



LIVING STONE
DESIGN + BUILD

Experience the Living Stone Difference



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Welcome to the Perfect Home Building & Living Experience.

We have designed the perfect building and living experience. That's the Living Stone difference.

Living Stone crafts award-winning custom homes that exceed clients' expectations. For over 20 years, our proven process and strategic partnerships with architects, designers, and realtors has delivered dream-worthy homes at the best value to hundreds of families and couples seeking a happier, healthier life in the mountains.

All Living Stone homes are green by design. We mindfully select each element to make your home a happier, healthier place to be. To us, green is not a catch phrase or an upgrade. It is how we build a home with the highest integrity. Our stewardship of your comfort and health guides every step of our design to build process and is the heart of the Living Stone ethos.

From the ease of the first meeting to the beauty of the final touch, you will appreciate the Living Stone difference.

"Design build is an outstanding approach and the implementation of it was just amazing. We had very high expectations and they were simply exceeded." - Stanlee Stahl

PARTNER BY DESIGN: *Strategic Partnerships Customized for Each Client*



Real Estate: We partner with the most knowledgeable realtors to help you locate the building lot or home that is perfect for you.

Plan Design: We partner with the most creative architects. This way, we have input on design specifications, finishes, and square footages to ensure the design always fits your budget.

Design/Building Performance: We partner with building scientists who perform an evaluation before we ever begin construction. These scientists conduct tests, energy modeling, and obtain energy discounts, saving you money over the lifetime of your home.

Construction: We compose a detailed estimate of your project and then track the actual cost through the end of construction. With a dedicated supervisor on your project, you are assured to receive the highest quality and greatest value for your investment.

Selection Coordinator: Our interior design partner offers excellent recommendations for finishes that will give you a more beautiful and functional home. Maximizing energy efficiencies (with treatments) and controlling indoor air quality (with proper finishes and furnishings) are two vital parts of our success and savings process.

Communication: All of our projects are managed through a sophisticated software system, complete with a mobile App for your phone. All communication, scheduling, selections, financials, and comprehensive information are channeled through the software so you never miss a deadline or budget update.

Financing: We are proud to present the missing piece of the construction puzzle by partnering with banking institutions that will provide the lowest rates and fees while at the same time giving you quick pre-qualification.

Warranty: In addition to our 20+ 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) home warranty on all new homes.



PRICED BY DESIGN: *Budget or Program-based Approach*

By understanding your goals and establishing clear expectations about your vision, we'll help you select the perfect lot. Then, we'll guide you toward one of our plans or design the right plan to maximize your budget. Every Living Stone home is built with exceptional value and quality.

Semi-Custom Design

Up to \$750K

Building can be a challenge for those coming to the mountains. Most clients have a limited understanding of the complexity and the cost of building in the mountains.

We believe that the perfect home starts with design, but that doesn't mean that it has to be complicated. We have partnered with designers to create ideal plans that can quickly be modified, to any extent, at a fraction of what an architect would charge.

Because we have a foundational knowledge of these plans, they require less financial resources and time to build again.

Custom Design + Build

Starting at \$750K

Not all lots (or views) were 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
- Cost

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



GREEN BY DESIGN: *Non-toxic + Sustainable Building*

There's green and there is 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 is how we build each home with the highest integrity. Our stewardship of your comfort and health guides every step of our design to build process and is the heartbeat of the Living Stone difference.

Energy Efficient Design - From the high-efficiency windows, to the insulating concrete form, specialty plumbing fixtures, heat pump, water heater, and efficient HVAC system, every Living Stone home works to decrease energy costs and keep 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. Our architects, builders, and interior designers prescribe non-toxic materials to lower risks associated with Volatile Organic Compounds (VOCs).

Passive Solar Heating - Living Stone homes are designed and built to retain as much heat as possible, using and maximizing the principles of passive solar heat.

Solar Panels - Many of our custom and semi-custom homes make use of solar energy. Panels are installed subtly, often unnoticeable from street level.

Chemical Absorbing Drywall- We optimize the safety and health of your home by utilizing a drywall substitute that eliminates VOCs and absorbs other toxic gaseous materials.

Locally Sourced Materials - To limit our environmental footprint, we source construction, landscape, and furnishing materials from local vendors whenever possible.

Landscape and Drainage - We partner 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 low maintenance.



AGE BY DESIGN: *Aging in Place*

A truly green home is one that is sustainable; one that grows and even ages with you. 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 you will retain your independence and save money 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!

Accessible Entry - Coming home should feel effortless at every age. We eliminate common dangers and inconveniences as you approach your front door, taking special consideration to eliminate unnecessary steps.

Overall Floor Plan - We design our Aging in Place homes so that everyday living activities happen on the main floor.

Interior Details - We select attractive and practical materials that are slip proof and durable, ensuring that there are flush transitions between spaces.

We design your living spaces around daily activities, such as cooking and entertaining, so that they happen in the most comfortable and efficient ways possible.

Even your storage spaces are designed to be easily accessible and functional.

"We are thrilled with our green built home designed and built especially for us by Living Stone. The care they took in choosing materials and using sustainable building practices are allowing us to enjoy excellent air quality inside our home while we realize amazing savings on our energy bills." - Dr. Warren Strittmatter



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 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 wall colors, fixtures, lighting, and furnishings will only enhance the big picture.



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 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 the stand-out features of your home.

Maximizing Views - Western North Carolina is one of the most beautiful mountain settings in the United States. Many of the homes we design and build have exceptional views. It's important to plan even the 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.

Budgeting in Style - Our process allows for custom interior design at any budget. We look at the overall budget of your build, and recommend a responsible and effective allocation while considering all the possibilities.



BUILD BY DESIGN: *Our Proprietary Design to Build Process*

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

- No need for you to schedule all the meetings or coordinate multiple contracts. We will assemble the perfect team, including designers, architects, and engineers and guide you through making all the important decisions.
- 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 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!



A Note From Our CEO, Sean D. Sullivan



What makes Living Stone so different from other building firms is successful collaboration. In an industry fraught with egos and lacking in great resources, we pride ourselves on the years we've spent searching for, developing, and training the right kind of people that set our teams apart. Because our first steps with any new client are totally centered around the client experience and building out the correct team for them, we ensure a smooth execution of their build. We love what we do and our clients love it too. Our clients overwhelmingly express relief when they find that we work with them on everything from securing the perfect lot, designing the perfect home, guiding them through financing and selections, executing the build, and finally, putting our 10 year warranty on their dream home. For me, a favorite moment is always when a client realizes that the home we have created for them is not only their design dreams come to life, but also totally green and safe to live and breathe in without worry of harmful chemicals.



*Meet the Living Stone team that will partner with you to conceptualize and build your forever home.
Our unique strengths and talents combine to make the Living Stone Difference.*

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

“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 it 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

“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 of the NC Licensing Board for General Contractors



