisture problems, which can otherwise result in mold growth
- Sealing the duct system to protect against construction debris reduces the amount of dust in the home

#### SUSTAINABLE SITE

- > Trees are protected, soil compaction is corrected, and drought-tolerant, native plants are used on these homesites
- > The indigenous tree canopy minimizes the heat-island effect
- > Each home has a cement foundation that is better suited to water drainage on site and reduces possible stormwater runoff and soil erosion

## INDIGO PARK

# The Indigo Park Difference

"Green building" is a term used to describe building products, systems, and practices that are environmentally sound and create healthier, lower maintenance homes. A LEED Certified® home is designed and constructed according to rigorous guidelines, and is inspected and certified by an independent third party. Indigo Park will achieve LEED Certification.

Indigo Park homes are built using high-quality, sustainable materials and systems, utilizing a comprehensive, whole-house design that:

- > Reduces utility and maintenance costs
- > Creates a healthier indoor environment
- > Can command a higher resale value than non-LEED Certified homes
- > Is environmentally responsible
- > Features a landscape filled with natural, indigenous planting

| LOT# | MODEL OPTIONS                           | BEDROOMS | STATUS             |
|------|---|----------|--------------------|
| 111  | The Palmetto                            | 5        | SOLD               |
| 113  | The Camellia                            | 3        | complete           |
| 115  | The Magnolia                            | 4        | planned            |
| 117  | The Magnolia                            | 4        | under contruction  |
| 119  | The Camellia                            | 3        | complete           |
| 121  | The Palmetto                            | 5        | under contruction  |
| 123  | The Sweetgrass<br>including Guest House | 2 1/2    | complete           |
| 125  | The Palmetto                            | 5        | under contruction  |
| 127  | The Palmetto                            | 5        | SOLD               |
| 129  | The Palmetto                            | 5        | SOLD               |
| 131  | The Palmetto                            | 5        | under construction |
| 133  | Owner's Choice*                         | TBD      | planned            |
| 135  | Owner's Choice*                         | TBD      | planned            |
| 137  | Owner's Choice*                         | TBD      | planned            |
| 139  | The Palmetto                            | 5        | SOLD               |
| 141  | The Camellia                            | 4        | complete           |



INDIGO PARK

Offered by Kiawah Island Real Estate

(843)768-3400 | (800)277-7008 | Kiawah Island.com/indigopark