

DAYBREAK

FREE REPORT



Courtesy of Your Daybreak Real Estate Experts

Daybreak Builds Sustainable Homes

ENERGY: Leave \$3,000 in your pocket. Energy Star 3.0 makes Daybreak super efficient.

Daybreak is the only community in Utah where every new home is built and independently tested according to the latest Energy Star Version 3.0 standard. This means that Daybreak homes are **substantially more energy-efficient** than other new homes, saving you anywhere from \$200 to nearly \$1,500 on energy every year. And compared to older homes, a new home in Daybreak **can save you as much as \$3,000 a year** or even more. *(FYI, your actual performance will vary depending on weather, thermostat settings and other factors.)*

PEACE OF MIND: Comes with every home. Independent testing tells you exactly how your new home will perform.

Every new home in Daybreak is independently tested and certified according to the Home Energy Rating System (HERS). This testing provides you with a certificate that shows the actual energy efficiency of the home with an accurate estimate of the annual energy cost. And somewhat like the MPG sticker on a car, the HERS score also lets you compare the energy efficiency of different homes. The lower the score, the more efficient the home.

High-performance furnaces do more than save money. They actually keep temperatures more consistent throughout the home. And the enhanced insulation, made possible in part by new framing techniques, helps to block noise as well as heat loss. Who knew that high-tech could feel so warm and fuzzy?

COMFORT: A cozier, quieter home. The benefits of advanced furnaces, framing and insulation.

The homes in Daybreak are designed to save an average of 5,000 gallons per month compared to other homes in the Salt Lake Valley. That's enough water to fill three swimming pools every year. Which is not only good for your utility bill, it's good for the whole Valley.

WATER: Save 60,000 gallons a year. With water-wise features, our homes sip rather than gulp.

Not only are Daybreak homes built to a high standard of energy efficiency, they're also designed to deliver excellent indoor air quality. High-performance ducting ensures a proper flow of fresh air within the home, while exterior moisture barriers minimize the



possibility of mold growth. And the latest furnaces allow for new kinds of filtration that help eliminate allergens.

HEALTH: Breathe cleaner, fresher air. A Daybreak home can actually help with allergies.

A full 75% of Daybreak's construction waste gets recycled. Compared to the average community, Daybreak prevents over 20,000,000 pounds of carbon from entering the atmosphere and conserves almost 200,000,000 gallons of water every year. By the time Daybreak is complete, we will have planted 100,000 new trees. With these kinds of numbers, Daybreak is making a significant, ongoing contribution to our present and to our children's future.

A BETTER PLANET FOR YOUR FAMILY: Daybreak is helping to create a healthier Valley and a brighter future.

GUNN GROUP
REAL ESTATE CONSULTANTS

Daybreak Community

STORE YOUR BOAT OR TRAILER

In Daybreak, recreational vehicles are allowed on streets and in driveways for up to 24 hours only. Permanent storage of recreational vehicles is prohibited on streets or in driveways. (That's part of how we keep Daybreak beautiful.)

Daybreak does have a storage area for boats and RVs up to 30 feet in length. Call the **Community Association** at 801.254.8062 for rates and to check availability.

HAVE A BLOCK PARTY!

Daybreak's view of neighborhood parties is: the more, the merrier. In fact, we have pavilions and a party trailer available just for residents. The party trailer is stocked with everything from tables and chairs to a grill and games.

Visit www.LiveDAYBREAK.com to book a rental.

You can block off your street for a party, but not until you've received permission from the **Daybreak Community Association** at 801.254.8062 and the City of South Jordan. Do a little planning, make a couple of phone calls and get that party started!

SET UP YOUR 'FIBER TO THE HOME' TECHNOLOGY

Daybreak has an agreement with CenturyLink to provide some of the most technologically advanced infrastructure available in the form of "Fiber to the Home". All connected Daybreak homes receive access to the internet through this technology.

Charged by the Daybreak Community Association on a quarterly basis, a fee covers a monthly subscription to high-speed Internet service with download speeds of 12Mbps. This advanced broadband digital network is connected to each home as it is built. To set up your service, call the Daybreak CenturyLink team at 1.866.316.1975.

Benefiting Our Children's Children

Daybreak is founded on the knowledge that the decisions we make today will be felt by our children and their children. What we all want is a community that will enrich their lives and equip them for future success.

We're Rio Tinto's Kenecott Land, the people behind Daybreak. Our hope is that Daybreak is helping to reveal a new pattern for growth in the Salt Lake Valley, helping it become a place that is even more prosperous.

Daybreak is where commerce thrives and where people feel a deep connection to nature and to each other.

Daybreak is where careful conservation of energy, land, and other resources gives our children the safe, healthy future they deserve.



A Smooth, Stress-Free Commute

With two TRAX light rail stations right in the community, Daybreak residents can travel quickly and comfortably to destinations all over the Salt Lake Valley. It sure beats dealing with traffic and parking. And you might even be able to lose one of those car payments.

Our valley is becoming more and more connected through mass transit. Taking the bus, Trax, or Frontrunner gives you more options to get around and opens up more ways to see Utah. When you live in Daybreak you have an advantage, because Trax comes right into our neighborhood and connects you to all the other places that Transit can go.

It's a quick 30 minutes to downtown Salt Lake from Daybreak. You can also be happy knowing by taking Trax instead of driving, you are helping improve air quality and reduce congestion on our highways. A study in Washington DC showed that living near public transit increases home values.

Of course, taking Trax to a Jazz game, seeing a production at Capitol Theater, or shopping at City Creek or Gateway, is a popular way to see downtown. There are good restaurants and other attractions along the Trax line.

If you have kids it's an easy day trip (no car seats needed, and kids under age 6 ride free) to visit places like the Discovery Gateway Children's Museum, Clark Planetarium or Temple Square.

Or, pack your bikes for a bike tour staycation. Grab a group pass for just \$14 for four people round trip and bike and ride to the Pony Express RV park where you can stay overnight in a cabin for only \$25 for a family of four.

Wherever you go, the airport and other TRAX lines that connect from Daybreak are a great way to commute, see the city, or catch a plane out of town!

GUNN GROUP
REAL ESTATE CONSULTANTS
Keller Williams - South Valley Realty
www.KandiceGunn.com

KANDICE GUNN
Real Estate Specialist
801.599.9555
gunkand@yahoo.com