



The Biosphere Group

## Biosphere Planning + Design

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

# ONE-OF-A-KIND DREAM BUILDING LOT The Offering

### **Property Address: 630 Sierra Circle, Alpine, Utah 84004**

**The last buildable lot with a unobstructed – and unobstructable – 360 degree view of Utah Valley – comprised of the Lone Peak Wilderness, the Wasatch Mountain Range, Mt. Timpanogos, Provo Peak, the Mt. Nebo Wilderness & the Oquirrh Mountains.**

This lot sits perched on a plateau above all nearby roof tops in Alpine, Utah. Alpine is nestled in a valley cove surrounded on three sides by the majestic Wasatch Mountain Range. The lot provides 360 degree un-obstructable views that include the Lone Peak Wilderness to the north, Wasatch Mountains to the east, Mt. Timpanogos framed by the entrance to American Fork Canyon, Mt. Nebo to the south across Utah Lake & the Oquirrh Mountains to the west.

At night the twinkling lights in the town of Alpine below sparkle against the backdrop of snow-capped mountain peaks kissed with Alpenglow from the setting sun over the Oquirrh Mountains.

The property - and the first floor of the custom designed home to be built here - backs up to 16 acre South Pointe Park to the south & west with walking/biking trails connecting a developed portion of the park a mere 500' scenic stroll away to a pavilion, basketball courts, volley ball courts, swings, picnic tables etc. No other home has - or can ever have - this first-floor level access to South Point Park primary elevation.

The custom designed site and the home - perched above all the other roof tops - provides a living experience like none other. The charm starts at the cul-de-sac with the driveway entrance is flanked by brightly colored annual flower beds. The water-infiltrating ICP (interlocking concrete paver) curvilinear driveway ascends between groves of Fir and Aspen trees. The main entrance walk and steps are formed with impressed images of local flora. It, and the driveway have embedded heat cables to melt snow and ice. The entrance walk ascends past a trout pond, a water fall, and a Columbine edged splashing stream up to the Portico home entrance. The site is planted with a wild flower meadow edged with evergreen Spruce and Fir trees, deciduous trees, fruit trees & flowering shrubs, and an organic edible garden.

Since a picture is worth a thousand words, please see actual photographs, Google Earth images, and a video and of the property and custom home on <http://thebiospheregroup.com/SiteMap.html> Alpine Property For Sale – Video, Description, Photographs, Google Earth Images & Elevation links below.

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 40 minutes from downtown Salt Lake City, Temple Square, Salt Lake International Airport, and for skiers – approximately 60 minutes to Alta, Snowbird, Solitude and Brighton Ski Resorts boasting the 'Greatest

Snow on Earth', 37 minutes from Brigham Young University & Utah Valley State College, 50 minutes from the University of Utah in SLC. For the outdoorsmen and outdoorswomen - 5 minutes from the new Cabbalas Store and a mere 3 minutes to the Lone Peak Wilderness that begins at the rugged granite mountain entrance to American Fork Canyon. The canyon road leads to millions of acres of public recreation opportunities, including the Mt. Timpanogos wilderness. For more information about Alpine, visit <http://www.alpinecity.org/>

Alpine is close to goods & services, recreation, entertainment, education from K-university and shopping. American Fork Canyon provides accesses to the Lone Peak Wilderness, Timpanogos Cave National Monument, Timponekee Campground, 70 miles of snowmobile trails, nearly endless hiking, mountain biking, hunting, trout fishing streams and lakes, cross-country, snowshoeing, camping, hang-gliding, parasailing, and picnicking. Virtually every mountain recreation activity you can think of is at your backdoor.

### **Home/Office Custom Design - OVERVIEW:**

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 ecologically-based processes and the disciplines of building architecture, landscape architecture, environmental sciences and engineering to achieve this one of a kind home.

The 7,038 sf home/office has been custom designed for this site. The design captures all major mountain views from most-used interior & exterior rooms. The program includes a unique 4 bedroom 3.5 bath home/office with a solar furnace/greenhouse on the upper two levels. The basement includes a 1 bedroom/1 bath apartment with office & family room, fireplace, large recreation/home theater room, storage, workshop & 3 car garages.

The basement has a rentable apartment and a recreation room (home theater, billiards, ping pong, weight room) workshop space, storage and vehicle parking.

## **SPACE DESCRIPTIONS**

### **ENTRANCE WALK TO PORTICO:**

From the parking area, guests ascend graciously curved entrance steps to the covered heavy wood beam Portico. Along the way they are treated with soothing sounds of a gurgling stream running through a pool-riffle sequence that ends in a waterfall plunging into the trout pond. The stream banks blossom with Columbine and the sloping site is blanketed with native wildflowers punctuated by groves of evergreen fir and spruce trees, pockets of aspen, fruit trees and berry bushes.

### **1<sup>st</sup> FLOOR – 2,171sf:**

#### **FOYER:**

The main entrance door is heavy carved wood with aspen trees sandblasted in the side lights that extend into the arched transom above. The foyer is tile and guests are greeted eye-level on the right with fish swimming and aquatic vegetation swaying in a large fish tank (3'x8') through which they can glimpse the 2-story family room and stone fireplace. The foyer interest is doubled by means of a 3'x8' mirror opposite the fish tank.

At the end of the foyer is a mirrored elevator door sandblast etched with client-chosen designs that reflects the action of entering. Embedded in the foyer at a strategic node is a 4' diameter crystal etched mirror glass whose edge is illuminated with LED lights. Overhead a 4' diameter geosphere hangs from the vaulted 2<sup>nd</sup> floor ceiling. Light from this unique 'chandelier' emanates from the entire sphere with brighter light from Antarctica spotlighting the embedded crystal glass in the foyer floor. From this node guests can see the 2 story family room and crackling fireplace to the right, the open kitchen, dining and greenhouse with blooming hydroponic flowers to the left and just left of the elevator are inviting stairs that entice entrants to see the hidden upper half of a 5' diameter hand-painted picture 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.

#### **FAMILY ROOM:**

The family room has a 2-story stone fireplace in corner, French doors with sidelights that frame the view north of Lone Peak and a bay window on the east with a inviting window seat nestled in the alcove. The south wall of the family room enjoys the other side of the foyer 'see thru' fish tank. Interior views from the Family Room include a second floor private bedroom balcony and mezzanine to the west reveal the upstairs hallway leading to 3 bedrooms, elevator and 2 baths. The internally lit geosphere globe provides another interesting feature to this space. The floor is a diamond pattern inlaid with tile and hardwoods. The French doors access the north deck which is protected from direct sun by the architecture.

#### **NORTH DECK:**

Views from this heated tile deck looks over color-filled flower boxes placed strategically to cut-off views to lower roof tops and frame to view of snow-capped peaks of the Lone Peak Wilderness and the Wasatch Range. Views to the twinkling lights of the town of Alpine in the valley below make this deck on warm evenings a pleasant place to be.

#### **MASTERBEDROOM:**

The Master Bedroom has a gas fireplace set in a glassblock wall that is shared with the Master Bath. It also has a shared stone wall shared with the Family Room so that heat stored by the Family Room fireplace is radiated into both spaces at night keeping the home cozy.

#### **MASTER BATH:**

The Master Bath boasts a whirlpool tub adjacent to the gas fireplace, a sauna, walk-in closet, a separate watercloset and sink, shared sink and vanity and a shower for two. The floors are Eco Surfaced for soft, non-skid comfort underfoot.

#### **KITCHEN:**

The kitchen has granite counter tops, wood cabinets and offers views to the Wasatch Mountains. A large semi-circle cooking/eating island is in the center. From the kitchen one can enjoy views across the dining room to blooming flowers in the green house and also into the sunroom to the left of a pantry. A small 2-sided gas fireplace adds a warm ambiance to both the kitchen and dining room. Up-lighting above the cabinets wash the walls and ceiling with a soft glow. Spot task lighting illuminates the work surfaces and under-cabinet lighting wash the granite counter tops. The floors are Eco Surfaced for soft, non-skid comfort underfoot.

### **DINING ROOM:**

A second fish tank is located 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 the gas fireplace flames flicker – thus, the eye in both directions sees fish swimming through fire & ice! Additional views from the dining room include the Wasatch Mountains to the east and hydroponic blooming flowers in the greenhouse. Slider windows between the dining room and greenhouse give direct access to the flowers and their fragrance. Flower fragrance wafts through the home by means of the passive solar loop. French doors with moveable sash sidelights lead from the dining room to a patio.

### **EAST TERRACE:**

The hexagonal patio on the east affords premium views of the Lone Peak Wilderness, Wasatch Mountains, Mt. Timpanogos framed by American Fork Canyon and the mountain ranges further south. Annual blooming flowers cascade over the seat wall surrounding the patio so that views to the mountains are framed at the bottom by the flowers when seated in patio furniture. From its east face, the re-circulating stream emanates to splash down a stream bed and waterfall to the trout pond.

### **SUNROOM:**

The open floor plan connects the kitchen and dining spaces to the sunroom. The sunroom is also connected to the greenhouse with slider windows. One wall of the sunroom is a 'waterwall'; gently trickling water that adds a soothing sound to the sunroom and to the upstairs design studio/office and library which has balcony's overlooking the sunroom. A large tropical tree in a planter adds greenery to the space. The opposite wall is a mirror that doubles the visual effect of the tree and waterwall. The north wall of the sunroom is a rock faced masonry wall that captures solar radiation. It re-radiates this heat during the night thereby mitigating nighttime temperature drop in the home. In front of the wall is a place reserved for a piano. So the sunroom doubles as a music room. Exiting west from the sunroom through double French doors leads to a patio.

### **WEST PATIO:**

The west patio is round which echoes the round painted window on the horizontal plane. A BBQ grill is conveniently located beneath the 2<sup>nd</sup> floor sunset deck. A private hot tub is adjacent to the patio. A path curves from the patio to the 16 acre South Point Park a few dozen feet away..

### **GREENHOUSE/SOLAR FURNACE:**

The 534sf greenhouse doubles in its function as a growing area and as a solar furnace that heats the home. The greenhouse has three sections. The first is the hydroponic water wall adjacent to the north side of the dining room and sunroom. The second is the middle zone reserved for crop production. The third is the bio-tech zone along the south face of the greenhouse. This line of tropical plants filters and oxygenates the air that is diffused behind them powered by the sun's passive solar convection loop that also heats the home. The features are especially useful during winter inversions in the valley. Additionally, higher percentage of oxygen in our air enhances mental functions and improved health.

### **LAUNDRY ROOM & HALF-BATH:**

A generous laundry room accesses natural light. A half-bath is conveniently located for guests.

### **1<sup>st</sup> FLOOR TO 2<sup>nd</sup> FLOOR STAIRS:**

Ascending the generously wide and gentle (6:14) stairs to the second floor leads to a landing to a full close up view of the 5' diameter hand-painted picture window seen in part from the foyer. The painted glass illustrates 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. Light from this window as well as a penetration from the south window wall brings daylight into this open stairwell.

### **2<sup>nd</sup> FLOOR – 1,644sf:**

#### **HALLWAY:**

At the top of the stairs the view to the left is of the now eye-level, internally illuminated geosphere and the 2-story stone fireplace beyond. To the right leads to is a wonderful south 16' tall window wall which is the south wall of the design studio and library. This window wall delivers daylight deep within the home. Fenestration throughout the home affords natural day lighting to all rooms. Both the design studio/office and library overlook the water wall in the sunroom that sends soothing sounds of trickling water. A tropical tree growing in the sunroom reaches its branches into the 2<sup>nd</sup> story vaulted ceiling spaces and can be enjoyed from both 1<sup>st</sup> and 2<sup>nd</sup> floor rooms. A sunset deck is accessed through the library door and affords views of the blazing western setting sun over the Oquirrh Mountains.

#### **LIBRARY:**

The library overlooks the 2-story sunroom. The top of the tropical tree in the sunroom planter is eye-level with the library. Looking south from the library through the large window wall provides views to Mt. Nebo. A door at the end of the library leads to the sunset deck.

#### **WEST 'SUNSET' DECK:**

This deck offers unobstructed views to the often spectacular western sunsets. A delightful way to end the day!

#### **OFFICE/DESIGN STUDIO:**

The office/design studio occupies 2/3 of the south window wall and also provides views east the Wasatch Mountains'. It and the upstairs hallways has the same unique flooring as the Family Room.

#### **BEDROOM #1, 2 & 3 and HALLWAY, HC Accessibility:**

A hallway overlooks the vaulted family room with its 2-story stone fireplace. It accesses three bedrooms and 2 baths. An elevator provides HC accessibility to all three levels.

Bedroom #1 upstairs has a private bath, its own private balcony overlooking the 2 story family room and a view to the Wasatch Range. Bedroom #2 is ADA accessible. Bedroom #3 is a large bunkroom capable of accommodating large groups of pajama-party children.

## **BASEMENT – 2,689sf:**

### **RECREATION ROOM & STORAGE:**

The 375sf recreation room in the basement combines a home theater, billiard table, ping pong and weight room.

### **APARTMENT:**

The 1,373sf basement apartment consists of a family room with fireplace, bedroom, office and bath.

### **PARKING/WORKSHOP/STORAGE:**

The 944sf basement includes parking for 3 vehicles, a workshop area, recreation equipment storage, and another large storage room.

## **THERMODYNAMICS:**

The structure is heated and cooled primarily using the sun and wind. The HVAC system is not your typical system. It models bio-mimicry. Heating is marginally supplemented as needed by four fireplaces and highly efficient radiant heat panels that heat like the sun; objects - not air - are heated, so comfort is achieved at lower temperature, like sitting in the sun behind glass on a winter's day. The thermal envelope is super-insulated that eliminates thermal bridging with standard framing techniques. The envelope could also be further enhanced using ICF's or SIP's.

The Greenhouse/Solar Furnace on the south façade captures the sun's radiant energy. The sun powers the convective heating loop that also brings the fragrance of flowers from the greenhouse throughout the home. The sun's energy is stored in thermal mass inside the structure which re-radiates the heat energy out after the sun sets to mitigate indoor temperature fluctuations. A section of the greenhouse north wall is a solar wall. Heat generated in this chamber is circulated via a closed loop system through pipes embedded in the basement floor which provides radiant floor heating in an otherwise cool floor. The design also optimizes wind influence cool the home through damper activated thermal vertical stacks which bring outside air from the shady sides of the home in and vents hot air out. When breezes blow window openings capture the energy to ventilate the home. When greenhouse heat is not wanted thermostatically controlled ventilators in the greenhouse roof expel the heated air.

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. Special vegetation is planted in the greenhouse to oxygenate the air and the 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. Fireplaces located in the family, dining, master bedroom and basement apartment family room provide additional heat and cozy ambience.

## **WATER MANAGEMENT:**

In this high mountain desert environment, water is precious. Therefore, water management is a critical component to sustainability in this region. Rainwater is harvested from the roof and stored irrigate greenhouse flowers. Greywater is routed to a cistern for irrigating the landscape. ICP's are used to infiltrate rainwater on the driveway and other hardscape surfaces. The trout pond doubles as a detention basin for significant storm events.

### **ELECTRICAL GENERATION:**

The high plateau of South Point Park makes this site an ideal location for a windmill to generate your own electricity, and during windy periods, to sell power back to Utah Power.

### **SUMMARY, COMPS & PRICE:**

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. Design documents are available for \$95,000. The 0.71 acre property alone was valued in 2008 at \$1,295,000. Due to the real estate fall, it is presently discounted - **NOW Offered now at \$495,500.** Reasonable offers considered.

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Area land comps:

- 0.91a. was offered at \$1,127,500 – Bald Mountain Dr. (lower elevation than our property, good views NW and SW, backs up against the Wasatch front, therefore no views to the east, located in dense scrub oak vegetation, no views of Mt. Timpanogos, Utah Lake, Mount Nebo and mountains beyond)
- 1.1a. was offered at \$1.4M – Box Elder Dr. (lower elevation than our property, good views NW and SW, backs up against the Wasatch front, therefore no views to the east, located in dense scrub oak vegetation, no views of Mt. Timpanogos, Utah Lake, Mount Nebo and mountains beyond, higher rent district)

**When this lot is gone, there are no others like it with a 360 degree unobstructed – and unobstructable view of the entire mountains and valley!**

Call Paul @ 404.556.5499 (M) or email [pjvh@thebiospheregroup.com](mailto:pjvh@thebiospheregroup.com).