



REALTY

HOME 441 / 8427 NEWHALL DRIVE / RYAN GROUP ARCHITECTS / VINEYARD CUSTOM HOMES



Some homes come with neighbors who live a little loud. Others never hear a peep out of them. Then, there's this home, the one where the neighbor babbles on and on. Luckily that neighbor is a quiet little creek, one that gently tumbles beyond your bedroom window and backyard patios. Slide the pocket doors away and this outdoor scene flows right into your great room, dining room and kitchen. Its influence is felt everywhere, from the elegant hallway leading to your master bedroom to the glass-enclosed bridge upstairs that leads to a separate kids' wing within the home.

The presence of windows makes this 5,000-square-foot home even more impressive. Aside from its 5 beds/5.5 baths, there's a large game room downstairs, a kids playroom upstairs, a 10-locker mudroom and decks with a barbecue bay, firepit and heated dining area, all a thirty-second stroll from the grassy stretches of the Springs Park. In the kitchen, you'll find premium appliance names like Bosch, Rohl, Sub Zero, Wolf and Miele. Built-in closets are alder, floors are oak and Bocci and Circa lighting systems combine to provide this home with a glow as natural and pleasing as the stream that's still babbling on the west end of the property.



FEATURES & MATERIALS

8427 Newhall Drive
5,000 Square feet | 5 Bedrooms - 5.5 Baths

INTERIOR

- Clear Alder built-in closets in each bedroom suite
- Trimless windows with 2" sill
- Clear Alder wood interior windows
- Painted cabinetry at kitchen and bathroom vanities
- Oak floors
- Reclaimed Douglas Fir ceiling decking in family room, kitchen, den and master
- Emtek Matte Black Hardware throughout
- Rocky Mountain hardware at Weiland Sliding Door
- Lutron Lighting/ Waterworks/ Rohl Plumbing Control 4 System
- Built-in surround sound speakers in great-room, kitchen, and outdoor patio
- Central AC and Heating

EXTERIOR

- Clear Western Red Cedar Shingles in Light Grey/Brown Stain
- Chief Cliff Montana Ledge Stone
- Standing Seam, Black Metal + Asphalt Shingle
- Sand set pavers on back patio and front porch
- Sierra Pacific Windows with bronze trim exterior
- Weiland Slider at patio







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.

At **Vineyard Custom Homes** we understand what a dream home means to families. It's not only a place of comfort, but where memories are created that will last a lifetime. It is an investment in your family and that is why it is our goal to help you reach your dream of having an incredible mountain retreat. With these principles, Vineyard Custom Homes strives to take the utmost care of each of our clients and their custom home desires, orchestrating every step of the building process while surpassing your custom home building expectations.

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