



HOME 476 / 8460 NEWHALL DRIVE / SAGE MODERN ARCHITECTURE AND DEVELOPMENT



Plant yourself dead center in the living room and you've set yourself up for a pleasant conundrum: which view is the best? Set your gaze one direction and you're staring down Lookout Mountain. Shift your eyes a tad to the right and you have a clear view of Prosser Run. Now, look before you and you'll see the stunning connection of kitchen, great room and dining area, all artfully tied together by floors of Italian porcelain tile and ceilings that glow from cedar wood. Look more closely, however, and you'll find something far more impressive: it's beautifully suitable for living. Very much so.

The Springs Pavilion, Tennis Pavilion and Lookout Lodge are all a short walk from this 5 bed, 4.5 bath, 3,900-square-foot home. Moonlight Meadow is nearby as well. But the temptation to stay home is completely understandable. This home is ideal for friends, family and the pursuit of entertainment. There's a large outdoor living area with a fire pit and built-in barbecue area, as well as a covered hot tub and covered dining area. Kitchen appliances include the well-known names of Wolf, Bosch, Kohler and Subzero. Finally, you'll find parking for a golf cart, ski storage and a spacious mudroom with a ski boot warming bench – just in case that view of Prosser Run gets the better of you.



FEATURES & MATERIALS

8460 Newhall Drive
3,900 Square feet | 5 Bedrooms - 4.5 Baths

INTERIOR

Appliances: Subzero, Wolf and Bosch

Fixtures: Kohler, Blanco & Boffi

Tile: Travertine & Porcelain

Cabinets & built in casework: Walnut

Trim & Doors: Walnut

Flooring: American Walnut & Italian porcelain tile

Radiant Heating throughout

EXTERIOR

Clear cedar siding & soffits, Montana ledgerstone and hot rolled steel metal accents

Windows and Doors: Thermally broken aluminum windows with dual pane low-e glass. Monumental glass doors at patio







ARCHITECT & BUILDER

Sagemodern was founded through the partnership of Paul Warner and Blair Porteous. In 2008, Blair wanted to test the much heralded benefits of prefab construction with a real project. At the time Paul Warner was the President of Michelle Kaufmann Designs and the architect for Blair's house. The project was very successful in delivering a modern, high quality home, on budget and in a fraction of the normal construction time.

We started Sagemodern because we are passionate about simple, elegant modern design and believe that prefab is a more efficient and sustainable approach to building a custom home.

Presented by Martis Camp Realty / 800.721.9005 / 12000 Lodge Trail Drive, Truckee, CA 96161 / www.MartisCamp.com