



Fairway Farms by Ryan Homes Fairs Well on HERS® Index

Ryan Homes' newly revamped community near Nashville mixes the latest in green homebuilding with colonial excellence

By Jonathan Dean

Ryan Homes is one of the top 10 largest and most innovative homebuilders in the United States, building homes in 18 major metropolitan areas across 11 of the eastern states. The building company began its story in 1948 and over 60 years later has built over 300,000 homes for happy homeowners. One of Ryan Homes' latest community projects, Fairway Farms, was recently updated and expanded in August 2015 with innovative building techniques where homes earn a reputable score on the HERS Index.

As you pull into the quaint neighborhood built along Long Hollow Pike in Gallatin, Tenn., you can tell from the great stone monument, lavishly landscaped space, and expertly crafted cobblestone roundabouts that Fairway Farms is indeed a beautiful place to

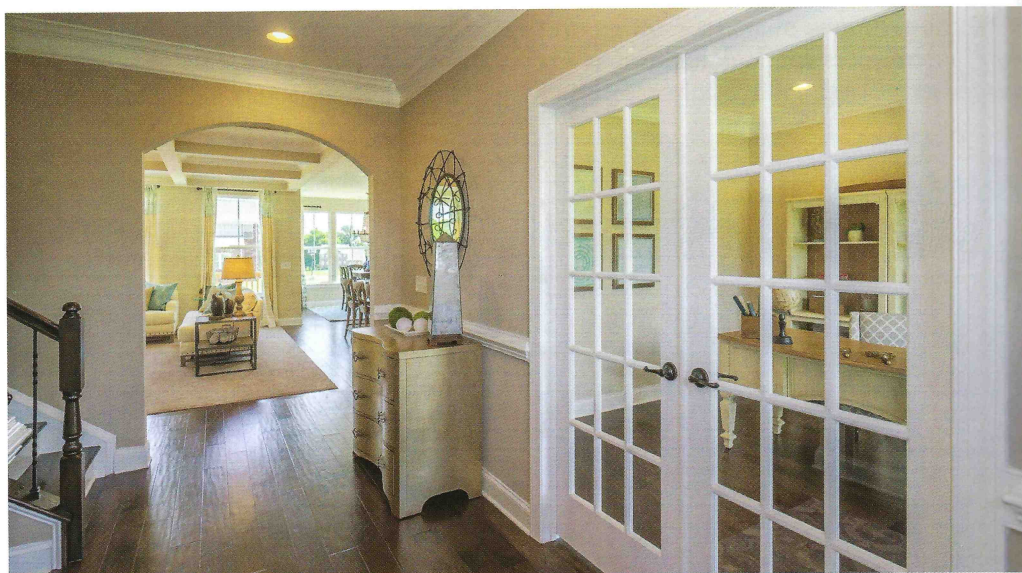


“This location was chosen for the beautiful surrounds, excellent area conveniences, incredible golf course views, and proximity to downtown Nashville.”

—Laura Knox, Regional Sales Specialist, Ryan Homes

◀ The home options slated for the Fairway Farms community take on an old colonial style of construction with gorgeous brickwork, large multi-paned windows, and slanted roofing to protect against the elements and weather of the eastern states.

▼ Lumber is measured and cut in a conditioned environment by high precision lasers to ensure accuracy and reduce waste caused by human error.



live. Laura Knox, Regional Sales Specialist for Ryan Homes, explained, “This location was chosen for the beautiful surrounds, excellent area conveniences, incredible golf course views, and proximity to downtown Nashville.” Knox goes on to describe Fairway Farms as an “upscale community featuring stately brick and craftsman style homes” that come complete with “open layouts, high ceilings, spacious kitchens, one and two level styles available, high end finishes such as granite, hardwood flooring, and side entry garages” to provide new homeowners with all the home features they are looking for.

Ryan Homes has constructed about 75 homes in the Tennessee community using its innovative BuiltSmart method that brings green homebuilding and better living standards together to form its four pillars

of homebuilding excellence: Efficiency—all ENERGY STAR® appliances and fixtures use up to 50 percent less electricity and water; Comfort—homes are kept at comfortable temperatures throughout the year through the use of excellent insulation layers and high efficiency HVAC systems; Quality—builders use reduced amounts of quality materials in construction and employ third party inspections to ensure the safety and credibility of structures; and Environment—construction crews use eco-friendly materials to make every part of the home unit from the cabinetry to the exterior paint.

The BuiltSmart method was created to answer the ever growing demand for green homes that leave a lighter carbon footprint while still providing the latest in home amenities for the modern homeowner.

According to Knox, “Ryan Homes was voted the ENERGY STAR® partner of the year four years running and was so passionate about green building that we took it a step further in the creation of our BuiltSmart program. We used over 60 years of building knowledge and ENERGY STAR® testing data to develop our building practices.” Ryan Homes is also very serious about reducing waste when constructing new homes through its BuiltSmart platform, as explained by Knox: “our lumber is measured and cut in a conditioned environment by high precision lasers to ensure accuracy and reduce waste caused by human error.” In terms of green features, Knox stated, “our exclusive BuiltSmart construction includes high R-value insulation, ENERGY STAR® appliances, conditioned crawl spaces, low-E windows, and much more!”

“Ryan Homes was voted the ENERGY STAR® partner of the year four years running and was so passionate about green building that we took it a step further in the creation of our BuiltSmart program.”

– Laura Knox, Regional Sales Specialist, Ryan Homes

► Each home comes complete with open layouts, high ceilings, spacious kitchens, one and two level styles available, high end finishes such as granite, hardwood flooring, and side entry garages to provide new homeowners with all the home features they are looking for.

▼ By choosing one of the four designs that Ryan Homes has created for Fairway Farms, new homeowners can look forward to saving at least 30 percent on their energy bills as well as making a much lighter carbon footprint in the environment for a lifetime.



The home options slated for the Fairway Farms community take on an old colonial style of construction with gorgeous brickwork, large multi-paned windows, and slanted roofing to protect against the elements and weather of the eastern states. “Fairway Farms offers oversized home sites in a community overlooking the Long Hollow Golf Course with the opportunity to select your floor plan and all the interior and exterior finishes so your home is uniquely yours,” said Knox. The surrounding area offers natural beauty, lighted sidewalks, and easy access to Long Hollow Pike, Vietnam Veterans Boulevard, and I-65. Residents are also in close proximity to Old Hickory Lake for great outdoor activities such as boating,

fishing, and hiking. The community is just a hop, skip, and a jump from great shopping outlets in Historic Gallatin, Hendersonville, and Rivergate.

Perhaps the best feature of these home designs is their excellent ranking on the HERS® Index. Ryan Homes has dedicated itself to building its BuiltSmart homes to achieve a HERS rating of at least 65, giving each of its home designs a definitive 30 percent advantage in energy efficiency over standard homes. To put things into perspective, consider that the typical 20-year-old resale home has a rating of about 130 and a standard new home has a rating of about 100.

Ryan Homes is offering the following floor



plan styles for the residents of Fairway Farms:

The Sheffield model offers four bedrooms, two bathrooms, one half bath, two stories, and a two-car side entry garage. The home design's HERS Index score ranked at 59 and the estimated annual operating costs for the Sheffield is about \$2057.00; compare this cost with the following standard operating costs: standard new home built to 2009 IECC: \$3102.78, standard new home built to 2006 IECC: \$3485.39, 10-year-old resale home: \$3561.91, and 20-year-old resale home: \$3868.00.

The Lincolnshire model offers four bedrooms, two bathrooms, one half bath, two stories, and a two-car side entry garage. The



► BuiltSmart construction includes high R-value insulation, ENERGY STAR® appliances, conditioned crawl spaces, low-E windows, and much more.

home design's HERS Index score ranked at 66 and the estimated annual operating costs for the Lincolnshire is about \$1801.80.

The Esquire Place model offers three bedrooms, two bathrooms, one half bath, two stories, and a two-car side entry garage. The home design's HERS Index score ranked at 68 and the estimated annual operating costs for the Esquire Place is about \$2319.52.

The Somerset View model offers three bedrooms, two bathrooms, one half bath, two





▲ Ryan Homes has dedicated itself to building its BuiltSmart homes to achieve at HERS rating of at least 65, giving each of its home designs a definitive 30 percent advantage in energy efficiency over standard homes.

▼ Ryan Homes has constructed about 75 homes in the Tennessee community using its innovative BuiltSmart method that brings green homebuilding and better living standards together to form its four pillars of homebuilding excellence.

stories, and a two-car side entry garage. The home design's HERS Index score ranked at 68 and the estimated annual operating costs for the Somerset View is about \$2095.10.

By choosing one of the four designs that Ryan Homes has created for Fairway Farms, new homeowners can look forward to saving at least 30 percent on their energy bills as well as making a much lighter carbon footprint in the environment for a lifetime. For more information on Fairway Farms visit www.ryanhomes.com.



Jonathan Dean is an Assistant Editor for *Builder and Developer* magazine. He may be reached at jonathan@penpubinc.com.

Green Features:

Ryan Homes builds with their BuiltSmart program that includes ENERGY STAR® appliances, excellent insulation layers, high efficiency HVAC systems and more to ensure an average HERS score of 75

