



2023  
WINNER

Rated #1

NATIONAL CUSTOM HOME  
BUILDER OF THE YEAR

- *National Association of  
Home Builders, NAHB*

CUSTOM HOME BUILDER  
IN NORTH CAROLINA

- *Home Builder Digest*

LIVINGSTONE  
DESIGN + BUILD

EXPERIENCE THE LIVING STONE DIFFERENCE





Scan here for more info on this home,  
Elk Mountain Zen



A WELCOME FROM OUR PRESIDENT *Sean* SULLIVAN



First of all, I am honored to have you consider a Living Stone home.

Growing up in a military family allowed me to live all over the world. One of my most vivid memories is experiencing the Japanese culture. I learned the theory behind "Kaizen" as a business student and have applied the "continuous improvement" philosophy in everything we do.

We love what we do and our clients love it too! Our Design + Build philosophy is from "trees to keys", which means that we work with our clients through the entire process. Everything from securing the right lot, designing the perfect home plan, guiding them through financing and the thousands of choices in selections, executing the build and even furnishing their beautiful new home. And to top it all off, we give every new home a 10 year warranty.

Because our first steps with any new client are totally centered around the client experience and tailoring the perfect team for them, we ensure a smooth execution of their build. We pride ourselves on the years we've spent recruiting, developing, and training the right people that set our team apart.

For me, a favorite moment is always when a client realizes that the home we have created for them is not only their dream home, but also totally green, healthy, and safe to live in for generations to come.

A handwritten signature in black ink, reading "Sean".

## WELCOME TO THE *Whole Living* EXPERIENCE

We are nation's leading sustainable custom home builder. Living Stone Design + Build, Accredited Master Builder and nationally recognized NAHB Green Builder of the Year, has been crafting green, award-winning custom homes for close to 30 years. Along the way, we've perfected our WHY, the process of building happier, healthier lives.

### WHOLE LIVING | DESIGN GREEN + BUILD GREEN + LIVE GREEN

My wife Laura (owner of ID.ology Interiors & Design) and I built our first certified home when the NC Greenbuilt program became available in our area in 2006. We learned a lot through the process, including the way that selections and specification choices affected the performance AND air quality of the home. We ended up living in this home for seven years. Then, upon selling the home, the buyer asked for a radon test to be conducted. Radon tests were not required for certified homes when we built the house (they are now). The test results came back showing a dangerously high level of radon. We realized that we didn't know what we didn't know, and began diving deeper into IAQ (indoor air quality). One of the things that we learned is that radon poisoning is the single greatest contributor to lung cancer after smoking!

We began researching radon, and other contributors to poor indoor air quality that were outside of the building process. We soon discovered that although we were designing and building green, our clients were trapping toxins inside their tightly built home by moving new furniture into it. Therefore, we realized that we also needed to teach our clients to "live" green. We decided that we needed to source non-toxic and low VOC furniture so that our clients could live a healthy life in the homes that we were building for them. We became certified in the subject (through WWYW) and felt that this was too big of an issue to keep to ourselves.

This ultimately led to the birth of Atelier Maison, your elevated furnishings destination! We refer to this process of **designing green**, **building green**, and teaching our clients to **live green** as "**Whole Living**."

Thank you for considering us to design + build + furnish your new home!

Sean & Laura Sullivan



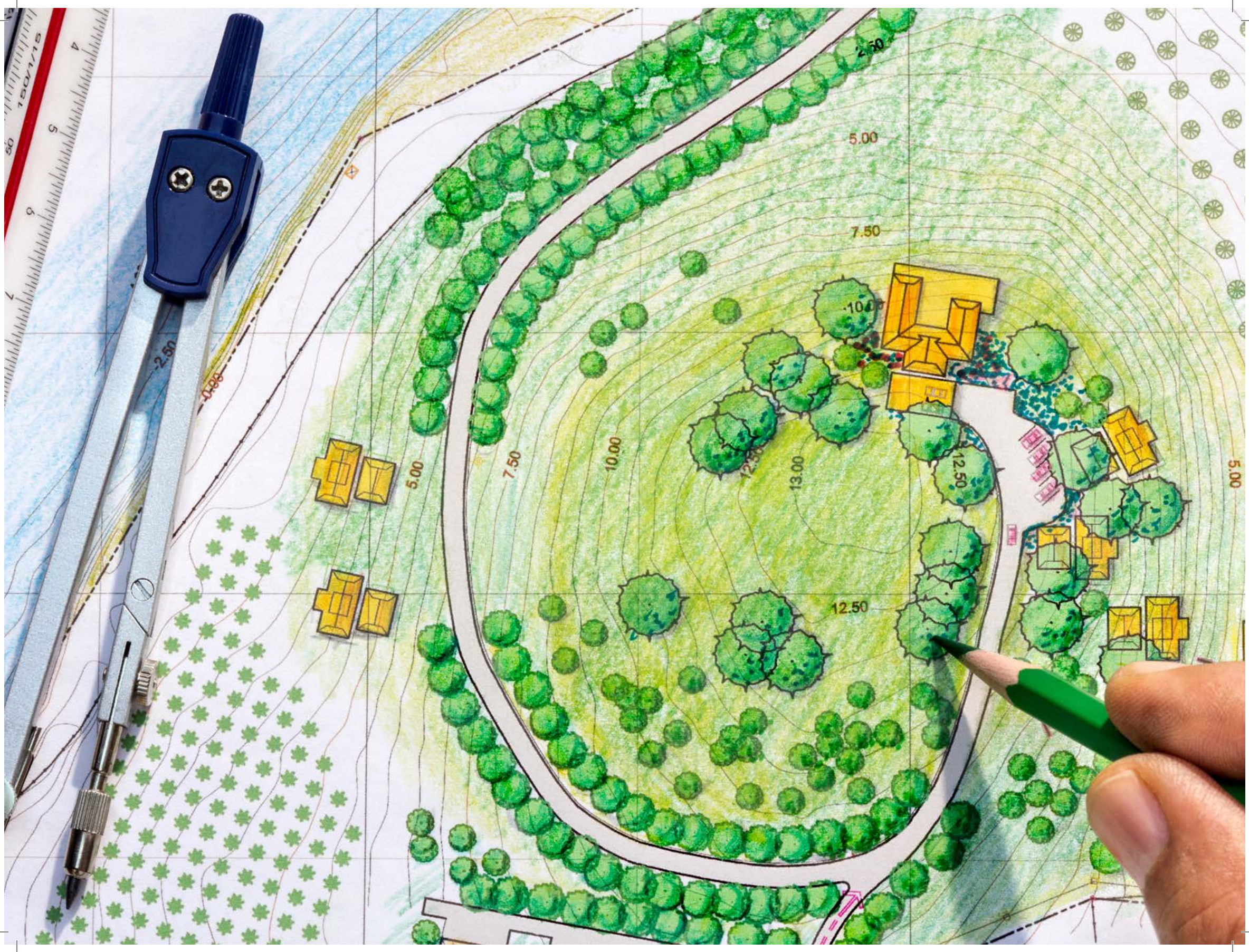




Scan here for more info on this home,  
Hillin-Guilbeau Residence









## *Partner* BY DESIGN: STRATEGIC PARTNERSHIPS CUSTOMIZED FOR EACH CLIENT

**REAL ESTATE:** We partner with the most knowledgeable Realtors to help you locate a building lot, or home, that is perfect for you.

**PLAN DESIGN:** We only work with the best architects. This allows us to have input on design specifications, finishes, and square footages to ensure the design always fits your program. And we do it all in-house.

**PERFORMANCE:** We strategize with building scientists who perform an energy evaluation before we begin construction. The scientists conduct tests, energy modeling, and obtain utility discounts, saving you money for the life of your high performance home.

**CONSTRUCTION:** We compose a detailed estimate for each unique project, and track the actual cost in real time through the end of the build. We pair each client with a dedicated Project Manager who will ensure a build that utilizes advanced framing techniques and state of the art methods of construction. This ensures the highest quality and greatest value for each clients' investment.

**INTERIOR DESIGN:** We partner with the area's top interior design firm to offer exceptional design recommendations for stylish, green/non-toxic materials and finishes that will give you a more beautiful and functional home.

**COMMUNICATION:** All of our projects are managed through a sophisticated software system, complete with a mobile App for your phone so you never miss a deadline, construction, or budget update.

**FINANCING:** We have aligned ourselves with banking institutions that will provide the lowest rates and fees, while at the same time make financing your project a smooth and uneventful process.

**WARRANTY:** In addition to our close to 30 years of building an impeccable reputation of excellence and value, we also give our clients peace of mind by offering a third party, transferable (10 year) structural warranty on all new homes.



## *Priced* BY DESIGN: PROGRAM OR BUDGET-BASED APPROACH

By understanding your goals and establishing clear expectations about your vision, we'll help you select the perfect lot. Then, we'll design the perfect custom home plan with you to maximize your program and budget, or we'll guide you toward one of our pre-designed plans.

### CUSTOM DESIGN + BUILD / STARTING AT \$1.5M

Not all lots (or views) are created equal. If you want that perfect mountain build, then we need to design the ideal home to fit your lot. There are many factors to consider when designing a home in the mountains:

- Orientation
- View
- Topography
- Function
- Budget
- Program

We partner with top architects who will meet with us in our office to design the perfect home for you. Check out some of our most recent custom projects on our website.



[LivingStoneDesignBuild.com/custom-homes](https://LivingStoneDesignBuild.com/custom-homes)

### PRE-DESIGNED PLANS

Building can be a challenge for those coming to the mountains, and most clients do not realize the complexity and associated costs when building on mountain slopes.

We believe that the perfect home starts with thoughtful, creative design but that doesn't mean that it has to be complicated. We have collaborated with architects to create a collection of ideal plans that can quickly be modified, to any extent.

### WHOLE HOME RENOVATIONS STARTING AT \$500K

In many ways, renovations can be more complicated than new construction. Our architects ensure that new work ties seamlessly into the existing structure.





Scan here for more info on this home,  
Brush Creek English Modern







Discover the work at our sister company ID.ology here





## *Interiors* BY DESIGN: SPACE PLANNING & INTERIOR DESIGN

**YOUR PERFECT ENVIRONMENT** is the result of vision and thoughtful planning down to the window treatments and kitchen tile. Working with our preferred design partner, ID.ology Interiors & Design, will ensure that your home reflects your tastes and lifestyle, and considers your health, comfort, and budget. Together, we can ensure that all the little details like space planning, wall colors, fixtures, lighting, and furnishings will elevate the level of style and finish of your home. ID.ology has established a seamless and productive collaboration with Living Stone and their build team, streamlining the process and elevating the overall experience for all involved through efficient and collaborative design project management and facilitation.

**DEFINING USE, LAYOUT & APPEARANCE** - Rooms are so much more than four walls. Let us take you through a process that allows you to consider the traffic flow, scale, and needs of each area of your custom-built home.

**STRUCTURE & FOCAL POINTS** - Make a stunning first impression. We help you think through and plan all the special features of your home.

**MAXIMIZING VIEWS** - Western North Carolina is one of the most beautiful mountain settings in the United States. We incorporate biophilic design into all of our projects to create

a connection between nature and the home. It's important to plan the balance and marriage of soft furnishings in a room to accentuate how you take in the mountain overlook!

**THE LITTLE THINGS** - Where will that lamp plug in, and is there a table exactly where you enjoy your morning coffee? You just relax...we will curate everything so you don't have to.

**CONSCIENTIOUS DESIGN** - Our process allows for custom interior design with your financial resources in focus. We recommend responsible and effective allocation while considering all the possibilities.



## Green BY DESIGN: NON-TOXIC + SUSTAINABLE BUILDING



There's green and there's **Living Stone green**. All Living Stone homes are green by design. We mindfully select each element that makes your home a happier, healthier place to live. To us, green is not a catch phrase or an upgrade. It's how we build each home with the highest integrity. Our stewardship of your comfort and health guides every step of our Design + Build process, and is the heartbeat of the Living Stone difference.

**ENERGY EFFICIENT DESIGN** - From the high-efficiency windows, to the insulated concrete forms, specialty plumbing fixtures, heat pump water heaters, and efficient HVAC systems, every function of a Living Stone home reduces your energy bills and keeps you comfortable with the lowest energy outputs possible. All of our homes are Energy Star and NC Greenbuilt Certified.

**INDOOR AIR QUALITY** - Many builders and homeowners overlook the importance of airflow and best practices that can improve air quality, health, and comfort. Our architects, builders, and interior designers prescribe low or non-toxic materials to reduce risks associated with breathing Volatile Organic Compounds (VOCs), and then we educate you on the importance of non-toxic furniture in order to **live green**.

**PASSIVE SOLAR** - Living Stone homes are designed and built to retain as much heating or cooling as possible, maximizing the principles of passive solar design.

**SOLAR PANELS** - Many of our homes make use of solar energy. Panels can be installed subtly, often unnoticeable from the street level. All Living Stone homes are built **Net Zero Ready**.

**CHEMICAL ABSORBING DRYWALL** - We optimize the safety and health of your home by utilizing a drywall substitute that reduces VOCs and absorbs other toxic gaseous materials.

**LOCALLY SOURCED MATERIALS** - To keep our carbon footprints as small as possible, we locally source many of our construction, landscape, and furnishing materials, including FSC certified woods.

**LANDSCAPE AND WATER MANAGEMENT** - We work with landscape architects to create drought-resistant and low maintenance garden designs. We ensure proper drainage techniques to keep your property and your land safe, and beautiful.



“We love incorporating Biophilic Design into our projects. *Biophilia* is the humankind’s innate biological connection with nature, simply put - improving ones health in their home.”

- Sean Sullivan



Scan here for more info on this home,  
Clovertop Retreat







## *Furnishing* BY DESIGN: INTRODUCING ATELIER MAISON & CO.

We help you design green and build green. However, that's only a small part of the equation. What you put inside your home is just as important as how you build it. As our homes became tighter and more energy efficient, we realized that our clients were moving in furniture that was off-gassing inside their homes. Living green is as vital as building green. That's when we started sourcing low VOC and non-toxic furniture made with water-based glues and natural fabrics. This eventually evolved into our new home furnishings studio – **Atelier Maison & Co.** Your ID.ology designer will curate furnishings, sourcing through Atelier, specific to your design style and needs with exclusive white glove service and insider pricing.

Here you'll find nearly 20,000 square feet of healthy, swoon-worthy furniture hand-made with natural fabrics. Plus, lighting, art, rugs and one-of-a-kinds that'll make your home a happier and healthier place to live.

**GRAND REVEAL** - Ask about our Grand Reveals! We take your vision from conception to completion by choosing and installing every piece of furniture, art, and dishware, even down to the linens.



Check out more about what a Grand Reveal looks like.



With showrooms in Asheville and Cashiers, our team is ready to help meet your furnishings and furniture needs.





## AGE BY DESIGN: *Aging* IN PLACE



A truly green home is one that is not only healthy and sustainable, but also **ONE THAT ACCOMMODATES YOUR LONGEVITY IN IT.** Living Stone homes are designed to keep you enjoying your home for as long as possible. All of our Aging In Place designed homes ensure that you will retain your independence, protect your investment, and add value over the long-term.

**LOW MAINTENANCE** - From the materials of your home's exterior to the shrubs and patio, we ensure that your home is easy to care for over a long period of time.

**ACCESSIBILITY** - Coming home should feel effortless at every age. We eliminate common dangers and inconveniences as you approach the entry of your home, taking special consideration to eliminate unnecessary barriers. Even your storage spaces are designed to be easily accessible and functional.

**OVERALL FLOOR PLAN** - We design our Aging in Place homes so that everyday living activities happen on the main floor or are accessible with an elevator (or future elevator).

**INTERIOR DETAILS** - We select attractive and practical materials that are beautiful and easy to use. This includes an extra emphasis on lighting, lever door handles, and curbless showers.

**SPACE PLANNING** - Let our Aging In Place specialists design your living spaces around daily activities, such as cooking and entertaining, so that they happen in the most comfortable and convenient ways possible.

**COMFORT** - Homes designed using Aging In Place principles not only provide you with a home that suits you at all ages, but also provides you with exceptional comfort for visiting friends and family.





Scan here for more info on this home,  
The Park Residence







Scan here for more info on this home,  
The Hawks Nest



## *Build* BY DESIGN: OUR PROPRIETARY DESIGN TO BUILD PROCESS

The true beauty of a Living Stone home is the intentional thought and care that goes into each plan and building process. Let our team take over all the details! Our proven process of collaboration, will help you, easily and effortlessly, plan and build your mountain dream home.

**CONVENIENCE** - No need for you to juggle the scheduling of any meetings or multiple contracts. We assemble the perfect team, including designers, architects, and engineers, and guide you through making all the important decisions.

Utilizing our Contract Roadmap, your “dream team” will plan all the crucial details like budget, timeline, fixtures, and finishes, before the ground is even broken.

We will continue to oversee your project to the last LED lightbulb and the placement of the final perfect window treatment.

We make it easy for you to follow along as your home is built to completion with our user-friendly project management software system. This intuitive system allows you to be involved through each step of the building process including daily reports, weather updates, changes and approvals, and open book billing.





# *Renovations* BY DESIGN: OUR PROCESS CAN BE APPLIED TO YOUR EXISTING HOME

Selecting the right contractor for your home renovation is as important as finding a builder for new construction (and often more difficult).

In many ways renovation is more complicated than new construction. Living Stone takes special care to select materials and techniques that are consistent with the existing architecture. We work with our architect to assure that new work ties in with the existing structure—floors meet, rooflines intersect...soffits and fascias match.

Renovation is a special skill set—one Living Stone Design + Build has been cultivating for as long as we've been in business. We apply the same standards and values to renovations as to our new construction.

*Before*



*After*







*Before*

Scan here for more info on this home,  
Homestead Revival







Scan here for more info on this home,  
Clovertop Retreat



# Maintenance

BY DESIGN: ALLOW OUR TEAM TO PROVIDE THE PREVENTATIVE CARE YOU NEED

So now that you've built a high-performing home, let's keep it humming the way that it was designed. Like a sports car, it needs regular attention. Our 88 item checklist will guarantee that everything is working in the most efficient way possible.

We have learned over the years that a good preventative maintenance plan will limit, if not completely mitigate, the needs for emergency response. Wouldn't it be nice to never have to worry about your sump pumps failing while you are out of town?

Living Stone Design + Build offers a membership-based luxury home management program. Membership grants you exclusive access to a Living Stone Concierge Consultant, dedicated to the care of your home, and to our trusted network of subcontractors, vendors, and suppliers. Your Living Stone Concierge is your single point of contact for all aspects of home management, from the initial comprehensive home assessment, through regular maintenance inspections, repairs, and on to future renovations.

Contact us today to learn more about the Living Stone Design + Build Preventative Maintenance program.



Learn more about our comprehensive program here.

"I was thrilled to find out that Living Stone started offering a Preventative Maintenance Program for homeowners. I have had multiple projects and things to do around the house (over the years) that I didn't have confidence to do myself and couldn't find anyone I trusted to do them for me. This is an amazing program that is worth every penny!"

- CINDY SENNETT







## TESTIMONIALS: A *Word* FROM OUR PEERS & CLIENTS

“Living Stone’s Design + Build process is an outstanding approach and its implementation was just amazing. Based on Sean’s reputation and his previous work we had very high expectations but they were exceeded in every regard. The Living Stone team was just superb.”

- GEORGE ACKERMAN

“Sean has the rare quality of being able to see the big picture while being engaged in the fine details of his projects. His ability to effectively and efficiently communicate not only gets the job done, but gets it done with a commitment to excellence. This excellence has elevated Sean as a leader among his building industry peers across North Carolina. I have known Sean for almost 20 years and have a great professional and personal admiration for his work and character.”

- FRANK WEISNER

Executive Director, NC Licensing Board for General Contractors

*“What I have realized through this whole process with Living Stone & ID.ology including all employees and contract vendors, is that they are truly artists. Having never built a home before and SO many decisions that are needed to be made has undoubtedly made this project easy and fun. This has only happened because of their high level of ability, communications, & organizational skills, and the love of what they do and truly care about the customers needs and concerns.”*

- CINDY SENNETT

“This is the plan that we hoped for, and the partnership with Living Stone brought it to fruition for us. It's rare in life that you get exactly what you hoped for, and this was an opportunity for us to actually get that. It's everything we wanted, and it's just beautiful. There are no regrets”

- JUDY & BILL SCANLON





*"We still love our house as much as the day we moved in 8 years ago. We have never lost our appreciation for the quality and creativity of the Living Stone team."*

- JAN & RICH SEFTIK

"I have built or renovated 5 homes and completed tens of millions of dollars of commercial construction. Sean is the most professional, knowledgeable, honest, organized residential builder and has been my pleasure to know. He recently completed our custom home and exceeded our expectations in every way. From his staff to his sub contractors, excellence is practiced every day."

- JIM JONES



## OUR *Vision:* TO BE THE MOST RESPECTED NAME IN CUSTOM HOME BUILDING

Rated #1 Custom Home Builder – Home Builders Digest

Asheville Chamber of Commerce – Small Business  
Leader of the Year

Accredited Master Builder

Certified Green Professional

Certified Aging In Place Specialist

Building Green Real Estate Certified

Clear Water Contractor

Certified Lead Renovator (EPA)

Kohler Builder Partner

Energy Star Partner

NC Greenbuilt Alliance Partner

Indoor airPLUS Partner

Duke Energy – Western Region Low Volume Builder of  
the Year

Member of Certainteed's Builder Advisory Council

President of the Asheville Home Builders Association

President of the NC Home Builders Association

Builders Mutual Insurance – Board of Directors

Best of Black Mountain – U.S. Commerce Association

NC Builder Institute – Trustee, Faculty Member, and  
Master Instructor

AIBD - American Residential Design Awards - Best  
Custom Home for The Bronder Residence

AIBD - American Residential Design Awards - Best  
Custom Home for The Hawk's Nest

AIBD – American Residential Design Awards – Best  
Custom Home for The Sennett Residence

AIBD – **Grand** American Residential Design Awards –  
Best Healthy Home for-Sweet Fern Hideaway

AIBD – **Grand** American Residential Design Awards –  
Best Renovation for Homestead Revival

AIBD – American Residential Design Awards – Best  
Indoor Living Space for Homestead Revival

AIBD – American Residential Design Awards – Best  
Design Feature for Homestead Revival

AIBD – American Residential Design Awards – Best  
Outdoor Living Space for Elk Mountain Zen

AIBD – American Residential Design Awards – Best  
Accessible Living Home for Trail Top

BUILD – Most Outstanding for Sustainable Home  
Building Firm – NC

BUILD – Most Innovative Sustainable Home Building  
Firm – NC

BUILD – Best Renovations Firm in the South East and  
Excellence in Sustainable Building

BUILD – Best Green Design + Build Firm in NC

NAHB – Member of the Builder 20 Club (Cornerstones)

NAHB - President of the Builder 20 Club

NAHB – Chairman of the Single Family Builders  
Committee

NAHB – Chairman of the Design Committee

NAHB – Board of Directors

NAHB – Certified Green Professional (CGP) of the Year

NAHB – Young Professional of the Year (Region B)

NAHB – Best in America Living (BALA) award (8x)

NAHB – Best in Green award (BIG) for the Rhodo Reno

NAHB – Single Family Builder Safety Program of the  
Year

### NCHBA STARS AWARDS WON:

Distinguished NC Builder Member of the Year

Best One-of-a-Kind Home

Best Whole House Renovation (3x)

Best Addition (2x)

Best Single Family Detached Home (13x)

Best Humanitarian Project for First Friday Ministry

2023 *WINNER* NATIONAL CUSTOM BUILDER OF THE YEAR.  
NATIONAL ASSOCIATION OF HOME BUILDERS, NAHB



Best Safety Program

Best Design Detail

Best Outdoor Living Project for The Watkins Residence

Best Landscape Design

Best Green Single-Family Home

Best Green Single-Family Home Remodel

Best Green Home Feature – Indoor Air Quality

Best Single-Family Custom Home Between 2,501 and 3,500 Square Feet

Best Bathroom Remodel

Best Room Remodel

Best Whole House Remodel Over \$500,000

Best Interior Design for a Home over 4,001 square feet

**WNC STARS AWARDS WON:**

Builder of the Year (2x)

Safety Program of the Year

PACE Award – Best Public Relations Effort (2x)

Best Digital Marketing Campaign

Best Green Single-Family Home

Best Home Under 2,500 square feet

Best Home Between 3,501-4,500 square feet

Best Newsletter, Brochure, or Marketing Piece for a Builder

Innovative Home Award for The Sennet Residence

Innovative Home Award for Brush Creek English Modern

**PARADE OF HOMES AWARDS WON:**

Special Project Award (3x)

Viewer's Choice Award (7x)

Gold Craftsmanship Winner (14x)

Silver Craftsmanship Awards (8x)

Magazine Cover (3x)

BEST IN SHOW Award for The Bronder Residence

BEST IN SHOW Award for The Sennett Residence

BEST IN SHOW Award for Crockett Ridge Craftsman

Green Certifications: Reems Creek Retreat

**MAGAZINE FEATURES:**

Asheville Lifestyle Magazine – Cover feature  
“Community Builder”

Asheville Lifestyle Magazine – Cover feature “The Home Issue”

Asheville Real Producers Magazine – Cover feature  
“Asheville's Elevated Home Furnishings Experience”

Builder/Architect Magazine – Cover feature “Building with Living Stone”

NAHB's Best in American Living Magazine – feature  
“Splendor Living in the North Carolina Mountains”

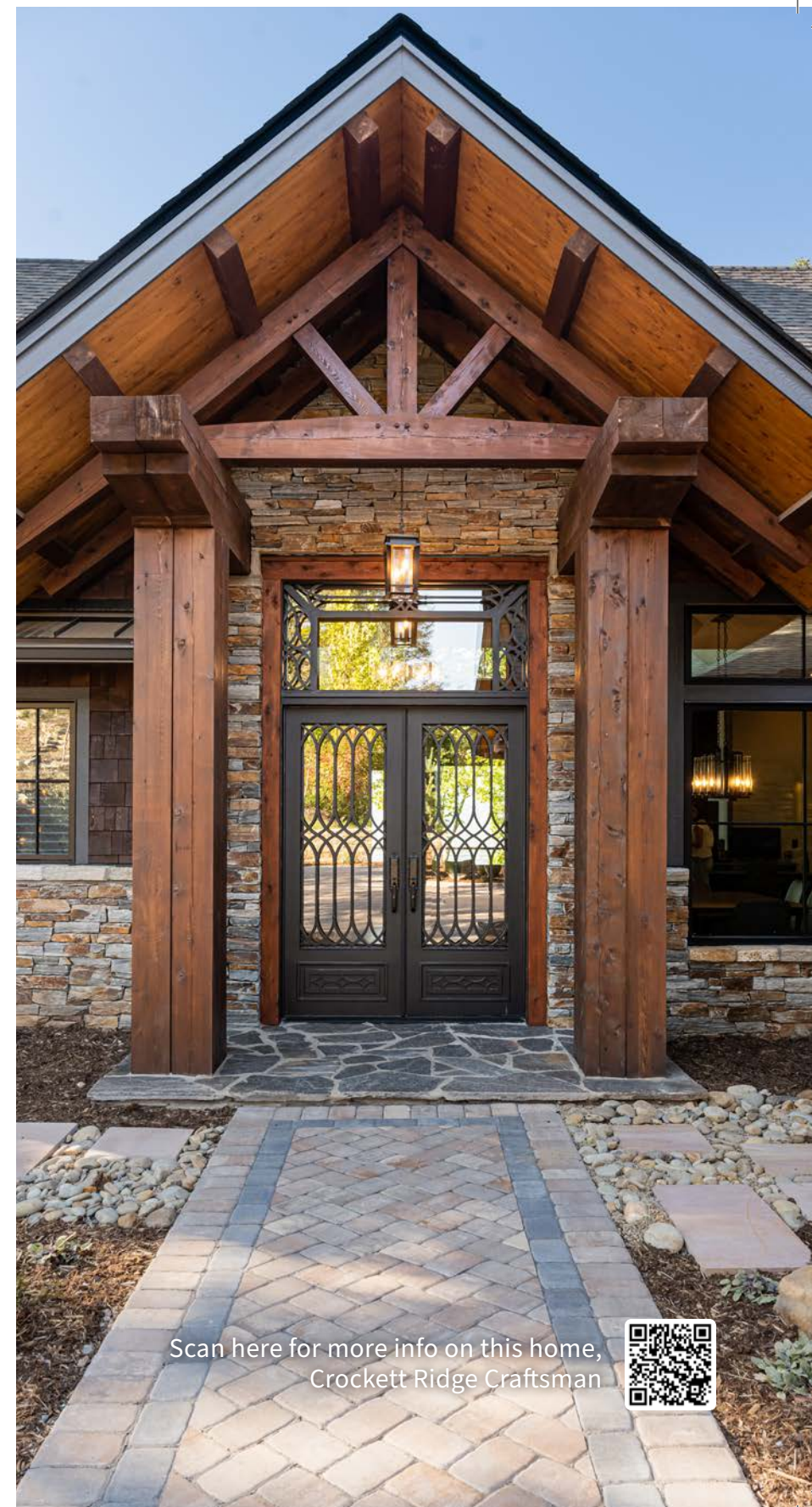
NC Builder Magazine – Cover feature “Bringing Passion as NCHBA President”

Fine Homes & Design – Cover feature “The Marriage of Design + Build”

House Beautiful – feature “Built Better”

Dream Smart TV – episode “The Savvy Home Buyer: Featuring Living Stone”

*Rated #1* CUSTOM HOME BUILDER IN NC BY HOME BUILDER DIGEST



Scan here for more info on this home,  
Crockett Ridge Craftsman





# LIVINGSTONE

DESIGN + BUILD

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LIVINGSTONEDESIGNBUILD.COM



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TO SIGN UP FOR OUR NEWSLETTER.

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The Sennett Residence

