



The Biosphere Group

Biosphere Planning + Design

Ecological Land Use+SitePlanning / Landscape Architecture / Urban Planning+Design / Architectural Design / Master Planning

ONE OF A KIND PROPERTY

The Offering

Property:

The last buildable lot perched on a plateau above all nearby roof tops in Alpine, Utah. Thus it offers a 360 degree unobstructed, and un-obstructable, view of Utah Valley. Lone Peak Wilderness is to the north, the Wasatch Mountains to the east, Mt. Timpanogos is framed by the canyon mouth entrance to American Fork Canyon to the SE, Mt. Nebo to the south over Utah Lake and the Oquirrh Mountains to the west.

This site also offers view of the twinkling lights in the town of Alpine below which is nestled in a valley cove to the NE surrounded by majestic snow-capped mountain peaks that are kissed with Alpenglow from the setting sun.

The property backs up to 16 acre South Pointe Park to the south & west with walking/biking trails connecting to a developed portion of the park a mere 500' to the west that has a pavilion, basketball courts, volley ball courts, swings etc.

Since a picture is worth a thousand words, please see the Google Earth images and actual photographs of the property on The Biosphere Group website>Site Map tab>Alpine, Utah>Google Earth link & Photographs.

Alpine is the primo place to live in Utah Valley; home to Atlanta Braves Baseball Star, Dale Murphy, and other notables. It is the City closest to a wilderness area in the United States. Yet, it is only 30 minutes from downtown Salt Lake City, Temple Square and 'Downtown Rising', 45 minutes from famed Alta, Snowbird, Solitude and Brighton Ski Resorts boasting the 'Greatest Snow on Earth', 20 minutes from Brigham Young University & Utah Valley State College, 30 minutes from the University of Utah in SLC, and for you outdoorsmen and women - 5 minutes from the new Cabelas Store. For more information about Alpine, visit <http://www.alpinecity.org/>

Alpine offers close proximity to goods & services, recreation, entertainment, education from K-university and shopping like no other place. It's a mere 3 minute drive from the lot to the entrance to American Fork Canyon which accesses the Lone Peak Wilderness, Timpanogos Cave National Monument, Timponekee Campground, 70 miles of snowmobile trails, nearly endless hiking, biking, hunting, trout fishing streams and reservoirs, cross-country, snowshoeing, campgrounds and picnicking - from American Fork Canyon to the High Unita Mountains - virtually every mountain recreation activity you can think of is at your backdoor.

Home/Office Design:

A home/office has been custom designed for this site. The program includes a unique 4 bedroom 3.5 bath home/office with a solar furnace/greenhouse on the upper two levels, and in the basement level, a 1 bedroom/1 bath apartment with office & family room including a fireplace, large recreation/home theater room, storage, workshop & 3 car garage. The HVAC system uses bio-mimicry as its foundation.

The home was designed employing a integrated design process guided by Green Building Design Guidelines, Leadership in Energy & Environmental Design (LEED) Criteria, Healthy Home guidelines, passive solar metrics – in short; sustainable design. The design process involved the disciplines of building architecture, landscape architecture, environmental sciences and engineering to achieve this one of a kind home.

The design captures major mountain views from most-used interior spaces and optimizes the influence of solar & wind patterns to provide much of the heating and cooling of the home. The thermodynamics of the passive solar design employ bio-technologies of air filtration and oxygenation derived from NASA's research into long-term space travel. NASA identified plants are employed to oxygenate the air and engineered greenhouse soil matrix sequesters air borne pollutants. Water walls mitigate temperature & optimize humidity in this dry high mountain desert environment, interior thermal mass stores solar energy to heat the home after the sun sets, 3 fireplaces provide cozy ambience located in the family, dining and master bedroom. Supplemental heat when needed is provided with radiant heat panels that heat like the sun – objects, not air, so comfort is achieved at lower temperatures, like sitting in the sun behind glass on a winter's day.

Guests ascend from the water infiltrating modular paved driveway to the covered heavy beam formed portico. Along the way they are treated with views of your own private trout pond and soothed by sounds of a gurgling stream that splashes over a waterfall to oxygenate pond water. The streams' banks blossom with Columbine and most of the sloping site is blanketed with native wildflowers. Evergreen fir and spruce and pockets of aspen define outdoor spaces, frame views and accentuate landscape features.

A hexagonal patio on the east off the dining room affords the premium views from Lone Peak to Mt. Timpanogos. The main entrance walk and steps are formed with impressed images of local flora, and like the driveway, has embedded heat cables that eliminate snow shoveling. Bright annual flowers cascade over a deck on the north side. This deck, located off the family room through double French doors, affords shaded seating with views similar to the east patio and also views down over the town of Alpine below.

The main entrance door is heavy wood with aspen trees sandblasted in window lights on both sides and in the arched transom above. Stepping into the foyer guests are greeted with a fish swimming and aquatic swaying in a large eye-level tank (3'x8') through which they can glimpse the 2-story family room crackling fireplace. The foyer entrance 'live' entrance experience is doubled by means of a matching sized mirror opposite the fish tank.

At the end of the foyer is a mirrored elevator door etched with snowflakes that doubles the action of entering. Embedded in the foyer at a strategic point is a 4' diameter crystal etched mirror glass whose edge is illuminated with LED lights. Overhead a 4' diameter geosphere of hangs from the vaulted 2nd floor ceiling. Light from this unique 'chandelier' emanates from the entire sphere with brighter light from Antarctica adding a spotlight to the embedded crystal glass in the foyer floor. From this point guests can see the 2 story family room fireplace to the right, the open kitchen, dining and greenhouse with blooming hydroponic

flowers to the left and slightly left and ahead, gentle stairs that entice entrants to see the upper half of a 5' diameter hand-painted glass window that depicts scenes ranging from the blue bird sky heavens above down through mountain peaks, verdant valleys, ocean white foamy waves and deep blue waters and sea depths – all of which team with wildlife of birds, animals and marine life. The greenhouse vegetable growing area is strategically located 18" lower than the 1st floor affording unobstructed views north.

A second fish tank is located in half wall between the greenhouse and dining room that invites views through the fish tank to the greenhouse flowering plants. Opposite the fish tank is a snowflake etched mirror wall in which a small gas fireplace flames flicker – thus, the eye in both directions sees fish swimming through fire & ice!

The open floor plan connects the kitchen and dining spaces to the sunroom which in turn is visually connected to the greenhouse with slider windows; like in the dining room. Off the sunroom is a round patio that reflects the large round painted window on the horizontal plane. A BBQ is conveniently located beneath a 2nd floor sunset deck and a private hot tub is located adjacent to the patio. A path from the patio connects to the 16 acre park.

The design studio/office and library on the 2nd floor overlook a water wall in the sunroom that emanates soothing sounds of falling water. A 16' indoor tree growing in the sunroom reaches its branches into the 2nd story vaulted ceiling spaces and can be enjoyed from both 1st and 2nd floor rooms. A sunset deck is accessed through the library door and affords unparalleled views of the blazing western setting sun.

An upstairs bedroom with private bath boasts its own private balcony overlooking the 2 story family room below with its 30' stone fireplace. Upstairs balconies connect the other two bedrooms and bath also overlooks the vaulted family room. The second floor can be accessed by both stairs and an elevator. One 2nd floor bedroom is ADA accessible. The other is a large bunkroom type bedroom capable of accommodating large groups of pajama-party children.

Similar attention to design detail is provided throughout the home/office. The home is designed with a Colorado Rocky Mountain motif. See Elevations on the webpage for images.

Complete design documentation (25 Sheets - Architect size D) are permit-ready for this nearly 7,000 sf of uniquely designed custom home. They provide all the detail for your builder to complete construction. Cost - \$95,000. The 0.71 acre property alone is offered at \$1,295,000.

When this lot is gone, there are no others!

Serious inquires only. No realtors please. Call Paul @ 770.482.7049 (O) 404.556.5499 (M)