

BRAND NEW

## Architectural Masterpiece

Natural light floods the open great room through an expanse of glazing, offering spectacular mountain views. The gourmet kitchen, featuring an island with waterfall slab countertops and premium appliances by Wolf, Sub-zero and Kitchen Aid, is perfect for entertaining friends and family. The gracious master suite provides the ultimate retreat, showcasing a gas fireplace with stone surround, walk-in closet, and elegant master bath with stand-alone soaking tub.

After charging down the trails on your mountain bike in the summer, or shredding the slopes in the winter, store your equipment in the ski and summer storage rooms, then kick back and watch the game in the media room with wet bar on the lower level. Enjoy year-round comfort with in-floor hydronic heating throughout and summer cooling systems.

Enjoy direct access to the Village Loop trail and Lake Mary in the summer. In winter, step out your door onto freshly groomed Royal Gorge trails, or hop on the Village Tow to secure your first chair on the Disney lift for an epic powder day..

5710 Tiger Lily Court  
\$3,790,000

**Beds:** 5 beds

**Baths:** 5.5



**Jeff Hamilton**

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# Only 16 Summit Crossing Homesites Remain

Nature-laden homesites, trailside in the Village at Sugar Bowl. With Royal Gorge XC trails at your front door and your own ski-in/ski-out surface tow to the runs of Sugar Bowl Resort, Summit Crossing offers a rare opportunity to own a signature homesite in the Village. Owners enjoy a serene setting, coupled with convenient access to endless adventure. Explore Summit Crossing with one of our real estate professionals today, and become a part of this historic destination tomorrow.

**OPTIONAL CONSTRUCTION CONTRACT ADMINISTRATION SERVICES AVAILABLE.**



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|        |                     |           |         |                  |           |
|--------|---------------------|-----------|---------|------------------|-----------|
| SITE 1 | 710 MULE EARS COURT | \$650,000 | SITE 10 | 5741 TIGER LILY  | \$600,000 |
| SITE 3 | 40 MULE EARS DRIVE  | \$650,000 | SITE 12 | 5721 TIGER LILY  | \$525,000 |
| SITE 4 | 660 MULE EARS DRIVE | \$650,000 | SITE 14 | 5701 TIGER LILY  | \$500,000 |
| SITE 5 | 680 MULE EARS DRIVE | \$675,000 | SITE 15 | 5700 TIGER LILY  | \$450,000 |
| SITE 6 | 705 LUPINE TRAIL    | \$550,000 | SITE 17 | 5720 TIGER LILY  | \$600,000 |
| SITE 7 | 715 LUPINE TRAIL    | \$575,000 | SITE 19 | 5740 TIGER LILY  | \$625,000 |
| SITE 8 | 671 MULE EARS DRIVE | \$625,000 | SITE 23 | 540 MULE EARS DR | \$395,000 |
| SITE 9 | 661 MULE EARS DRIVE | \$600,000 | SITE 24 | 520 MULE EARS DR | \$450,000 |

## North Village

### Designed for Family & Friends

This exquisitely designed home is truly remarkable, exhibiting luxurious custom finishes with a high level of detail throughout. Featuring an enviable mudroom, large media room, spacious open floorplan kitchen and living space, guest suites, master suite and popular bunk rooms, this home was designed for friends and family to gather. The home site provides both mountain views and natural light, as well as generous spacing from proximate homes in the East Village. Take in the views from a spacious deck that's completed with hot tub for soaking after a day of skiing, hiking or biking. Owners enjoy access to the new Sporthaus swim and fitness center, private access to Lake Mary and front door access to serene hiking and biking trails.

All five bedrooms are en suite.

5880 Elderberry Court  
\$3,350,000

**Beds:** 5 beds

**Baths:** 5.5



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## BRAND NEW

### North Village

Located in Sugar Bowl's highly desirable North Village, this home is characterized by enviable southern exposure, an open, communicative floor plan, and a mature blend of contemporary and timeless details. Notable is the home's elegant exchange with its surroundings. Accompanying the thoughtful no-shed roof design are Anderson windows and a Nano-style dining room wall which reveal Sierra sunsets, ridge views of Lincoln, Disney and Crow's Peak, and allow for passive solar to soak the living spaces. These living spaces communicate easily and accommodate, simultaneously, the desire of many to connect and the desire of one to relax in impressive comfort. A wander through the home offers an encounter with the modern and ageless, the effect of which is both grounding and inspiring. This home, its lot, design and details, reflects the adventure and wisdom inherent in those who choose to live at Sugar Bowl.

790 Twinberry Court  
\$2,850,000

**Bedrooms:** 4

**Baths:** 4.5



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## Brand New Contemporary-Style

Host family and friends, with room for everyone. Store all of your gear in style in the enviable ski room with built-in boot dryers. Sleep up to 16 in bunk rooms with built in bunk beds plus bedroom with shared bath. Two guest rooms each with private baths and spacious master suite. Kids can play or the gang can watch the game in the comfortable media room. Entertain on the open main level featuring vaulted ceiling. Modern kitchen features an island, slab countertops and premium stainless appliances by Thermador. Warm yourself in ultimate style next to the dramatic Ortol fireplace. Retreat to a generous Master Suite with elegant bathroom. Escape from the elements into the comfort of in-floor hydronic heating plus forced air heating.

5711 Tiger Lily Court  
\$2,475,000

**Beds:** 5

**Baths:** 4.5

**Square Feet:** 3,398



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## Charming Alpine Chalet

Entertain family and friends at this spacious and well-built slopeside chalet. Enjoy ski-in / ski-out mountain living with access to Sugar Bowl resort and the groomed trails of Royal Gorge XC in winter. In summer access some of Tahoe's best hiking, biking and Sugar Bowl's private Lake Mary right from your front door. This ownership experience offers a slower pace of life amidst one of Lake Tahoe's most serene, noncommercialized settings. Sugar Bowl Village offers a blend of modern-day amenities combined with the best in alpine luxury including private owner lift lanes, grocery delivery, concierge and 24-hour Village Services to attend to all your needs while you enjoy well-deserved down-time. Sugar Bowl's renowned ski team programs, onsite prep academy and summer camps are a popular option for families with active children.

1105 Mule Ears Drive  
\$1,950,000

**Beds:** 4

**Baths:** 5.5



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791 MULE EARS DR.

# Sugar Bowl

## Meadows Townhome

Sugar Bowl Meadows Townhome #4 comes with significant upgrades and is conveniently located just below the Village Gondola – just a short walk to the Village Hall and the Sporthaus pool, spa and world-class fitness facility complete with yoga and massage studios. Unwind in this laid back, mountain community where all your needs are cared for from grocery delivery to concierge services and private community/ family events and activities. Enjoy front-door access to the trails of Royal Gorge, America’s largest XC trail system or take advantage of exclusive owner lift lanes at Sugar Bowl for more quality time on the slopes. In summer enjoy private owner access to the charming Lake Mary and the Pacific Crest Trail. Home upgrades include new high end carpet and gorgeous distressed wood floors, heated floors, steam + jacuzzi in the master, high-end built ins, slate walkways and baths.

791 Mule Ears Drive  
\$1,800,000

**Beds:** 4 + bonus office space

**Baths:** 4



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# Sugar Bowl Meadows Townhome

Luxury Townhome in the heart of Sugar Bowl's snow-bound village. Enjoy the exclusive services and amenities of this unique trailside community. Highly functional floor-plan features a spacious mud room and all the upgrades you would expect in a luxury home. The perfect place to start and end your ski day or summer getaway. Sugar Bowl Village offers a blend of modern-day amenities combined with the best in alpine luxury including private owner lift lanes, grocery delivery, concierge and 24-hour Village Services to attend to all your needs while you enjoy well-deserved down-time. Sugar Bowl's renowned ski team programs, onsite prep academy and summer camps are a popular option for families with active children. In summer, enjoy front door access to some of Tahoe's best hiking and biking trails along with private owner access to Lake Mary.

721 MULE EARS COURT  
\$1,750,000

**Bedrooms:** 4

**Baths:** 3.5



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# Sugar Bowl Buildable Land

This is the last remaining homesite at Sugar Bowl's desirable West Village where you'll find the perfect blend of privacy and ski-in/ski-out access to the slopes of Sugar Bowl resort - the closest major resort to San Francisco.

This premium lot is set upon a slight bluff offering grand views of Mt Disney and Judah.

Build your family legacy ski house in this luxury trailside community where neighbors become friends and friends become family. .

Owners enjoy exclusive lift line privileges, private events, a world-class fitness facility, a renowned ski team program, summer camps for the kids and access to the private Lake Mary in the summer.

57000 Aster Court  
.57 Acres  
\$795,000



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## Award Winning Contemporary Design

Spacious slopeside home built to entertain and can accommodate at least 16. Master Suite features a fireplace, en suite bath and cedar walk-in closet. Guest Suite offers two bedrooms, walk-in cedar closets and shared bath. Kids sleep and play on the lower level, with open space for media and games and a large bunk room offering a full bath plus powder room to comfortably sleep 10, including a ladder with secret hatch to the master bedroom. The open floor plan hosts living, dining, kitchen and reading areas on the sun-drenched upper level, as well as a convenient powder room and a generous pantry. Perfect for entertaining, two islands frame the galley kitchen and maintain the open plan. Modern sauna soothes tired muscles after a long day of powder turns. Modern technology with lighting controls, built-in audio systems and motorized window shades. Built-ins and storage throughout creates both form and function. Zinc roof absorbs solar radiation and allows the snow to fall to the north side of the home. Three wood-burning fireplaces. Three-story atrium at the center of the home is flooded with natural light from south facing windows. East and south-facing decks.

1085 Mule Ears Drive  
\$2,950,000

**Beds:** 4

**Baths:** 3

**Square Feet:** 5,101



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## Slopeside Value

The lowest priced offering in Sugar Bowl's snow-bound village. This family cabin is located in the desirable west village. The home is perfect for a buyer whose vision will turn this home into a contemporary ski chalet. Envision riding a gondola to the village and being escorted to your home by a snow cat. Start your morning with a quick XC ski from your front door and around the meadow, then click into your alpine skis for the high elevation runs of Sugar Bowl. This private mountain community offers an adventurous and authentic alternative to slopeside living at Lake Tahoe's closest major resort to San Francisco. The home is being sold as-is.



1145 Mule Ears Drive  
\$975,000

**Beds:** 5

**Baths:** 5

**Square Feet:** 2,352



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## Sugar Bowl

### Meadows Townhome

Walk or ski to everything from this townhome located just below the Village Gondola and steps from the Village Hall and the Sporthaus pool, spa and world-class fitness facility complete with yoga and massage studios. All your needs are cared for in this laid back mountain village including grocery delivery, concierge services and private community/family events and activities. This home offers plenty of room to host the whole gang for family getaways and holidays. Enjoy front-door access to the trails of Royal Gorge, America's largest XC trail system or take advantage of exclusive owner lift lanes at Sugar Bowl for more quality time on the slopes. After a day on the hill ski up to the Belt Room Bar or enjoy fine dining at the Sugar Bowl Lodge. In summer enjoy private owner access to the charming Lake Mary and the Pacific Crest Trail. Owners enjoy access to a world-class ski team program, popular summer camps and the on-mountain Sugar Bowl Academy.

701 Mule Ears Drive  
\$1,700,000

**Beds:** 4 + bonus office space

**Baths:** 3.5

**Square Feet:** 2,477



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# Jerome Creek Lodge

Built in 2007, this Jerome Creek Lodge condo is situated right on the slopes of Sugar Bowl resort, Lake Tahoe's closest major resort to San Francisco. Nestle by the fireplace after a day on the slopes or wind down with a workout or a soak in the hot tub at the Sporthaus swim and fitness center. This is the ideal spot to escape crowds while enjoying the modern luxuries that come with Sugar Bowl's VIP Village services. Owners enjoy lift lane privileges, concierge, grocery delivery, season pass benefits, summer camps and a world class ski team program for the kids and private access to Lake Mary in the summer. No lugging gear, no parking hassles and the onsite team will make sure the lights are on and your home is warm and cozy for your friends and family to enjoy upon arrival.

600 Sugar Bowl Rd #104  
 \$820,000

**Bedrooms:** 2

**Baths:** 1



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