

# **1733 Christy Lane**

Rebuild in 2021 by Galletto Construction

6,815 sq.ft, 5 bedrooms, 4.5 baths, 3+ car garage, 2 kitchens, home theater, office, recreation room, elevator, Steel frame construction with some large wood beams locally sourced and milled on historic Donner Summit timber farm, clad in local stone from the same farm

## **Flooring:**

Italian Slab Granite, European White Oak Plank, 100% new Belgian Wool Berber carpets

## **Kitchen**

1. Belgian Reclaimed Oak custom built cabinets
2. Quartzite natural stone countertops (non-porous and durable)
3. 2 Subzero column refrigerators 24" and 30" with water dispenser
4. 2 Subzero freezers, 30" drawers and 24" column
5. 2X Bosch dishwasher
6. 60" Wolf range, double oven
7. 24" Wolf microwave drawer
8. Rohl Stainless Steel sound dampening Sinks and faucets
9. Filtered water dispensers at each sink, instant hot water.
10. Beechwood custom made slab bar

## **Dining**

A single slab sequoia table, repurposed from an Oregon firehouse and not logged, sits on a hand forged steel base, custom built for the space. Incredible ski area views from your chair.

## **Living Room**

Massive two-sided stone fireplace crafted from locally sourced granite from a historic Donner Summit Timber Farm. Currently set up on gas, this is actually a real open wood burning fireplace. If you prefer the snap and crackle of actual wood, it can be easily converted back.

## **Lighting**

Italian suspension lighting, led can lights, New Lutron lighting system controls all lights and window coverings. Program your specific scenes in after purchase.

## **Audio Visual/ Theater**

This home is fully wired for your choice of audio-visual equipment. Choose your package with Current Innovations and have your dream system installed. Home theater with no windows for optimum media viewing.

## **Window Coverings**

Each window is wired for electronic shades of your choice. The Lutron light system switches have blanks for your window covering scenes to be programmed in to your liking.

## **Heating/ Cooling**

A 1,000 gallon diesel heating oil tank powers a boiler for the hydronic in floor heating throughout the home. Every room and area is zoned separately. An external fill spout is plumbed to the exterior for easy fills. Propane fuels the two Xtraordinaire gas fireplaces, one in the family room and one in the master bedroom. An air exchange system moves air within the home and brings outside air in for cooling in the summer months.

## **Exterior**

The exterior of this home is built in low maintenance fire hardened materials, with excessive original construction costs, in order to keep ongoing maintenance costs from zero to low. The support structure and railings of all decks are crafted entirely in steel. Each deck is waterproofed and has can lights and speaker wires below. All decks can support a hot tub, the lowest deck is wired for a tub. The steel deck posts sit on stone pillars topped with 4-inch slabs of granite. Stucco siding and window trim with copper facia means very little exposed wood to treat. Extensive granite stone cladding around the entire perimeter of the home. All stone is locally sourced from a historic Donner Summit timber farm.

## **Garage**

The heated garage has ski lockers and boot dryers, with a large mudroom area and boot bench custom made from glu-lams salvaged from an old Tahoe pier. Pull down the pneumatic hose to fill your tires or run tools; the compressor is down under the house. A huge ceiling hoist that slides along a metal I beam allows you to lift the engine out of your car, or lift your entire car up! Ready for your custom build out for whatever garage tinkering you have in your dreams. Fits 3-4 cars.

## **Elevator**

Strategically located, with the top level in the garage, then landing on the first floor right in between the kitchen and pantry for efficient unloading. The next level accesses all bedrooms.

## **Office**

Built in desk, book shelves, and work station so you don't lose a moments time.

## **Recreation Room and Second Kitchen**

The kids can disappear on the lowest level of this home. The bunk room will fit up to 4 bunk beds. The 5<sup>th</sup> bedroom and attached recreation room keep the younger ones busy in their own zone. A full kitchen on this level allows them to be fed and fully entertained all in one place.

## **Landscaping**

The landscaping has a complete irrigation system and required back flow device. The large lawn accessed via the lowest level is great for croquette. If you prefer bocci or horse shoes, there is plenty of room for those!

## **Wine room or?**

Extra space in the walk in sub area can easily be built out into a wine room.