



The Catskill Project's passive house development receives two Certificates of Occupancy

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Livingston Manor, NY The Catskill Project (TCP), an innovative community development project committed to redefining luxury living through sustainable building practices, has received Certificates of Occupancy for its first two homes. The homes are part of TCP's collection of climate-friendly houses that blend carbon-neutrality and Passive House design with modern day comforts. A "Certificate of Occupancy" is a permit, issued by the local municipality, ensuring a property complies with all relevant building codes and is safe for occupancy.

Each of the four home designs have been created to satisfy the diverse needs and requirements of buyers' different lifestyles. Capturing the essence of the Catskills region, the four home styles – Balsam, Overlook, Tremper and Red Hill - range from 1,783 up to 2,283 s/f, offering configurations of two to three bedrooms with two to three and a half baths. Custom options, including a

garage/carport, a three-season room, and a guest suite/artist studio provide residents the opportunity to personalize their homes to their preferences.

The Catskill Project homes bring residents a blend of tranquility and convenience. From farm-to-table restaurants to craft breweries, boutique shopping and art galleries, residents can indulge in the local culture while enjoying the serenity of their surroundings. Residents can also partake in top-tier outdoor recreation activities such as hiking, birding, trout fishing and nearby skiing, some of which can be done on-site across the remaining 40 acres of stunning woodlands and untouched nature preserve available to members of the community.

Designed and built in accordance with passive house principles, each of the four model homes guarantees exceptional energy efficiency, optimal comfort, and a reduced environmental footprint. Starting at \$995,000, owners can choose from lots sized from 3 to 6 acres. The integration of sustainable features ensures a consistent, comfortable temperature throughout all seasons while minimizing energy consumption. All four TCP homes will form a high-end collection of climate-friendly, Passive House designed homes dispersed across 90 acres of breathtaking landscape, creating a carbon-neutral community in the Catskills.

TCP homes offer residents modern day conveniences and socially conscious designs that integrate into the region's natural beauty, with lush forests, cascading streams, and stunning waterfalls all available for the exclusive use of the residents. The Catskill Project provides a safe, healthy, comfortable retreat where TCP homeowners can gather with friends and family.

On Sunday, October 8th, The Catskill Project team will hold a fall open house event at 8 Manor Falls Dr., where interested people can learn more about the project, meet its developers, founders, builders, and new owners, and join the team in celebrating their first buyers moving into their new homes.

Peter Malik, co-founder, and principal, said "These first two homes exemplify what more is to come. They both have been built and designed with meticulous precision and are steeped in the 'how-to' of sustainability, pulling from our team's expertise spanning from our architects, developers and suppliers to a nationally recognized climate and energy policy expert. Luxury and low carbon emissions are not mutually exclusive; The Catskill Project has proved that both concepts can combine to form an inspirational lifestyle that buyers can now realize."

Buck Moorhead, co-founder and principal architect of Buck Moorhead Architect, said "I'm thrilled to be working on this project providing unique and climate-adaptive homes with aesthetic designs that will suit any type of buyer. As we all experience more and more extreme weather events where fire, water, and smoke have no boundaries, we are determined to deliver beautiful homes focused on sustainability with the added benefit of protecting the health of its residents."

Julie Baron Sehrt, one of The Catskill Project's new homeowners, said "We could not be more

excited about our dream home in The Catskill Project. The house is thoughtfully designed, sustainably built, and beyond comfortable for our family to enjoy. The community's hiking trails, waterfalls, stone paths, and pristine land make it difficult to believe we are only two hours from New York City."

Julie Pyun, another new TCP homeowner, said "The Catskill Project is our dream come true. A safe place where we find healing and restoration. Our family is happy to be part of the net zero, future of living."

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