



REALTY

HOME 12 / 8416 VALHALLA DRIVE / RYAN GROUP ARCHITECTS / TRUCKEE CUSTOM HOMES



Upon walking into this modern mountain home you immediately realize the warmth and clean lines of this Scandinavian design and the connection with nature from the many walls of windows. Within a treed and sunny estate lot, and at a comfortable 1,718 square feet, this sports home exists as an island in a sea of Ponderosa and Fir. The Lost Library can be found in a matter of one or two minutes. There's a treehouse and garden nearby and a trailhead to more than 20 miles of year-round wanders. All of this is assuming you've got a good reason for leaving the comforts of a eco-friendly, well-appointed home with forest views from every step that's perfectly sized for appreciating friends, family and the Martis Camp lifestyle. Clean, bright, considered design at its best.

The heart of this three-bed, three-bath home is its kitchen and living room. The large, soapstone breakfast bar — dappled in morning sun — is the ideal place to start the day. Twelve hours later, twilight conversations prevail on the nearby deck and firepit or at the large country dining table with forest views front and center. Appliances include Wolf, Miele, Subzero and Frigidaire while the sound system is Sonos wireless. Cabinets are Douglas fir, floors are polished, integrated concrete with recycled ash content, and heating throughout the home is hydronic. Designed by Ryan Group Architects, this home blends pleasantly with its surroundings and is LEED-certified.



FEATURES & MATERIALS

8416 Valhalla Drive
1,718 square feet | 3 Bedrooms - 3 baths

INTERIOR FEATURES

Water purification system
Passive cooling using natural ventilation and thermal chimney principals with upper level "Ventilation Loft"
Formaldehyde-free cabinetry and zero VOC paints and stains for improved air quality
European wall - hung - dual flush toilets
Hydronic heating throughout
Cabinets: horizontal grain Douglas fir
Ceiling finishes: Douglas fir tongue and groove
Kitchen floors: polished integral colored concrete with recycled fly - ash content
Kitchen Counters: Soapstone
Appliances: Subzero refrigerator, Wolf range, Miele dishwasher
Custom built-in pantry, couch, wall hung night stands, bunks and collapsing bunk bed/chair
Sonos wireless audio

EXTERIOR FEATURES

Green building Certification under Build it Green's "Green Point Rated Home" and Energy Star Qualified Home
Rooftop Solar Photovoltaic Panels
Passive solar design
Outdoor firepit seating area
Reclaimed barn wood
Blue rolled steel doors and trim
Kolbe with C-Channel steel trim
Building envelope will accommodate an additional structure
Treehouse like school room/art loft
Beautiful sunny wooded setting



Information herein deemed reliable but not guaranteed and should be verified.





ARCHITECT & BUILDER

At **Ryan Group Architects** our client's challenges define our work. The association usually lasts for years. We listen to the request to solve a problem not only at the initial meeting but continue to listen and solve until the project is occupied. Project creation goes beyond unanimated preparation of plans and specifications. Creativity alone is not adequate. Pragmatism is not sufficient. Site-responsive, environmentally-conscious designs falls short. Professional and social responsibilities go well beyond. We must solve for a comprehensive set of concerns.

Truckee Customs Homes was founded on the desire to provide their clients with exceptional craftsmanship, on time service and meticulous attention to the finest details. At the completion of every project Jim Riley and Truckee Custom Homes prides themselves on having forged lasting relationships with all their clients. Throughout their 17 years in business they have consistently delivered on the expectation of unsurpassed quality on every aspect of the project.

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