

# A WARD & YOUNG ARCHITECTURAL MASTERPIECE

*Prosser Lakeview Estates | Truckee, California*

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**Offered at \$1,999,999**

3 Legal Bedrooms | Up to 4 Bedrooms | 3 Full Bathrooms | Multi-Level Mountain Architecture |  
Self-Contained Guest Suite | Rooftop Deck | 6 Flat-Screen TVs | Town-Approved Expansion Plans

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*One of the most stunning and architecturally significant homes in the Truckee / North Lake Tahoe region.*

Conceived by the celebrated architectural firm Ward & Young, this extraordinary multi-level mountain residence in Prosser Lakeview Estates is a rare and deeply considered work of architecture — as visually arresting as it is profoundly livable. Finished in a dramatic caviar black exterior that commands attention against the vivid greens of summer and the pristine white of Sierra Nevada snowfall, the home announces itself with quiet confidence. Inside, dramatic dark-stained solid wood beams run throughout, striking in their contrast against whitewashed wood interior paneling — a design dialogue between light and shadow that gives these interiors a warmth and character that is wholly unique and entirely unforgettable. Soaring vaulted ceilings, signature round windows, newly installed hardwood floors, a ceiling fan in the living room, and solid wood interior walls — solid enough to hang anything, anywhere, without the limitations of standard drywall — every element has been chosen with intention and lived in with love.

Tucked behind Grays Crossing in a vibrant, predominantly full-time residential neighborhood, this is a home that feels genuinely alive — surrounded by wonderful neighbors and a true sense of mountain community. With up to four bedrooms in the main residence, a fully self-contained guest suite above the garage, a flex studio outbuilding, a rooftop deck perched high in the trees, and town-approved expansion plans already in place for an enlarged kitchen and extended deck, this property offers a rare combination of privacy, versatility, and alpine grandeur. Thoughtfully furnished throughout, select interior furnishings — including the wall-mounted Tonal fitness system — may be available by separate negotiation, offering the rare opportunity to step into a fully realized mountain retreat from day one.

## LOCATION

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Perfectly positioned for the full Tahoe lifestyle: approximately 18 minutes to Palisades Tahoe, 20 minutes to Tahoe City, and just 6 minutes to vibrant downtown Truckee. Reno-Tahoe International Airport is roughly 37 minutes away, with Northwest Reno only 25 minutes. Moments from I-80, this location delivers uncompromising access to the Sierra Nevada's finest skiing, hiking, and lakeside living — without sacrificing a moment of mountain tranquility.

## ARRIVAL & EXTERIOR

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The approach sets the tone immediately. A beautifully laid paver driveway — with sensor-activated radiant heating — ensures effortless arrivals through every season. Storm after storm, it melts snow before it ever has a chance to accumulate, a feature that swiftly goes from luxury to absolute necessity in the Sierra Nevada winters. Whether you are a full-time resident

heading home after a long day on the mountain or a vacation homeowner arriving after a long drive, the heated driveway is one of those rare touches that makes every single arrival feel effortless. Room for two to three additional vehicles beyond the garage, with ample street parking along a stretch where no neighbors line the opposing side, gives the property an openness and ease of access that is immediately felt.

The standing seam metal roof speaks to the quality and permanence built into every corner of this home. The property has been thoughtfully maintained with full defensible space compliance — an increasingly critical and valuable attribute in the Tahoe region. A stone staircase leads from the rear of the home up to a handsome paver platform anchored by a gas fireplace and outdoor furniture — an exceptional setting for evening entertaining under the open Tahoe sky. A rear deck extends the living spaces further outdoors, while a separate back deck off the upper garage level is ideally positioned for a future hot tub installation.

## **GARAGE, GUEST SUITE & FITNESS STUDIO**

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The oversized two-car garage is a model of mountain practicality and modern thinking: dual electric vehicle charging stations on both sides, ceiling-mounted storage racks, additional rear storage space, and a dedicated infrared sauna — an indulgent touch that sets this property apart. Discreet ground-level storage beneath the home accommodates outdoor furniture, garden equipment, and ski gear, keeping the living spaces immaculate year-round. The home's HVAC system and hot water heater are also conveniently accessed from this level.

An interior staircase rises to the upper garage level, where two distinct spaces offer remarkable flexibility. The self-contained guest suite is a complete private retreat: queen bed, pull-out sofa, full kitchenette with full-size refrigerator and freezer, island seating, full bathroom with soaking tub, mirrored full closet with overhead storage, flat-screen television, mini-split heating and cooling system, and motorized blackout blinds with blackout curtains. A private exterior entrance — separate from yet adjacent to the main home entry — ensures complete independence and maximum privacy. A signature round window, an architectural detail echoed in the main residence, fills the space with natural light and mountain character.

Adjacent, a private fitness studio — complete with wall-mounted Tonal fitness system, mini-split system, flat-screen television, and full mirrored closet with overhead storage — carries genuine potential as a fourth legal bedroom, bringing the home's total sleeping capacity to an exceptional level for a property of this caliber. Both upper rooms enjoy direct access to the rear deck.

## **ENTRY & MUDROOM**

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Arriving through the main entrance, a beautifully functional mudroom greets you with built-in bench seating, coat hooks, and a shoe rack — everything mountain life requires, handled with effortless style. A generous coat closet and carpeted crawl space provide ample additional storage. The home is climate-controlled via a Nest smart thermostat with full central heating and air conditioning, and a dedicated laundry area with washer and dryer completes this level.

## **PRIMARY SUITE**

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A half-flight of stairs brings you to the primary bedroom suite — a true sanctuary of calm and luxury. The recently remodeled bathroom is nothing short of spectacular: a freestanding solid stone soaking tub, a separate glass-enclosed wet room with walk-in shower, a private water closet, and refined modern fixtures throughout. Two generous closets, motorized blackout blinds, and a flat-screen television complete the suite. French doors open to the rear deck, and a private door provides direct backyard access — seamless indoor-outdoor living at its finest.

## MAIN LIVING, DINING & KITCHEN

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Rising another half-flight, the main living level is where the full architectural vision of Ward & Young comes into breathtaking focus. Soaring vaulted ceilings and dramatic dark-stained solid wood beams set against whitewashed wood interior paneling create a warmth and authenticity that simply cannot be replicated. A ceiling fan complements the home's full air conditioning system. Newly installed hardwood floors run throughout. A wood-burning fireplace with stone mantle anchors the living room, while a dining table positioned beneath a trio of generous windows overlooks the unbuildable lot adjacent to the property — a permanent, protected view ensuring this sense of openness and privacy endures forever. A stunning signature round window facing the street completes the architectural picture. Six flat-screen televisions are installed throughout the home — in the guest suite, fitness studio, primary bedroom, guest bedroom, den, and living room.

The newly remodeled kitchen is both visually stunning and seriously functional, featuring a Cafe dual-fuel double oven range, stainless steel appliances, dishwasher, and a whole-home reverse osmosis water filtration system. Additional kitchen finish details to follow. Most notably, town-approved expansion plans are already in place for an enlarged kitchen and extended deck — a rare, ready-to-execute opportunity to further elevate the home's already exceptional living and entertaining spaces without the delays of the permitting process. A deck off the kitchen — bathed in morning sun, golden at dusk — is the perfect perch for coffee, cocktails, or simply breathing in the mountain air.

## GUEST BEDROOM

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A beautifully appointed guest bedroom offers soaring, dramatically vaulted ceilings that create an immediate sense of occasion. Large windows face the rear of the property, overlooking a peaceful hillside with no neighbors in sight — pure tranquility. The room features a queen bed, three closets, a charming window seat with built-in storage, and a flat-screen television. A fully remodeled full bathroom serves this level. The combination of scale, light, and privacy makes this one of the most inviting guest rooms imaginable.

## THE DEN

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A dedicated den level provides a natural retreat for film nights and quiet evenings — anchored by a large flat-screen television, an oversized sofa, and a matching statement lounge chair. Comfortable, cozy, and completely separate from the main living areas.

## CUSTOM OFFICE & UPPER FLEX SPACES

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Still higher, a custom-built office perches above the treeline in a space of remarkable inspiration — a bespoke built-in desk, towering ceilings, and the sensation of working suspended among the pines. Adjacent, a smaller flex room invites imagination: a nursery, a custom dry sauna, or a private sleeping nook — it has served all of these in its life and could easily serve any of them again.

## THE ROOFTOP DECK

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At the very pinnacle of the home, the rooftop deck is simply unforgettable. Elevated high among the trees on the hillside, it offers sweeping panoramic views of the mountains and forest canopy — a true bird's nest above the world. Whether watching the sunset with a glass of wine, stargazing on a clear Tahoe night, or simply sitting in silence with the mountains all around you, this space is one of the most extraordinary private outdoor experiences a home in this region can offer.

## THE STUDIO OUTBUILDING

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Set on the property with its own distinct presence, the fully insulated, drywalled studio outbuilding — complete with power, sliding glass doors, a rear window, and a beautifully finished interior — is a space that adapts to whatever you need most: a private home office, a meditation retreat, a creative studio, or an additional guest suite. A genuinely rare amenity that meaningfully expands the property's possibilities well beyond the main residence.

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Ward & Young homes are not simply built — they are crafted. This residence, with its multi-level architecture, signature round windows, whitewashed solid wood interiors with dark-stained beam accents, dramatic caviar black exterior, sensor-activated heated paver driveway, rooftop deck, self-contained guest suite, flex studio outbuilding, town-approved expansion plans, full defensible space compliance, and extraordinary location minutes from Truckee and Palisades Tahoe, represents one of the North Lake Tahoe region's most compelling and irreplaceable offerings.

The current owners are delighted to share their trusted network of local service providers — from snow removal to general home maintenance — ensuring a seamless and fully supported transition for new owners, whether they are planting roots in the Tahoe region for the first time or adding an exceptional property to an existing mountain portfolio.

## AN INCOME-PRODUCING OPPORTUNITY

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This property currently holds an active short-term rental (STR) permit — one of the most sought-after and increasingly difficult-to-obtain assets in the Truckee market. While the permit is not transferable, new owners are welcome to apply for their own STR permit, and the income-producing potential of this property is exceptional regardless. The possibilities are compelling: occupy the self-contained guest suite while renting the main residence, offer the studio outbuilding independently, or rent the property in its entirety when not in use — offsetting ownership costs, funding travel, or generating meaningful passive income. The combination of a named-architect residence, multiple independent living spaces, and a rooftop deck makes this one of the most versatile and financially compelling offerings in the region.

The sellers are open to discussing owner financing for qualified buyers — a rare and attractive option that may also allow for continuity of the current STR permit during the financing period prior to title transfer, potentially preserving income-generating operations seamlessly. Inquire for details.

## A SHARED MOUNTAIN HOME — AN INSPIRED ALTERNATIVE

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Consider a possibility that few listings can genuinely offer: this property is exceptionally well-suited for co-ownership among two or more families seeking a shared mountain retreat. The architecture and layout make it a natural fit — the fully self-contained guest suite with private entrance, the studio outbuilding, and the multi-level main residence provide the kind of genuine separation and independence that makes shared ownership not just workable, but deeply enjoyable. Families with aging parents who value their own quiet space, guests with young children who need privacy and a separate routine, or close friends who want to share the cost and the joy of a world-class Tahoe property without sacrificing personal space — this home was designed, intentionally or not, for exactly that vision. Shared ownership of a property of this caliber in the North Lake Tahoe region is a compelling alternative to fractional resort ownership, offering genuine roots, real equity, and a home that truly feels like one.

*Whether as a cherished full-time mountain home, a multigenerational retreat, a shared family compound, or an income-producing vacation property — this is a home that will be treasured for generations.*

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