



HOME 134 / 10810 HOLMGROVE COURT / SAGE ARCHITECTURE / A.P. THOMAS CONSTRUCTION



This 4,058 square-foot contemporary masterpiece boasts 4 bedrooms and 4.5 baths, including a kids bunk room and play area, making it the ideal family home. Architecturally refreshing interior is light and bright with expansive glass allowing natural light and openness to the outdoor surroundings. A mostly one level floor plan and a private master bedroom suite on the split level offers privacy and lock off capability.

Placing a premium on the natural wonders of Martis Camp, Sage Architects have created bountiful outdoor living experience on this 2.07 acre estate lot, with a large lawn, outdoor sound system, extended WiFi and a patio & deck that are prepped for power and natural gas, to easily construct a custom outdoor kitchen, hot tub, fire pit and the like.

The heated three car garage, with built-in sports storage, makes it easy to take advantage of this home's close proximity to Martis Camp's epicenter of recreation at the Family Barn. With the Club Lodge also an easy walking distance, this modern estate is perfectly conducive to a lifetime of incredible memories. And don't forget the dog lovers – the home is equipped with the furry friends in mind with perimeter dog fencing, dog door and dedicated secured dog run area off the laundry room.

FEATURES

10810 Holmgrove Court
4,058 square feet
4 Bedrooms
4.5 half Baths
2.07 acre estate lot
Furnishings available to purchase separately
Elan AV system controls security, climate, media – expandable and iphone/pad integrated
Whole home automation with speakers throughout
Large glass windows for outdoor indoor living
Master bedroom office
Hydronic heating (including garage)
Wine Cooler
Architectural lighting
Storage areas with lock off capability
Kids bunk room / play area
Walking distance to Family Barn and Camp Lodge

INTERIOR MATERIALS

Cabinetry / doors – walnut veneer
Floors – reclaimed teak and polished concrete
Clear cedar T&G ceilings and walls
Counters – Caesarstone
Kohler plumbing fixtures
Ceramic bath tiles
Kitchen appliances – Subzero refrigerator, Bosch range, ovens, dishwasher

EXTERIOR

Large lawn area
Covered terrace
Cedar T&G siding
Corten weathered steel

Dog fence around perimeter and dedicated fenced dog run area / doggie door
WiFi booster for outdoor connection
Exterior speakers for sound
Pre plumbed gas for firepit and BBQ locations
Pre plumbed for hot tub
Heated 3 car garage – 1,850 SF / sport equipment storage
Cul-de-sac location
Structurally designed for large deck off master bedroom
Site plan allows for guest home







ARCHITECT & BUILDER

While Sage Architecture does not espouse a particular signature style, our designs tend toward modern, clean and simple lines – architecture that has clarity and a distinct connection between indoor and outdoor space. We believe that modern architecture lends itself well to a variety of site conditions, and enables greater flexibility in design. We consider the environment beyond the building. As Northern California architects, we like to take full advantage of the region’s temperate climate, particularly as a component of our Green design approach. On each project, we look at the flow between, and the use of, indoor and outdoor space because we believe that the creation of outdoor rooms is central to providing a great living environment.

With A.P. Thomas Construction, an award-winning company based in the Sacramento area, you’ll recognize a company that rivals larger firms in capabilities and value, yet gives personal attention and commitment to you and your investment. For more than a decade, we’ve delivered innovation, diversity and quality to commercial projects throughout Northern California. What remains vitally important to us is giving you and your project ongoing attention. We focus on you and your job’s requirements, and the owners of A.P. Thomas Construction stay involved as your project progresses from concept through completion.

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