

FACT SHEET



Coming in 2022 to Truckee will be 24 extraordinary townhomes in the new Village at Gray's Crossing development.

Truckee's newest luxury development is a stones throw from downtown Truckee, Donner Lake and Northstar ski resort. The 24 total units include 16 on the course and 8 surrounding the Village and all will feature large 3 bedroom floor plans, with bonus rooms and year-round outdoor living spaces.

These modern townhomes will be complete with contemporary finishes, and the ability to customize the unit with upgrades, depending on time of purchase.

FOR MORE INFORMATION, CALL CHRIS FAJKOS AT (415) 309-8227  
CFAJKOS@TAHOEMOUNTAINREALTY.COM | BRE 02017161  
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Luxury living meets location, amenities  
and community.

## Exceptional Location



## Development Timeline:

On-Site Construction Begins:	May 2021
Pre- Sale Reservations Open:	August 2021
Occupancy & Closing:	Winter/Spring 2022 - 2023

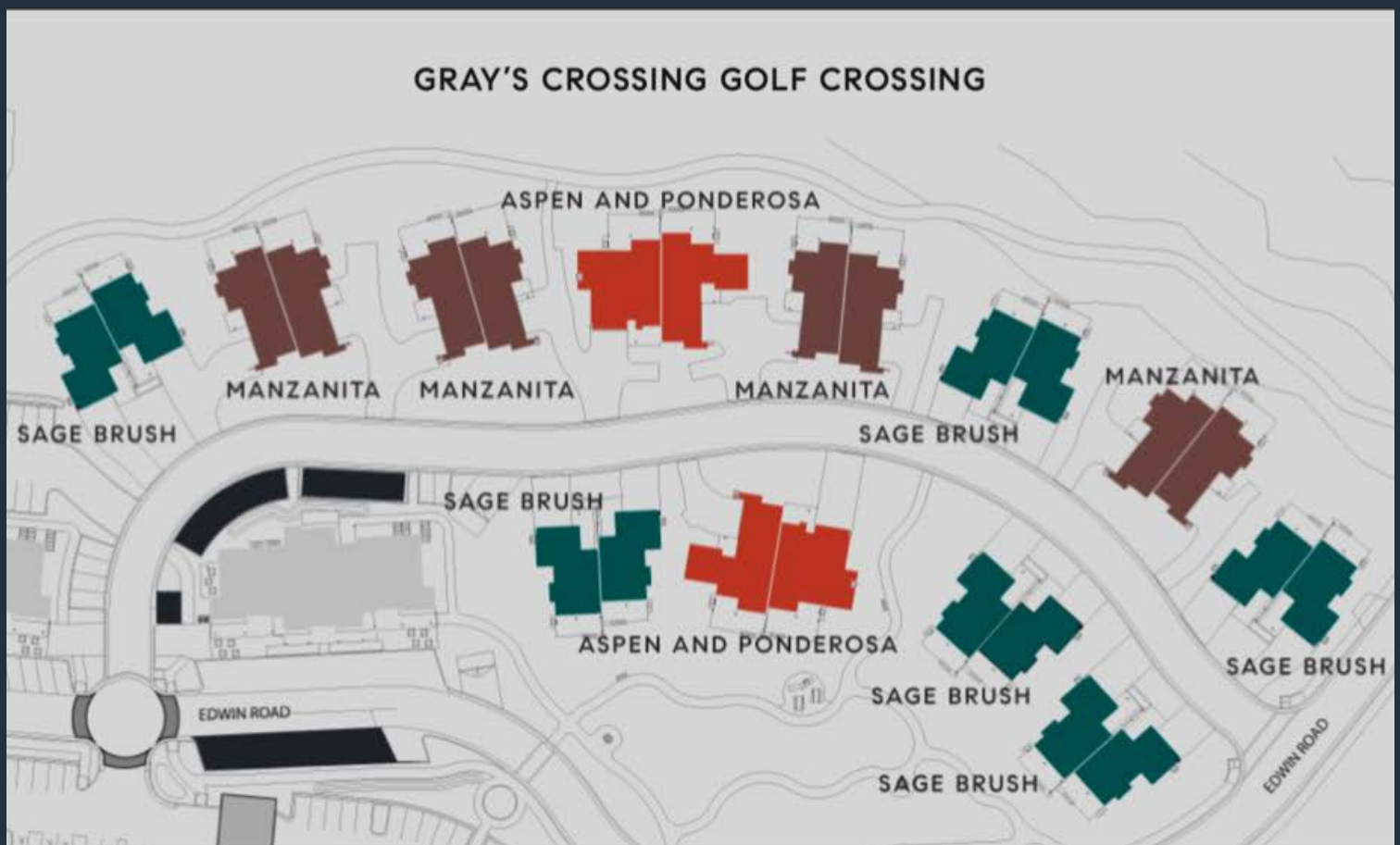
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Luxury living meets location, amenities  
and community.

16 Golf Course  
and  
8 Village Townhome Locations



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# Three Distinct Floor Plans + Specs & Pricing

View all three current floor plans,  
tentative pricing and townhome specs.

Contact Chris for the most up-to-date renderings, plus  
the materials and finishes list.

These residences will come standard with many upgraded features such as professional-style JennAir Noir modern appliances, quartz countertops with coordinating full slab quartz backsplash, and waterfall island feature, plus large modern window and door assemblies. Upgrades to choose from include a built-in buffet with a wine refrigerator and built-in bbq.

Reach out for a complete upgrades list.

Buyers will have the ability to customize their residence with color selections of cabinetry and flooring (white oak or walnut), quartz countertops, and coordinating backsplash and waterfall island, tile, and a variety of lighting options.

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# Aspen and Ponderosa

With a gabled roofline and mountain contemporary vibe, the Aspen and Ponderosa plans offer all the luxury but with a twist. A gorgeous main suite sits downstairs so you can live easily on one floor, and host your guests in two additional suites upstairs. Enjoy the peace and quiet knowing your guests are comfortable with their own media room. An ample mud room provides enough space to kick off the snow and stash all your gear in one place. Grill in your covered barbecue space year round and discover a passion for cooking in your designer kitchen.

## Aspen

3 Bedroom | 3.5 Bathroom |  
2,573 sqft

Mud Room, Bonus Media Room,  
Main Floor Suite, Covered  
Outdoor Area

## Ponderosa

3 Bedroom | 3.5 Bathroom |  
2,552 sqft

Mud Room, Bonus Media Room,  
Main Floor Suite, Covered  
Outdoor Area

*Tentative Pricing*

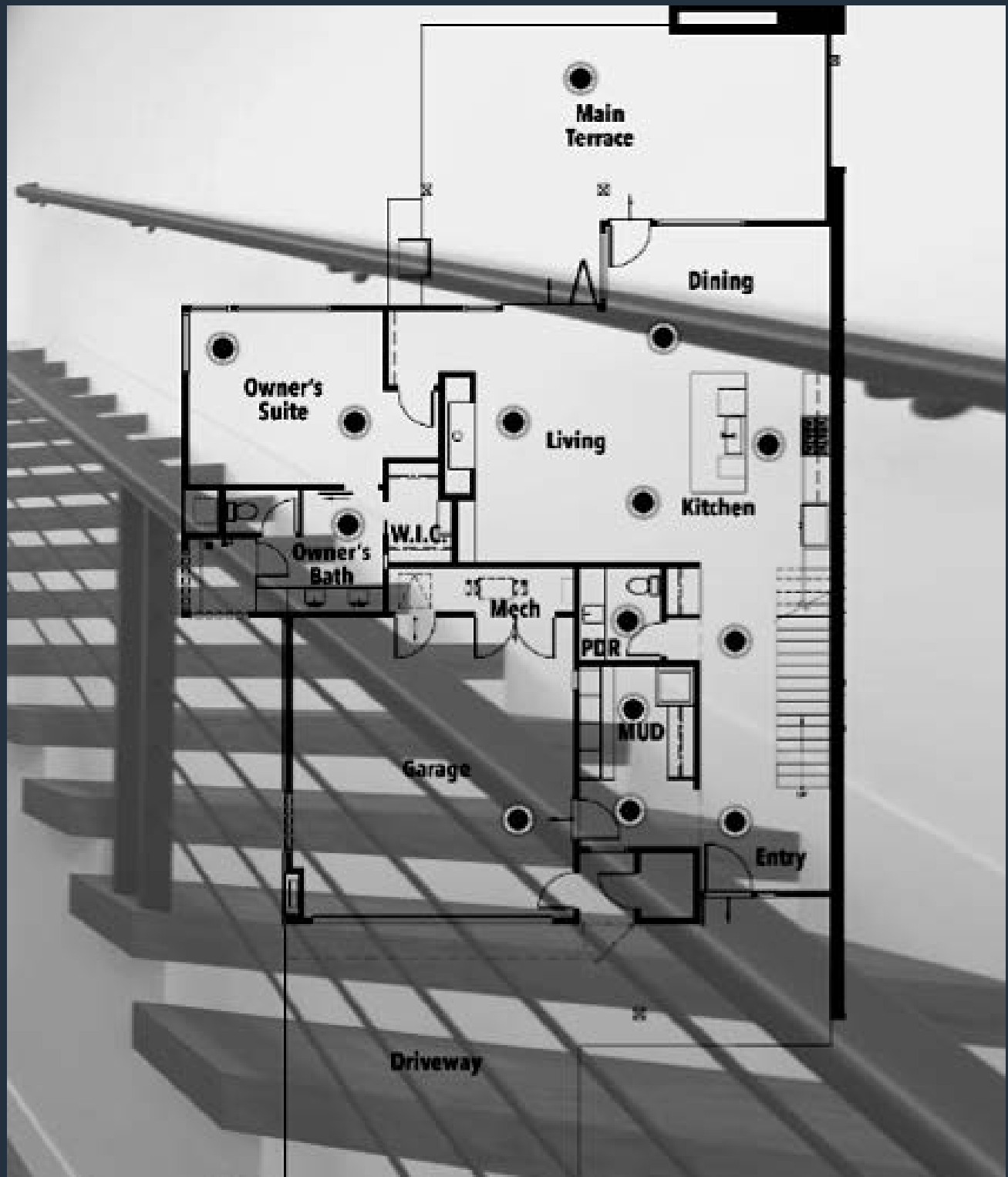
**\$2.2M+**

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# Aspen & Ponderosa Floor Plan FIRST FLOOR

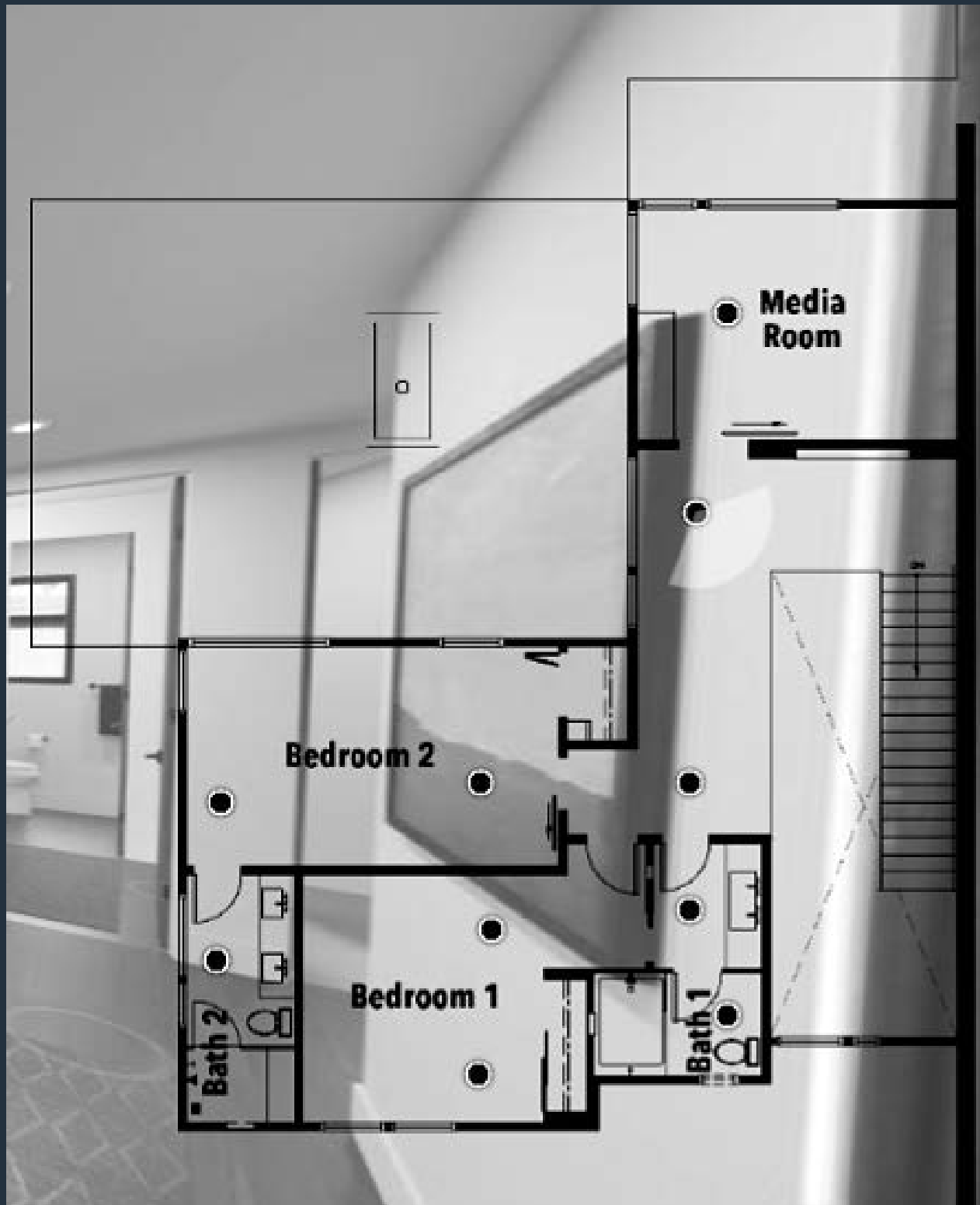


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# Aspen & Ponderosa Floor Plan SECOND FLOOR



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The largest of the three models, this stunning home boasts an upstairs main suite and guest suite each with a private bathroom and walk-in closet. The extra square footage affords a fourth bedroom and a two car garage complete with a private owner's closet. A large great room expands across the entire first floor and provides ample room for entertaining and lounging alike. Relax on your spacious patio and enjoy the crisp mountain air by your fire pit on summer nights, or cozy up in the great room and watch the snow flurry through full height windows. The Manzanita has everything you could want, and more.

## Manzanita

3 Bedroom | 3.5 Bathroom | 2,566 sqft

Mud Room, Bonus Media Room or 4th Bedroom, Oversized  
2-Car Garage, Large Outdoor Living Space

*Tentative Pricing*

**\$2.4M+**

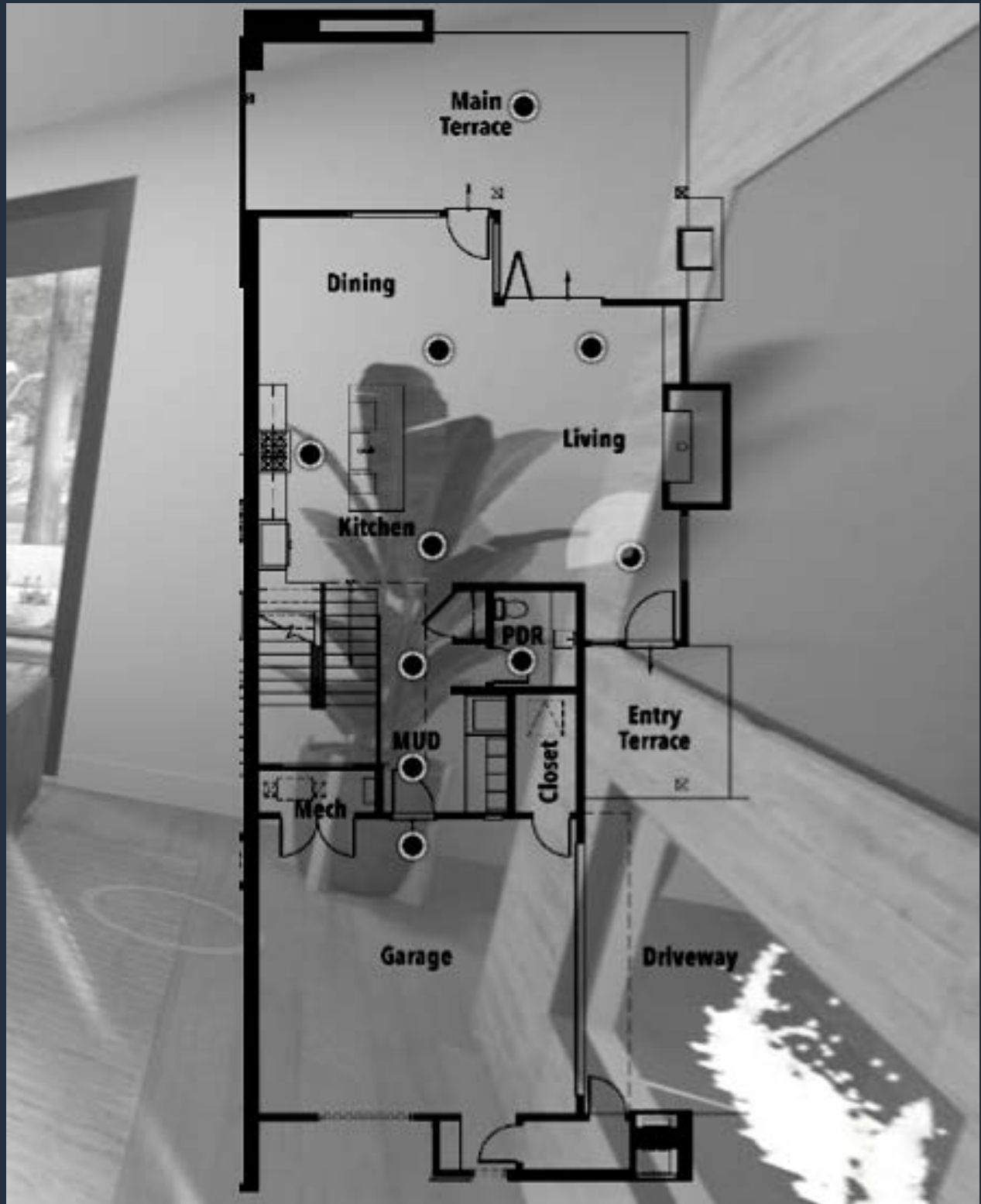
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# Manzanita Floor Plan FIRST FLOOR



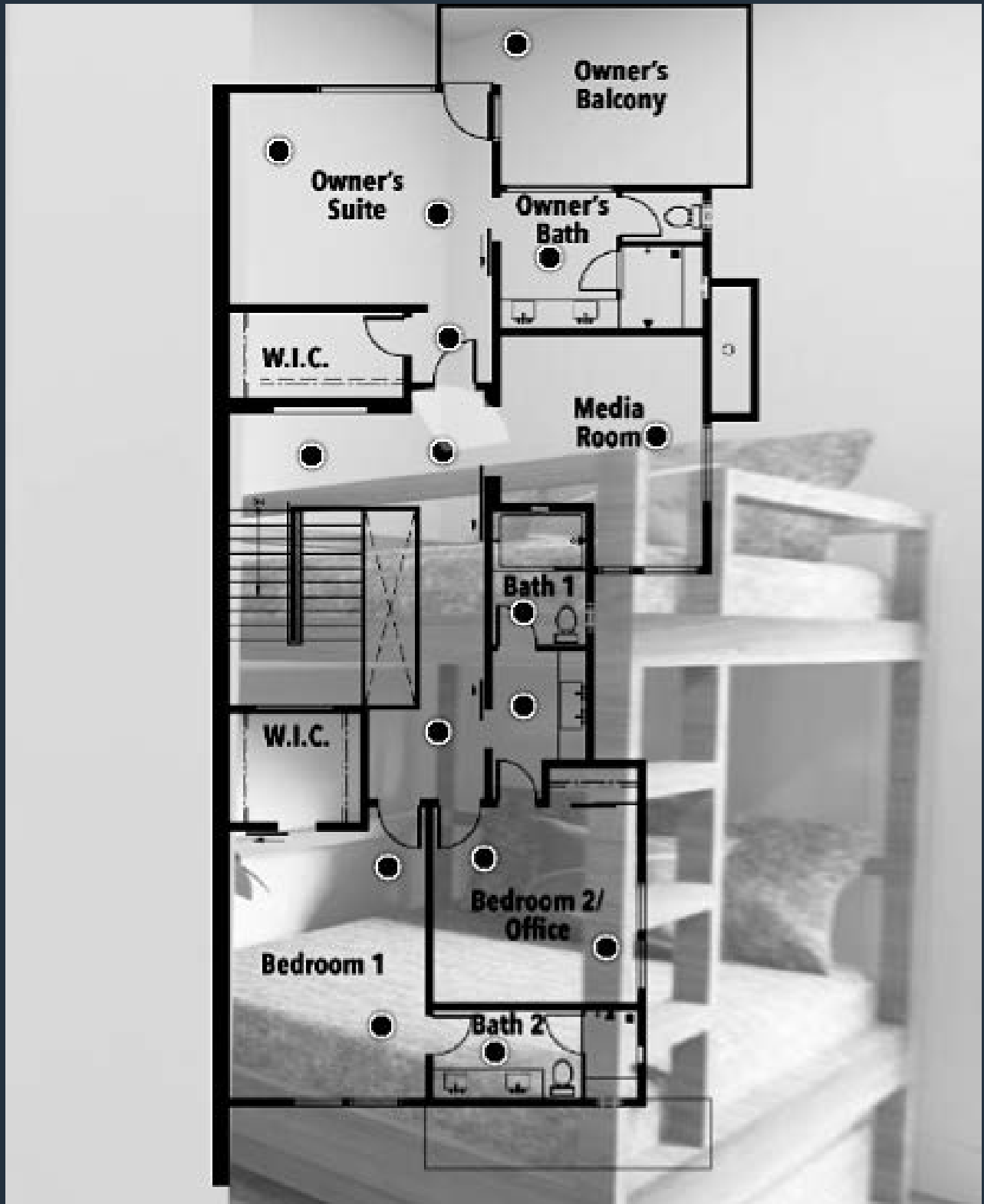
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# Manzanita Floor Plan

## SECOND FLOOR



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## Sage Brush

Abounding luxury from every inch, Sage Brush impresses with its contemporary design and its wide open spaces. Upstairs find three bedrooms, a luxurious main suite and two guest suites with a Jack and Jill bath. Light pours into the double height living room making this home feel open and bright and a second floor balcony overlooks the fireplace and entryway. Enjoy a stunning great room and a private terrace in the warm Tahoe sun. Sage Brush has ample space for all your desires.

## SAGE BRUSH

3 Bedroom | 2.5 Bathroom | 1,893 sqft

All Ensuite Bedrooms, Outdoor Fire Pit, BBQ and Large  
Private Outdoor Living Area

*Tentative Pricing*

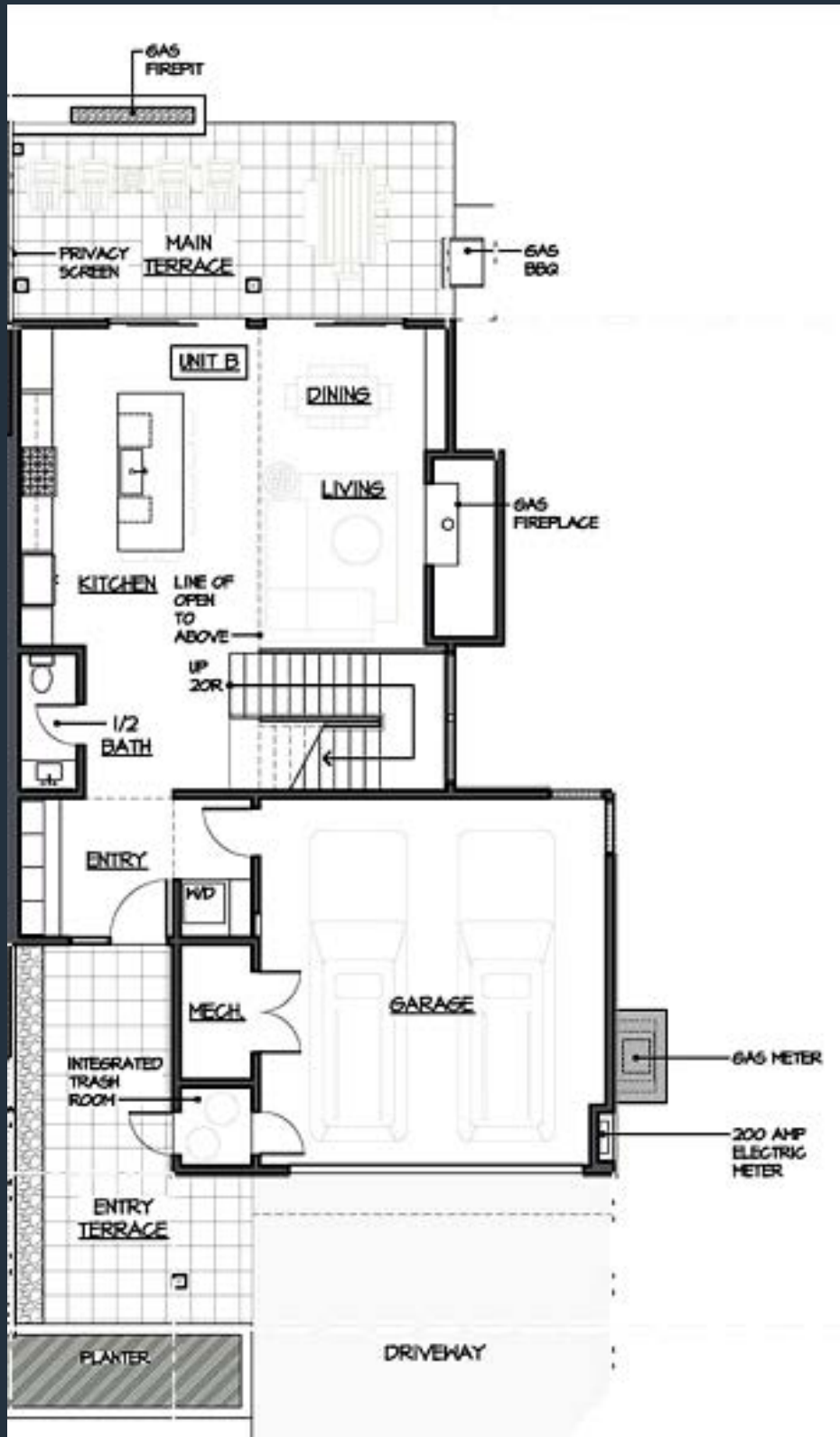
**\$1.8M+**

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# Sage Brush Floor Plan FIRST FLOOR



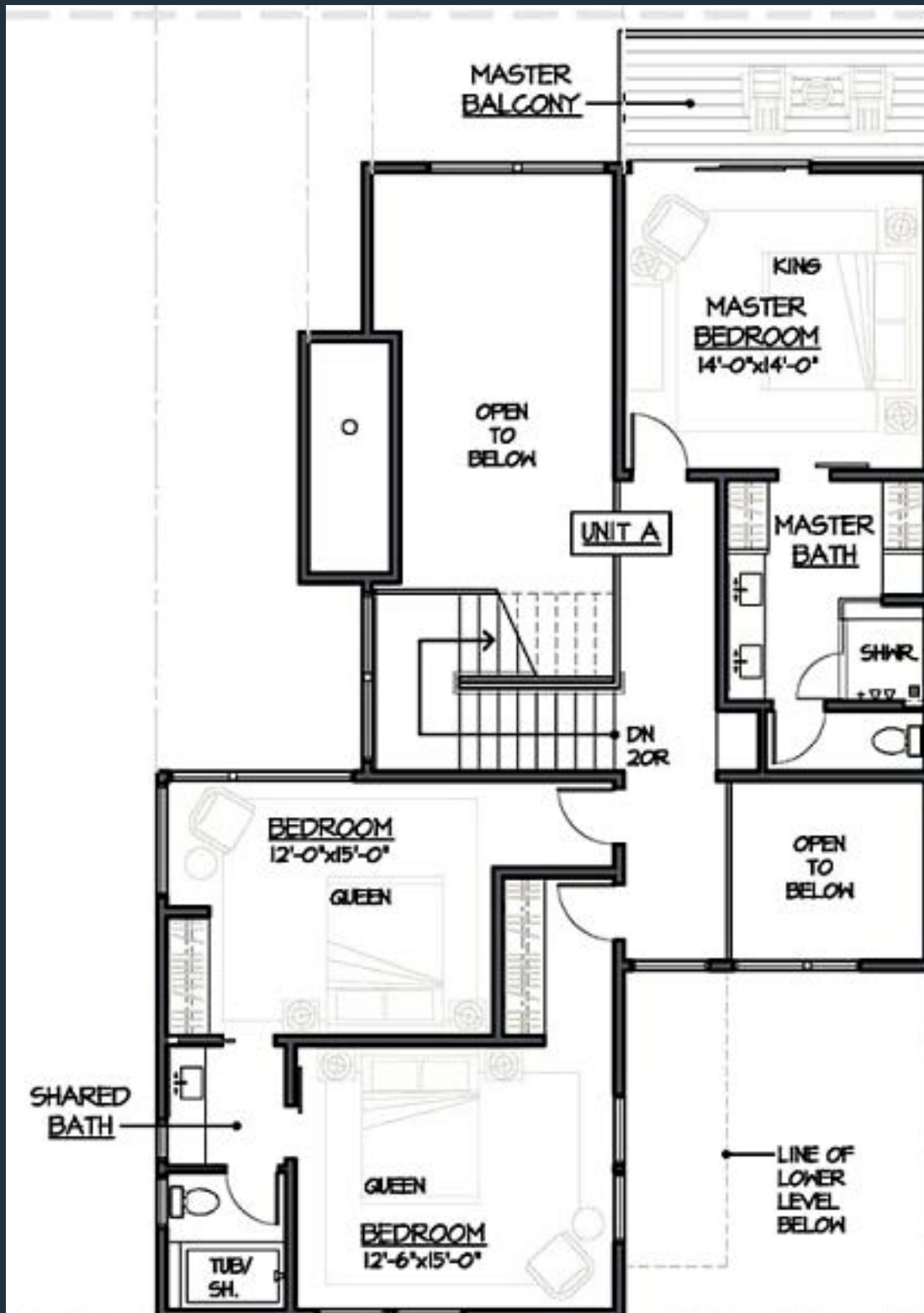
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# Sage Brush Floor Plan

## SECOND FLOOR



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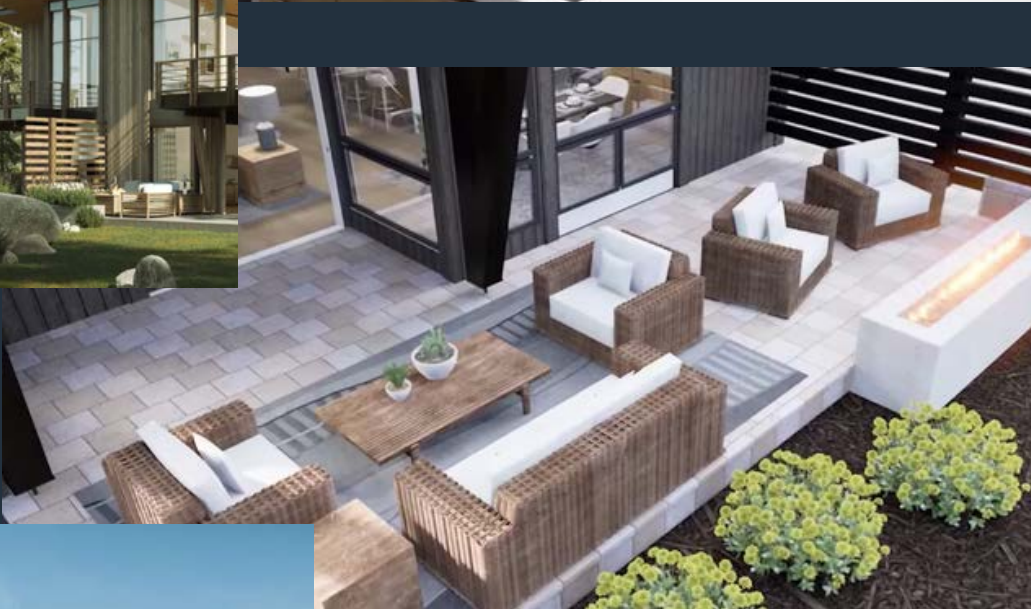
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# VILLAGE

AT GRAY'S CROSSING



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# Reach Out For More Details

Depending on purchase timeframe there are several buyer upgrades and incentives available on the The Village at Gray's Crossing development – reach out for the latest information today!

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