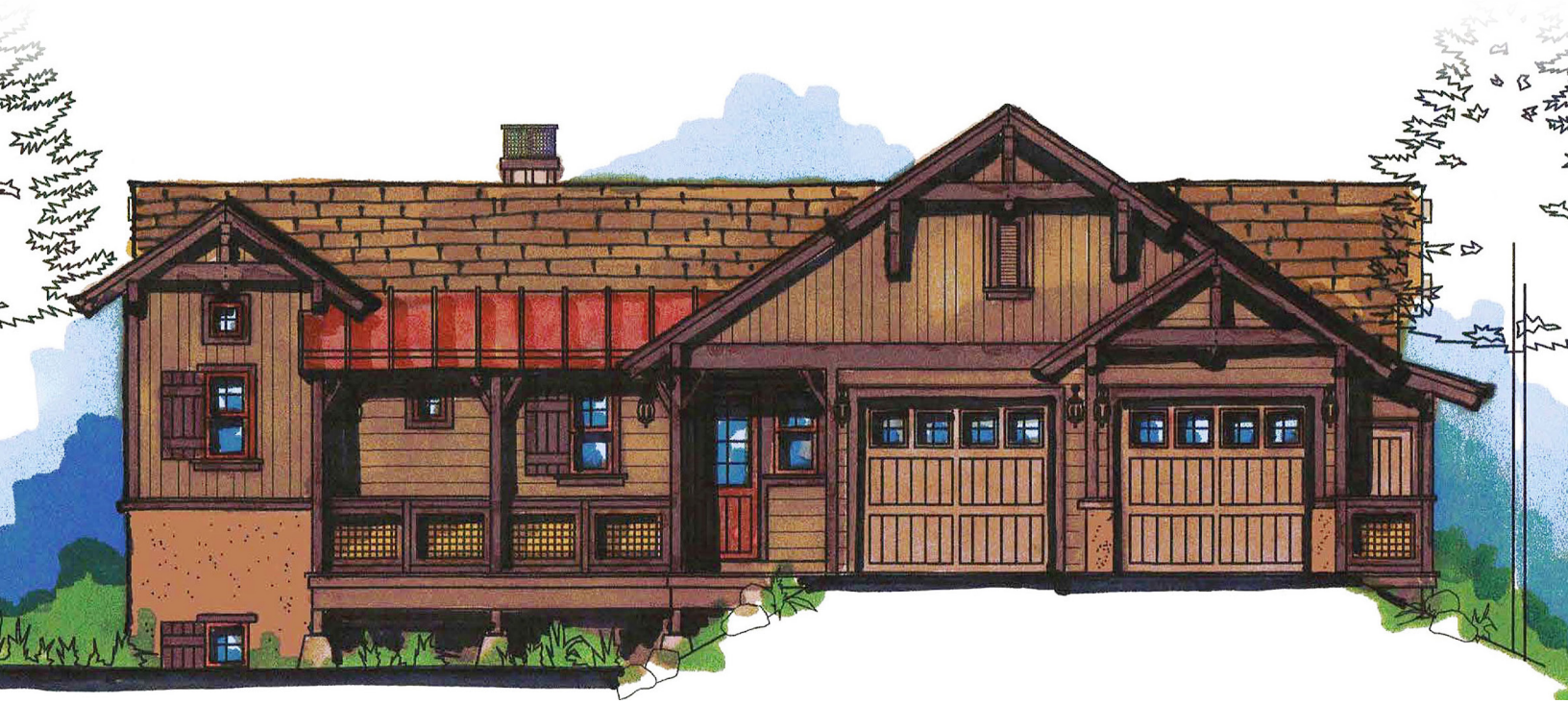


# DONNER CREST

Custom Homesites • Truckee, California

Lot 66 — 10883 Passage Place, Truckee, CA

\$1,200,000



This exceptional mountain home, designed and built by J Propp Construction, is now under construction on Lot 66, one of the largest lots in Donner Crest. If you are looking for thoughtful design — beautifully crafted — you will be pleased you have found this opportunity.

With over 3200 square feet, a total of 5 bedrooms and 4 baths — including 2 full master suites on separate floors — the possibilities for joint-family ownership and large family gatherings are easily realized.

From the warm and welcoming “updated traditional Tahoe” exterior, the main floor opens into a spacious, light-filled great room. The kitchen is beautifully appointed with Thermador Professional Series appliances, “Old Hickory” hardwood floors and knotty alder cabinetry. The adjacent master suite completes the main level, allowing you the convenience of living on just the top floor until guests arrive.

There is more magic on the lower floor: another full master suite, 3 bedrooms and 2 full baths. An exceptional bonus: a 20 X 26 foot game room or “bonus” space to be enjoyed in whatever way you can imagine. Ample storage throughout is enhanced by a 5 x 23 foot finished storage space that can be accessed from outside for ease of storing seasonal items.

This is a home that will exceed your “Tahoe getaway” dreams and be enjoyed for generations.

#### **Donner Crest ownership advantages:**

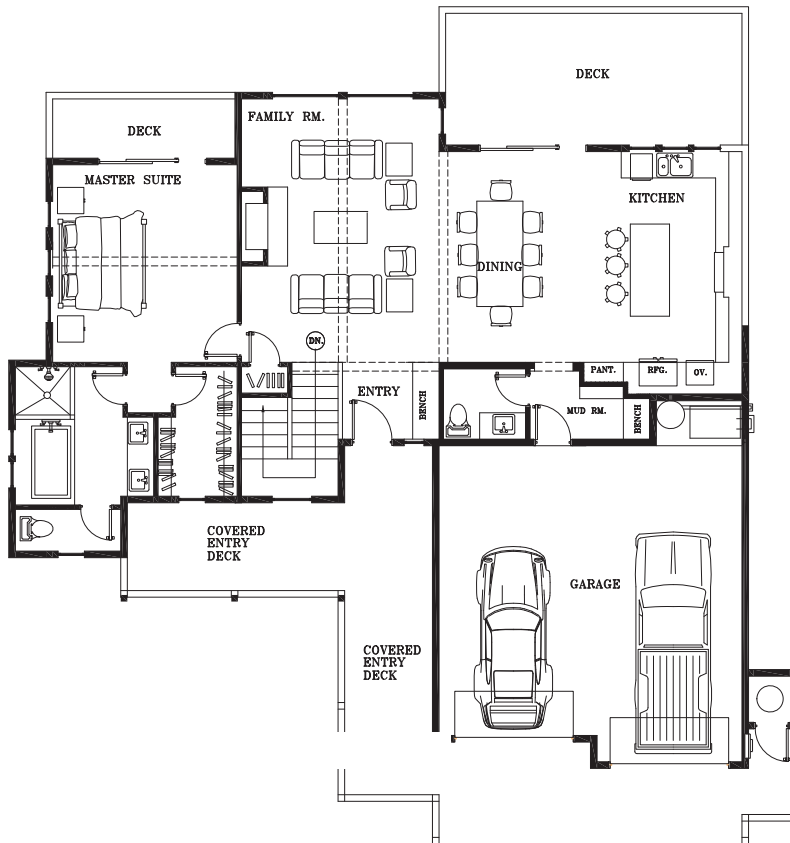
- NO Mello Roos bonds
- NO Community Resale Fee (1% -1.75% fee on resale of your property)

*J. Propp*  
CONSTRUCTION

916-834-7572

**COLDWELL  
BANKER**  
RESIDENTIAL BROKERAGE

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UPPER FLOOR PLAN — 1,350 sq. ft.



LOWER FLOOR PLAN — 1,862 sq. ft.