



N a k o m a

PURCHASER GUIDE



An aerial photograph of a mountain resort. In the foreground, a large, multi-story wooden lodge with a dark roof and stone accents is nestled among tall evergreen trees. The lodge has several windows and a prominent chimney. Behind the lodge, the terrain slopes down into a valley filled with a mix of evergreen and deciduous trees, some of which are showing early autumn colors. In the background, a small village with several houses is visible on a hillside, with more mountains in the distance under a clear sky.

## WELCOME TO NAKOMA

Located in one of the most sought after areas of Empire Pass in Deer Valley, this new construction home has spared no expense on craftsmanship, quality and design. With access to the Lady Morgan lift right out your door and one-of-a-kind views, Nakoma presents the opportunity to live in luxury surrounded by a truly authentic alpine living experience.



# What's it like to live at Nakoma?



Access Empire Canyon right outside your door. Be the first to enjoy powder run after powder run with minimal company.



There are truly activities for every season. When the snow melts, there's hiking, biking, fly fishing and more.

With a full Talikser Membership included, amenities like the Tower Club and Tuhaye golf course are just a few ways to enjoy a quality of life that is unparalleled.



Just a short drive from Main Street, enjoy award winning restaurants and shopping.









With just a few home sites left, now is the time to consider joining our small community.

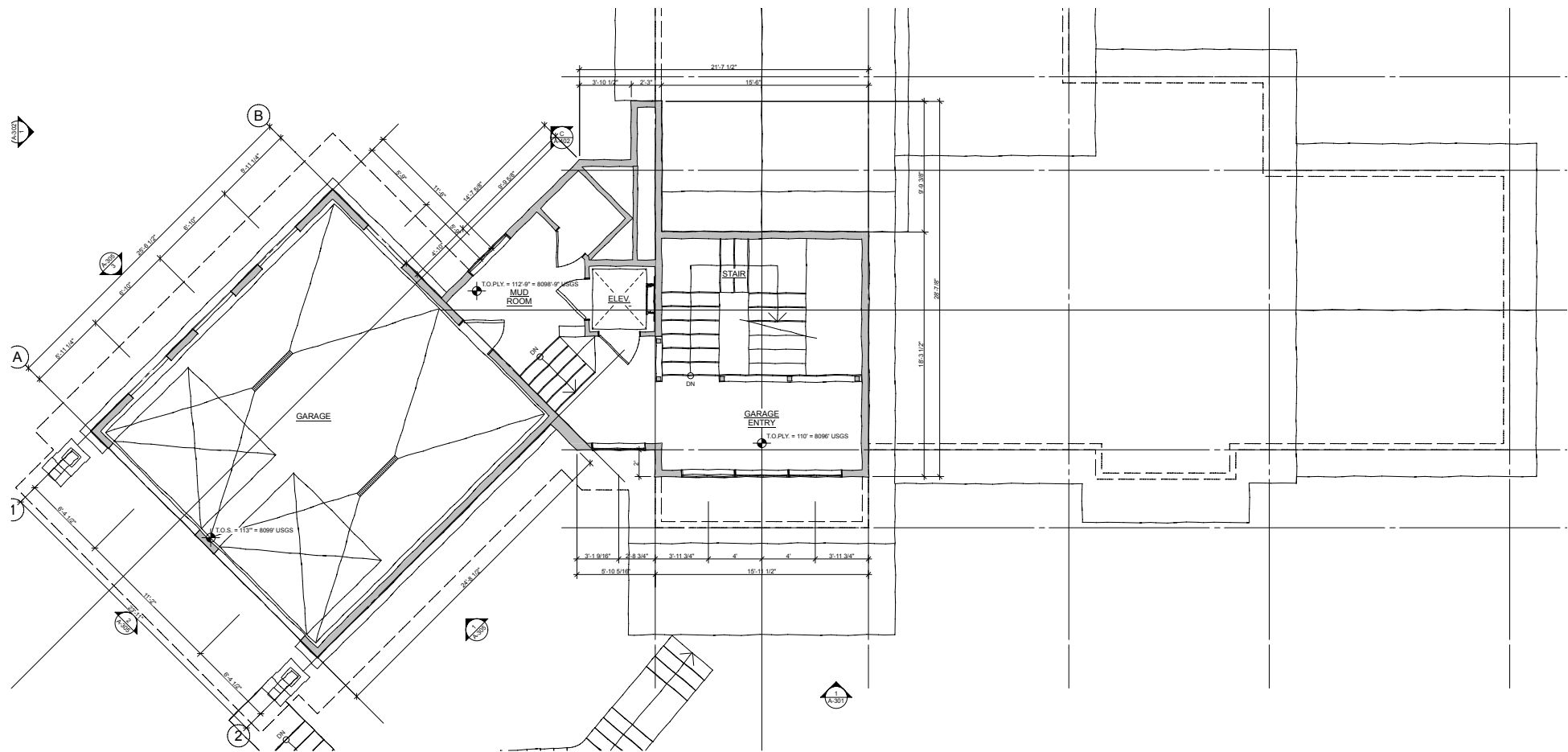


Nakoma

G A R A G E   L E V E L

# GARAGE LEVEL FLOOR PLAN

Garage Entry  
Mud Room



# INTERIOR DOORS AND HARDWARE



**Interior Doors**  
Poplar



**Interior Passage, Privacy**  
Ashley Norton - Greenwich  
Dark Bronze



**Door Stop-Floor  
Mount**  
Dark Bronze

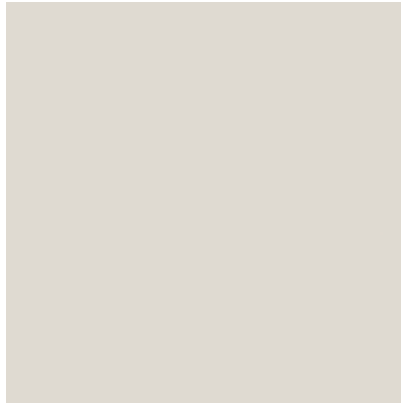


**Door Stop-Wall  
Mount**  
Dark Bronze



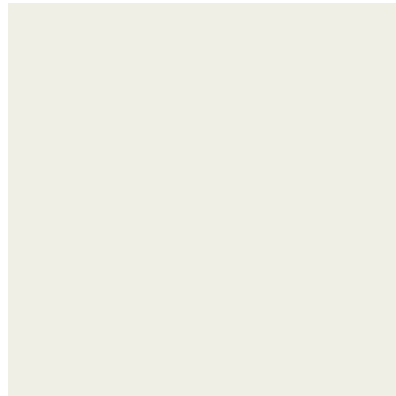
# PAINT AND FLOORING

## Wall Paint



**Sherwin Williams  
City Loft**

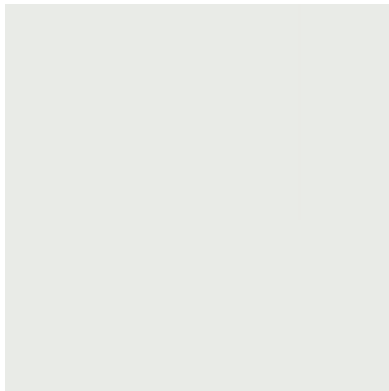
- All Common Areas



**Benjamin Moore  
White Dove**

- All Bedrooms

## Ceiling Paint



**Benjamin Moore  
Ceiling White**

- All Ceilings

## Flooring



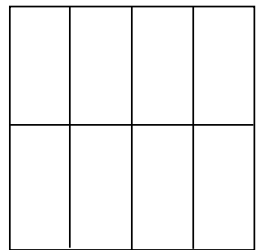
### White Oak

All Flooring except Mudroom



### Mud Room Floor

Nolita Antracite Porcelain



Vertical Straight



**LUTRON'S RadioRA 2 System is installed throughout the home.** Enjoy total convenience with the ability to control lights, shades, temperature and appliances from every room, remotely or even outside the home.

## Control from inside or outside your home

Conveniently control and monitor your home's lights, shades, and temperature as you approach your home, from anywhere inside your home, or even while away.

The system's two-way communication lets you know if lights are left on, shades are open, or what the temperature is even when you can't see the areas being controlled.



GRAFIK T RF C-L hybrid keypad in Black; iPhone®, and Apple Watch® with Lutron Connect app

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UPPER LEVEL



Nakoma encompasses the 'modern luxury' esthetic with a fusion of contemporary and rustic design with the use of steel, refined wood imported marble and stone.





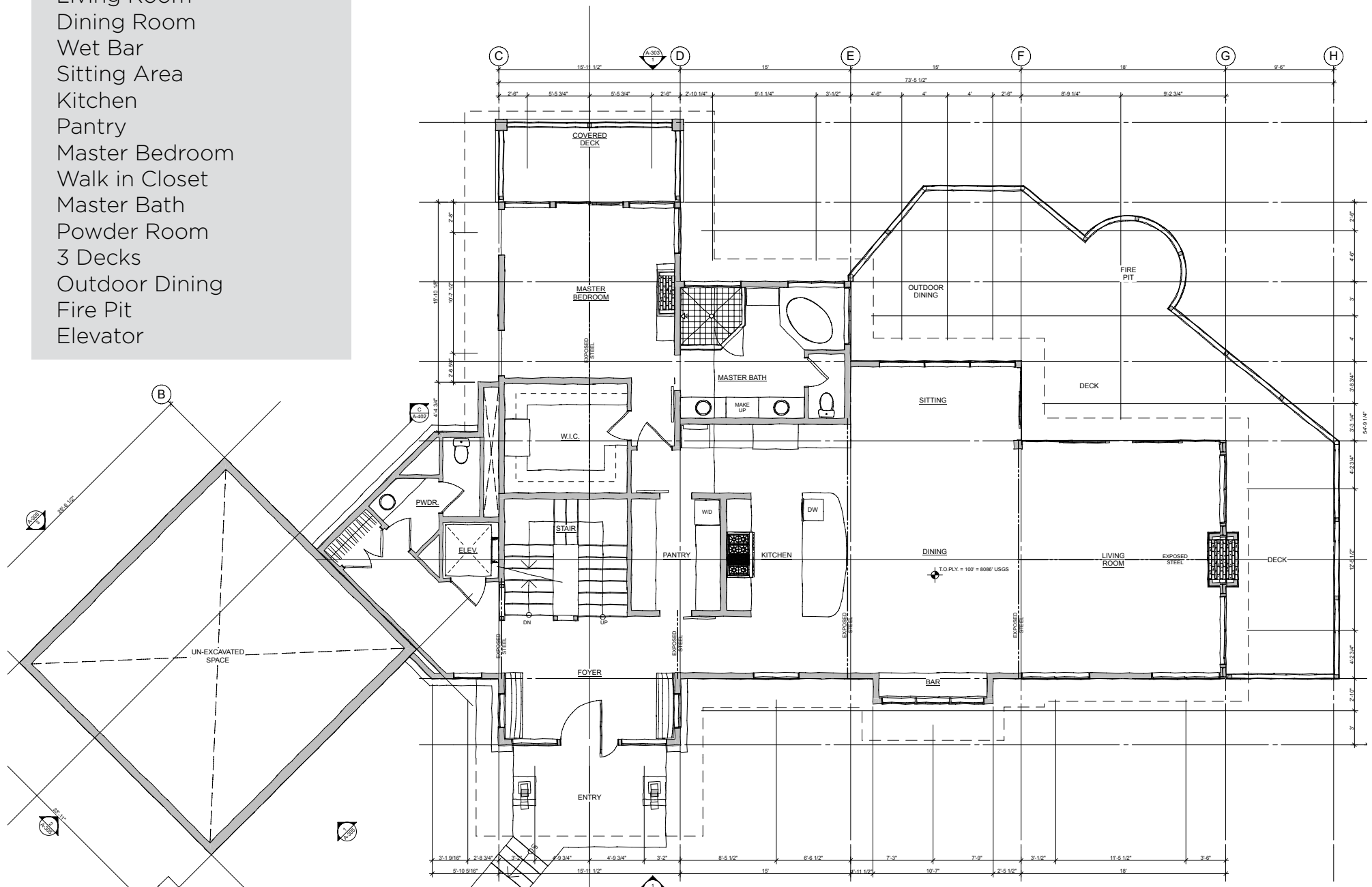






# UPPER LEVEL FLOOR PLAN

Foyer  
Living Room  
Dining Room  
Wet Bar  
Sitting Area  
Kitchen  
Pantry  
Master Bedroom  
Walk in Closet  
Master Bath  
Powder Room  
3 Decks  
Outdoor Dining  
Fire Pit  
Elevator

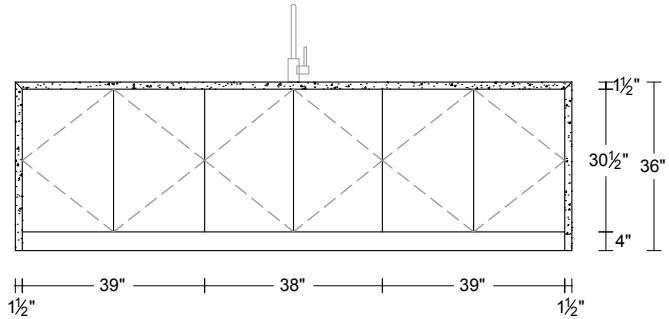
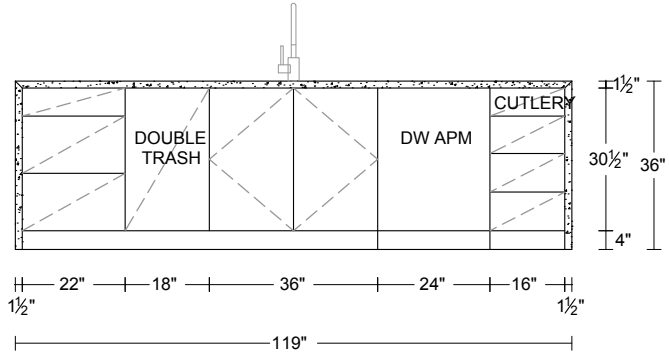
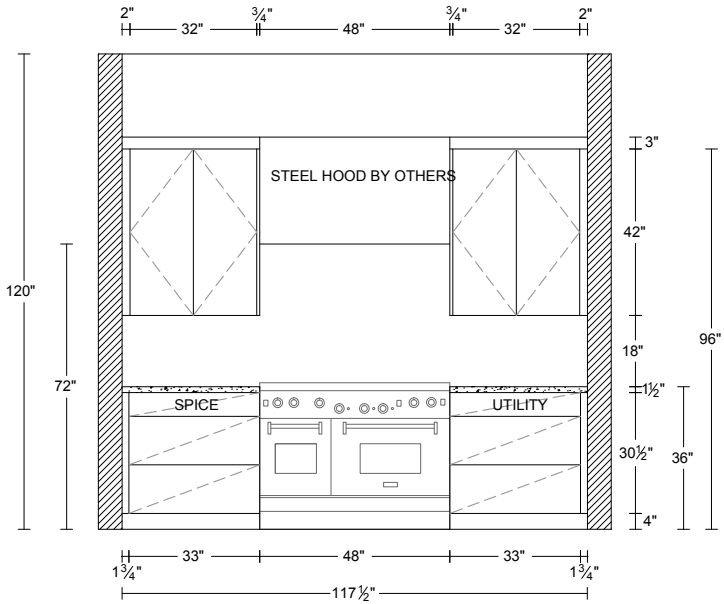
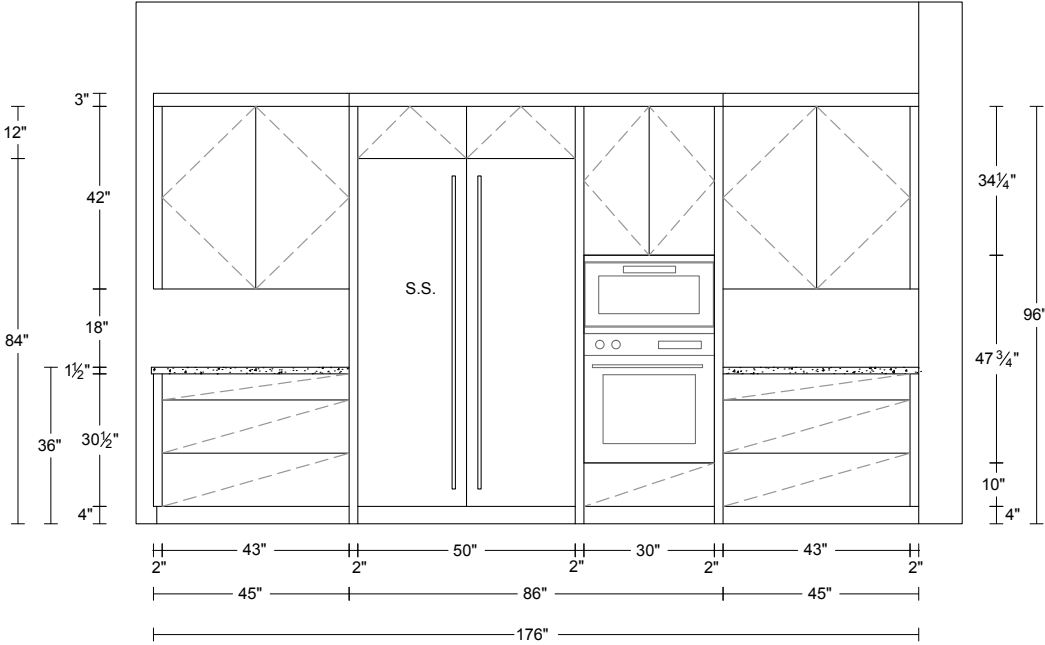




CABINETS - MAIN KITCHEN



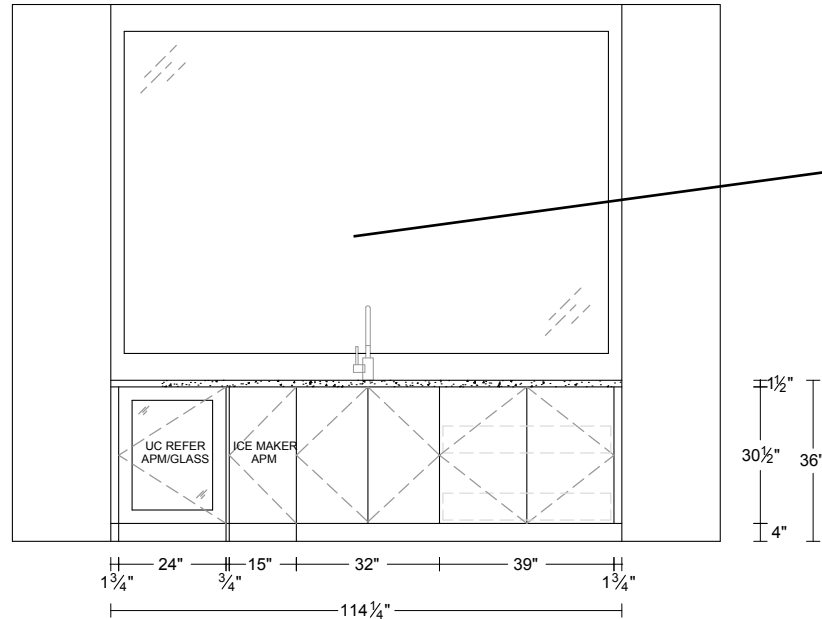
**Cabinets**  
Plain Sliced Walnut



# CABINETS - BUTLER'S PANTRY AND WET BAR



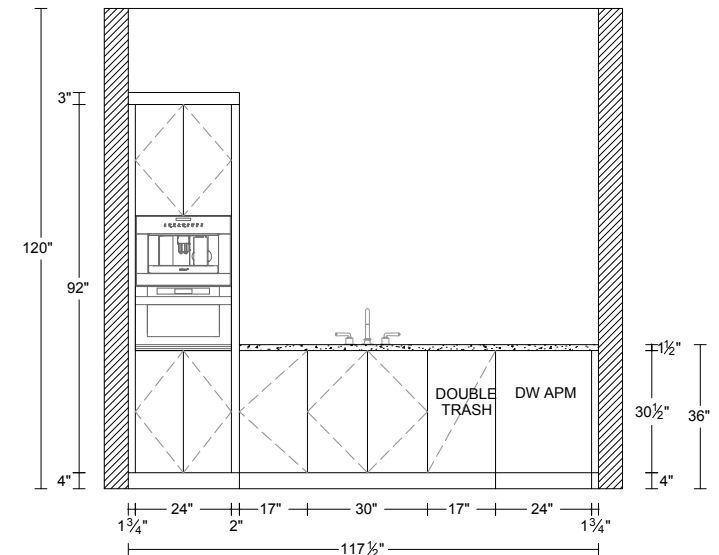
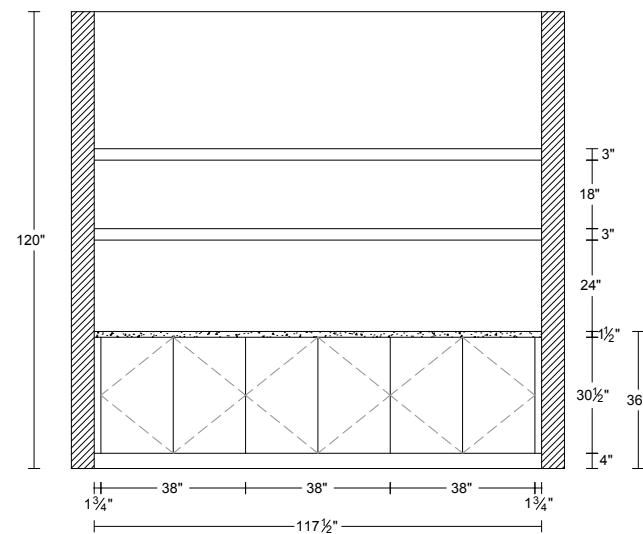
**Cabinets**  
Plain Sliced Walnut  
•Wet Bar



**Glass Shelves**  
Tubular Brass Frame with  
Glass Shelves  
•Wet Bar



**Cabinets**  
Plain Sliced Walnut  
•Butler's Pantry

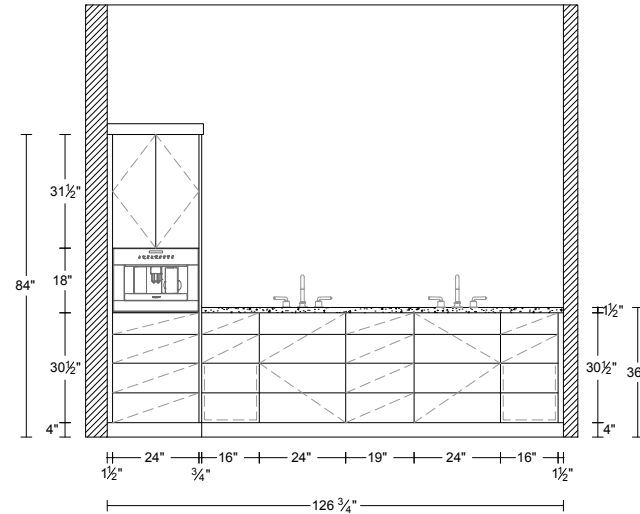




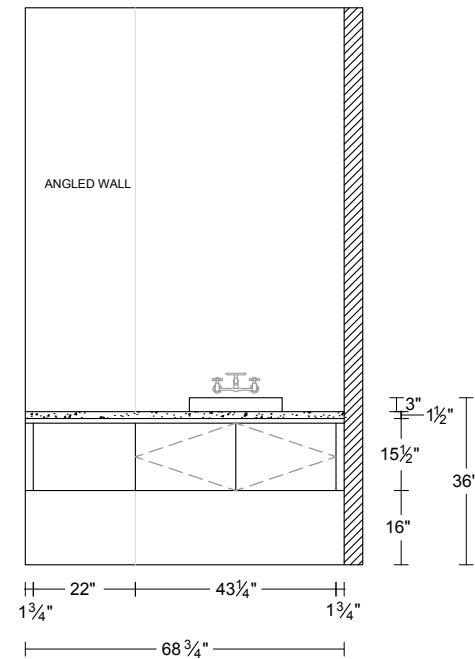
# CABINETS - MASTER BATH AND POWDER ROOM



**Cabinets**  
Black Oak  
•Master Bath



**Cabinets**  
Engineered Warm Caramel  
•Powder Room



# HARDWARE



**Interior Passage, Privacy**  
Ashley Norton - Greenwich  
Dark Bronze



**Entry**  
Ashley Norton - Greenwich  
Dark Bronze



**Front Door**  
Ashley Norton - Greenwich  
Dark Bronze



**Pocket Doors**  
Ashley Norton - Greenwich  
Dark Bronze



**Barn Door**  
Ashley Norton - Greenwich  
Dark Bronze



**Door Stop-Floor Mount**  
Dark Bronze



**Door Stop-Wall Mount**  
Dark Bronze



# HARDWARE



**Kitchen and Butler's Pantry**  
Bauhaus - Appliance Pull  
Oil Rubbed Bronze



**Wet Bar**  
Amwell - Bar Pull  
Flat Black



**Powder Room**  
Emtek - Urban Modern Mod Hex Pull  
Brushed Nickel



**Dining Room**  
Schwinn - Knurled Cabinet  
Pull Dark Bronze



**Laundry Room**  
Top Knobs - Telfair Pull  
Brushed Nickel



**Kitchen - Stove Wall**  
Schwinn - Full Length Pull  
Dark Bronze



**Kitchen**  
Schwinn - Full Length Pull  
Dark Bronze



**Powder Room**  
Hudson Ring Pull - Water Street Brass  
Burnished Nickel

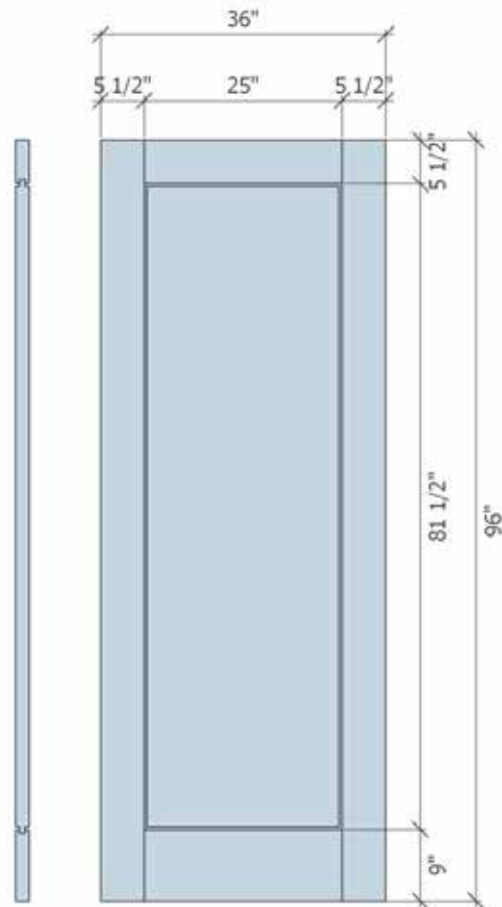


**Master Bath**  
Terrace Flat Knob - Water Street Brass  
Burnished Nickel



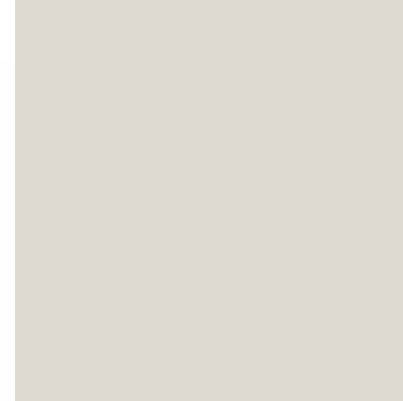
**Master Bath**  
Terrace Pull - Water Street Brass  
Burnished Nickel

# INTERIOR DOORS AND PAINT



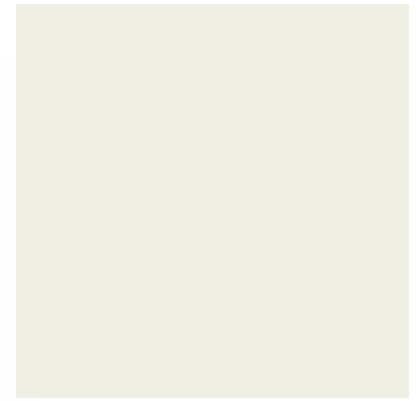
**Interior Doors**  
Poplar

## Wall Paint



**Sherwin Williams**  
**City Loft**

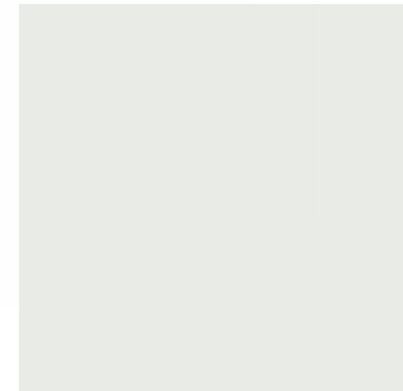
- All Common Areas



**Benjamin Moore**  
**White Dove**

- All Bedrooms

## Ceiling Paint



**Benjamin Moore**  
**Ceiling White**

- All Ceilings

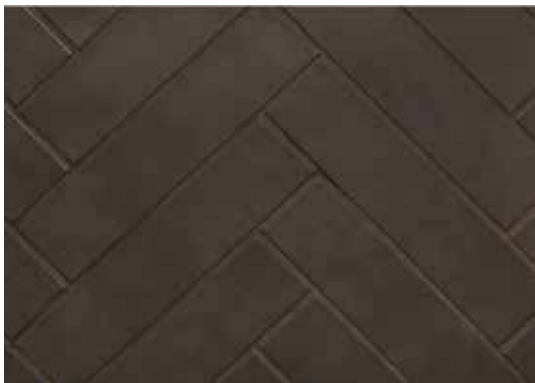


## UPPER LEVEL FLOORING



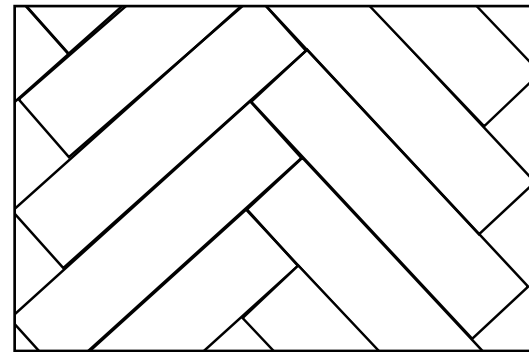
**White Oak**

- Great Room
- Wet Bar
- Sitting Area
- Master Bedroom
- Kitchen
- Pantry
- Dining Room
- Walk in Closet
- Elevator



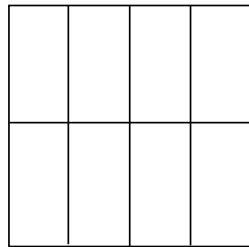
**Concrete Olso  
Porcelain**

- Foyer



Offset Herringbone

# TILE - MASTER BATH AND POWDER ROOM

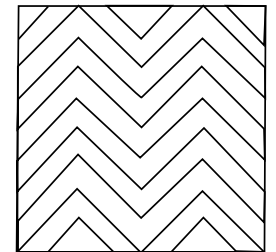


Vertical Straight



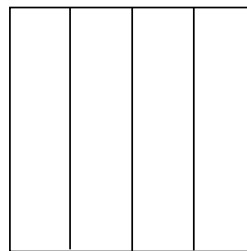
**Master Bath Floor**  
Cottage Stone Iris Black

**Master Bath Shower Wall**  
Statuario Lux Lapato Porcelain



Chevron

**Master Bath Shower Floor & Accent Wall**  
Tiaga Blanco Porcelain



Straight

**Powder Room Wall**  
Asian Statuary Natural  
Stone with Cream and Gray  
Woodlook & Wood Dot Porcelain



**Powder Room Floor**  
Wooden Gray Natural Stone  
in a Mix of 4 Patterns



# COUNTERS AND BACKSPLASH



## Counter

Super White Calacatta  
Honed

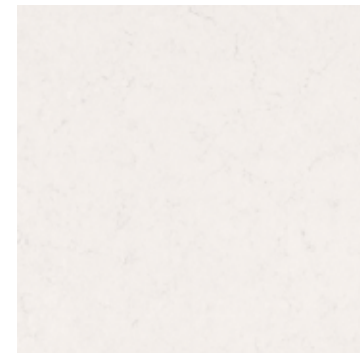
- Master Bath
- Powder Room



## Counter

Colorado Yule Honed

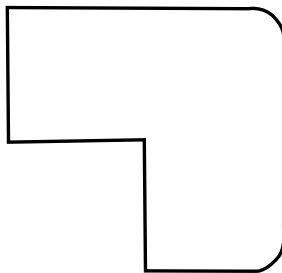
- Kitchen
- Wet Bar



## Counter

Frosty Carrina

- Butler's Pantry



## Edge Detail

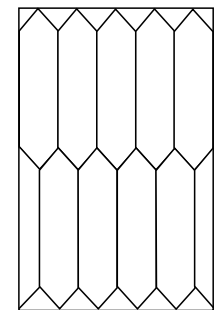
Straight Polish



## Backsplash

Crayons Smoke

- Kitchen
- Butler's Pantry



Vertical Straight

## APPLIANCES - MAIN KITCHEN



**Wolf 48" Dual Fuel Range**  
6 Burners and Infrared Griddle



**Wolf 48" Pro Wall Hood**  
24" Depth



**Sub-Zero 48" Refrigerator/Freezer**  
Built in Side-by-Side  
Custom Walnut finish



**Wolf 30" Convection Steam Oven**  
E Series Transitional



**Miele EcoFlex Series**  
Fully Integrated Dishwasher



## APPLIANCES - BUTLER'S PANTRY AND WET BAR



**Miele Whole Bean Coffee System**  
24" Plumbed CVA 6805

- Butler's Pantry



**Wolf Transitional Microwave**  
24" Drawer

- Butler's Pantry



**Asko Dishwasher 24"**

- Butler's Pantry



**U-Line Ice Machine**  
15" Clear 1000 Series

- Wet Bar



**U-Line Wine Captain**  
24" Model 1000 Series

- Wet Bar

## APPLIANCES - MASTER CLOSET



### Washer

LG 4.5 cu.ft. Front Load 24"  
with TubroWash 360



### Dryer

LG 4.5 cu.ft. Front Load 24"



### LG Styler

wi-fi Enabled Steam  
Clothing Care System



## PLUMBING - MAIN KITCHEN & WET BAR



### **Smart Station Sink**

Julien Stainless & Walnut

- Main Kitchen



### **Faucet**

California Faucets Corsano Pull-Down  
Prep - Polished Brass

- Wet Bar



### **Faucet**

California Faucets  
Culinary Pull-Out - Brushed  
Stainless

- Main Kitchen



### **Hot/Cold Dispenser**

California Faucets  
Poetto Contemporary Single  
Handle - Brushed Stainless

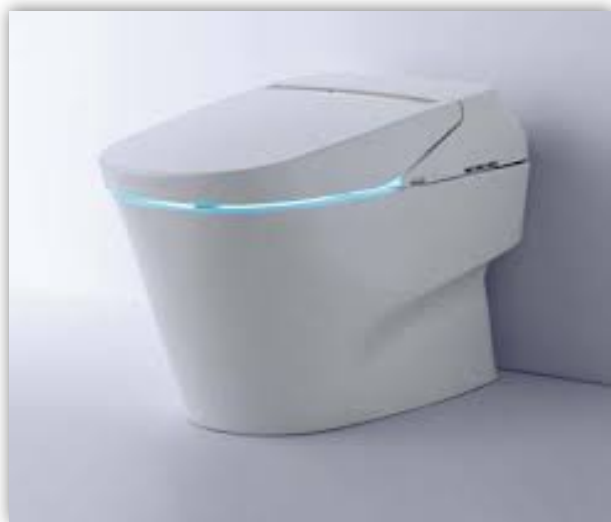
- Main Kitchen



### **Sink**

Bates & Bates  
Hammertone Bar Sink -  
Hammered Brass

- Wet Bar



**Toilet**

Toto NeoRest - White



**Bath Faucet**

Kallista Freestanding  
With Hand Shower  
Rubbed Bronze



**Bathtub**

Barcelona 2 - White



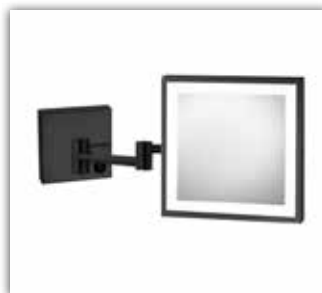
**Sink Faucet**

Kallista Per Se - Rubbed Bronze



**Shower**

Kallista Per Se - Rubbed Bronze



**Accessory**

8" Elixir Electric  
Makeup Mirror  
Rubbed Bronze



**Sink**

Kallista Under-Mount Basin  
Stucco White





**Toilet**  
Toto Carlyle II One-Piece  
White



**Lavatory Faucet**  
Watermark Wall Mounted  
Polished Chrome



**Sink**  
Stone Forest Contour Square  
Grey Stone

# GREAT ROOM FIREPLACE



**Fireplace Surround**  
Copper Plate



**Fire Box Style**  
Astria Montebello CD Contemporary Unit

## INTERIOR LIGHT FIXTURES



### **Barton Large Bath Sconce**

Master Bath  
Bronze with White Shade



### **Alborg Large Stacked Pendant**

Kitchen Island  
Burnished Brass with White Shade



### **EZRA Large Bath Sconce**

Powder Room  
Bronze with White Shade



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GRAFIK T RF C-L hybrid keypad in Black; iPhone®, and Apple Watch® with Lutron Connect app

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MAIN LEVEL



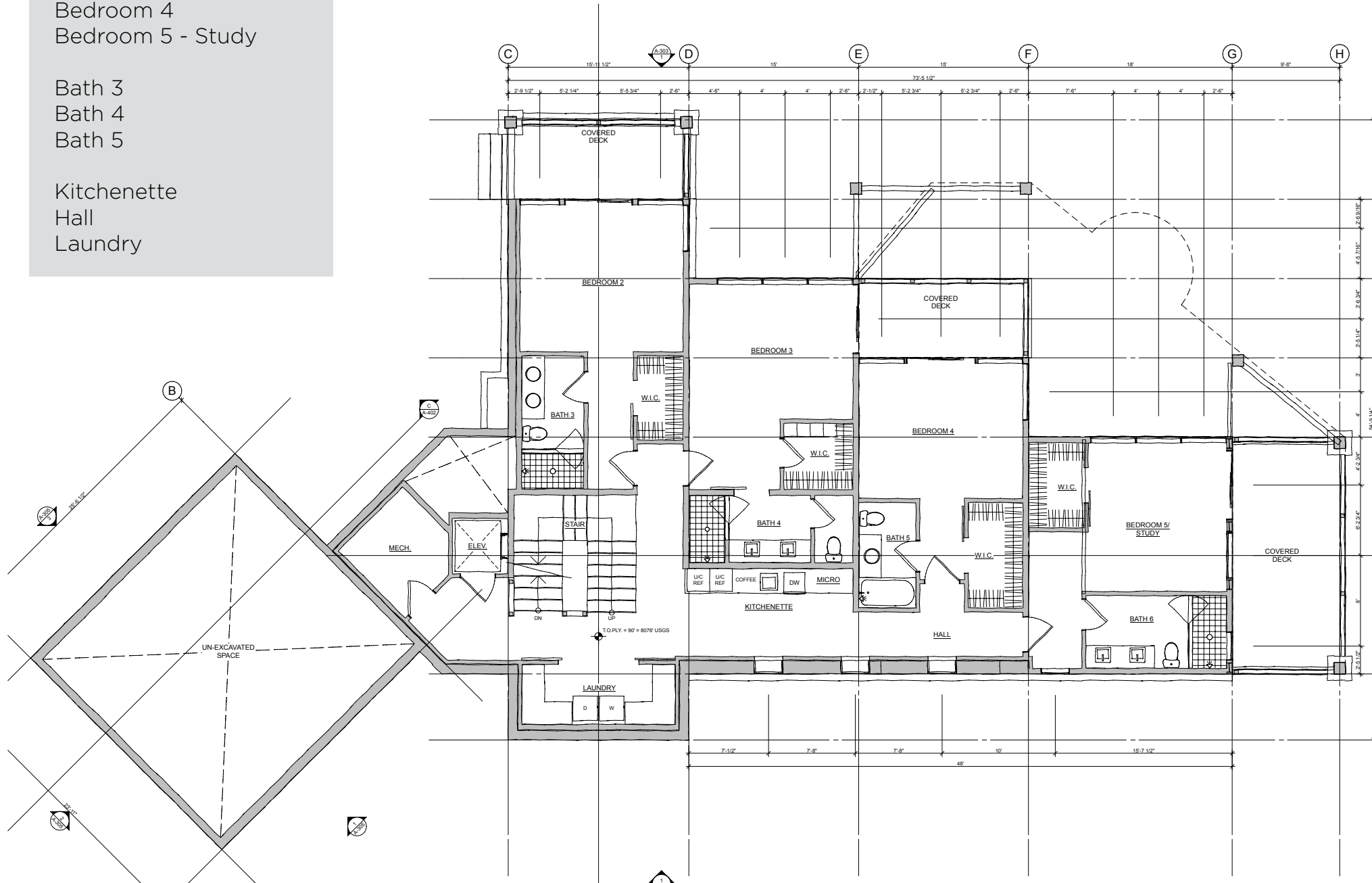


# MAIN LEVEL FLOOR PLAN

Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5 - Study

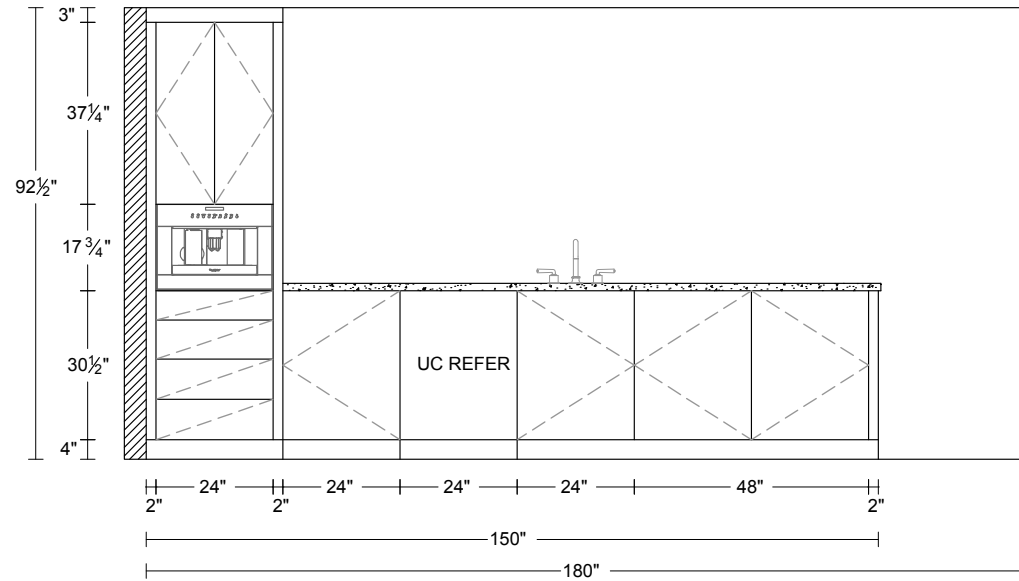
Bath 3  
Bath 4  
Bath 5

Kitchenette  
Hall  
Laundry

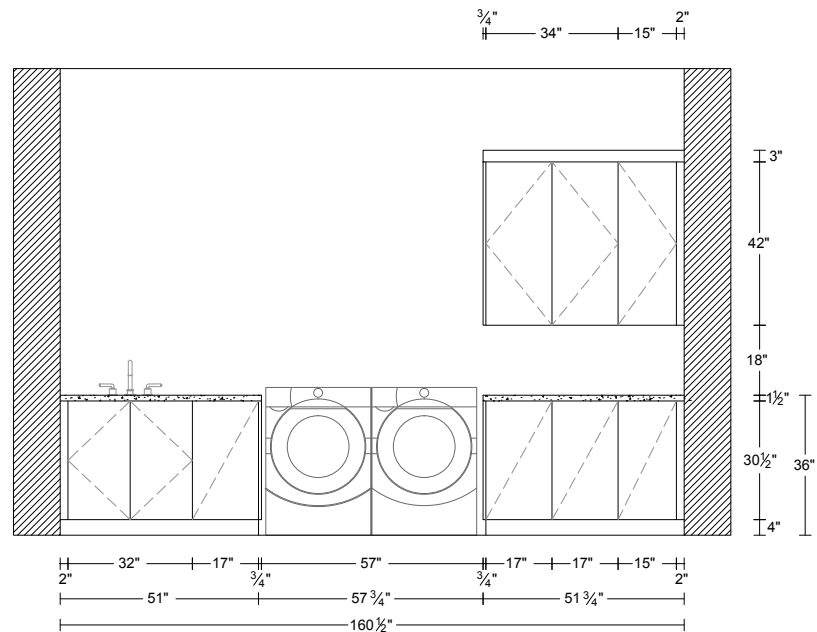




**Cabinets**  
**Black Oak**  
•Kitchenette



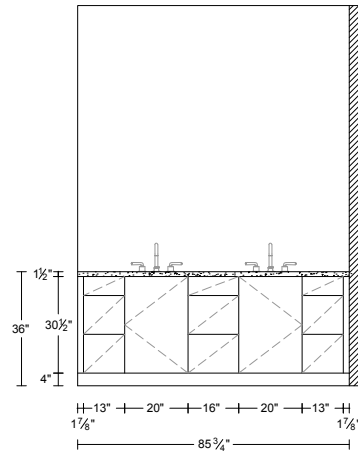
**Cabinets**  
**Alpine White**  
•Laundry



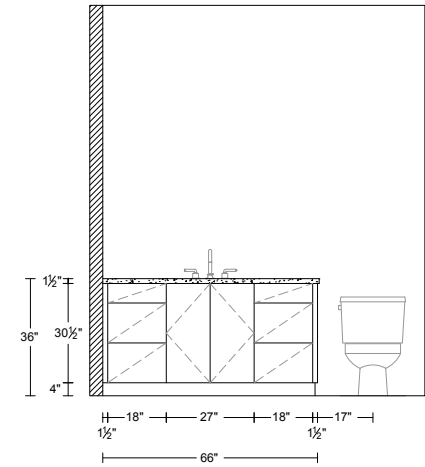
# CABINETS - BATHS



**Cabinets**  
Quartered Walnut Veneer



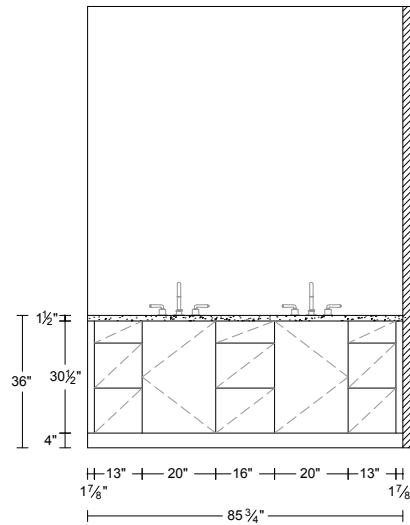
•Bath 3



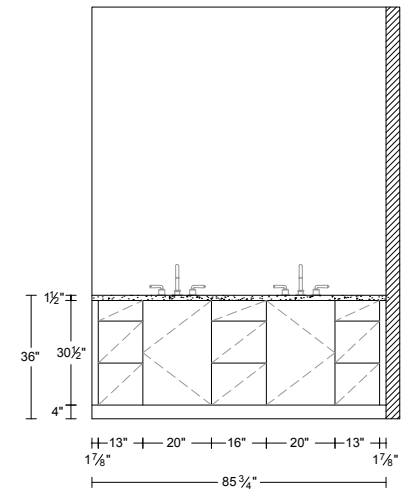
•Bath 5



**Cabinets**  
Black Oak



•Mini-Master



•Bath 4





**Interior Passage, Privacy**  
Ashley Norton - Greenwich  
Dark Bronze



**Laundry Room**  
Top Knobs- Telfair Pull  
Brushed Nickel



**Kitchenette**  
Top Knobs- Telfair Pull  
Oil Rubbed Bronze



**Pocket Doors**  
Ashley Norton - Greenwich  
Dark Bronze



**Barn Door**  
Ashley Norton - Greenwich  
Dark Bronze



**BathsMini-Master. 4, 5, 6**  
Emtek-Urban Modern  
Mod Hex Pull  
Polished Nickel

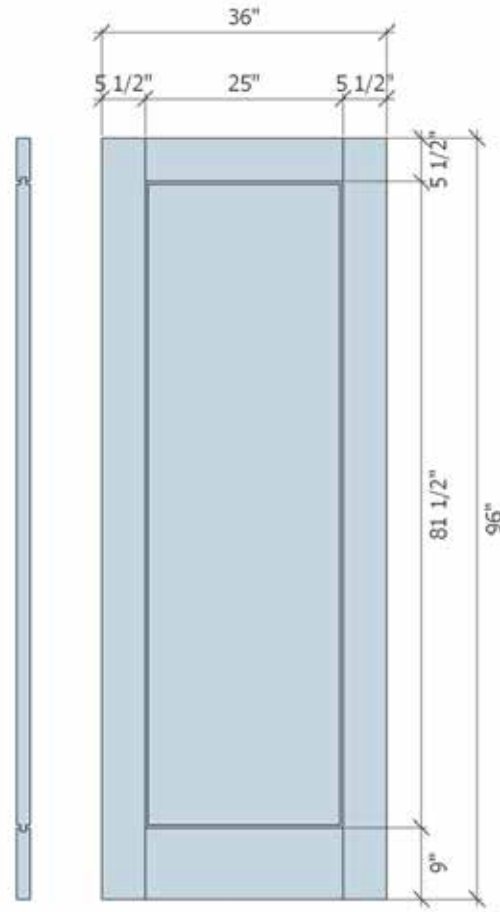


**Door Stop-Floor Mount**  
Dark Bronze



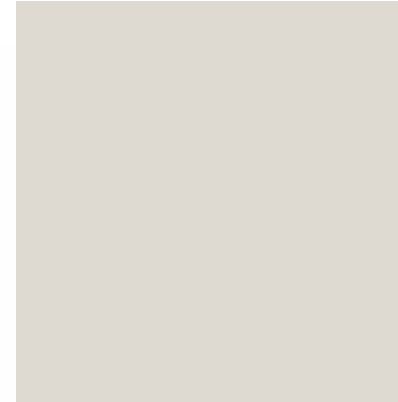
**Door Stop-Wall Mount**  
Dark Bronze

# INTERIOR DOORS AND PAINT



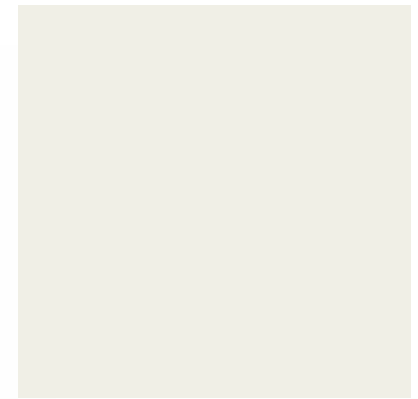
**Interior Doors**  
Poplar

## Wall Paint



**Sherwin Williams**  
**City Loft**

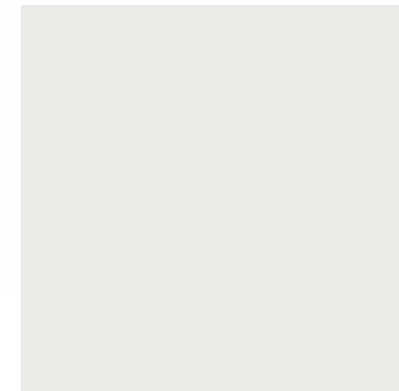
- All Common Areas



**Benjamin Moore**  
**White Dove**

- All Bedrooms

## Ceiling Paint



**Benjamin Moore**  
**Ceiling White**

- All Ceilings



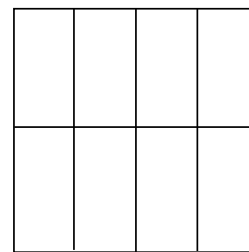
**Hall and Common Areas**  
Walnut Plank



**Bedrooms 2,3,4,5**  
**Vail-carpet**  
Light Taupe Grey

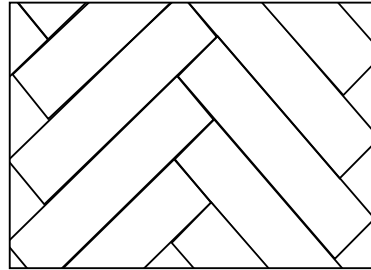


**Laundry Room Floor**  
Nolita Antracite Porcelain



Vertical Straight

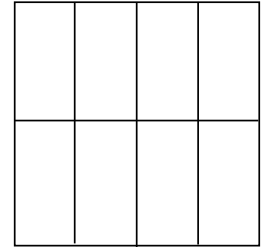




Herringbone

**Floor**

Installed In Herringbone Pattern



Vertical Straight

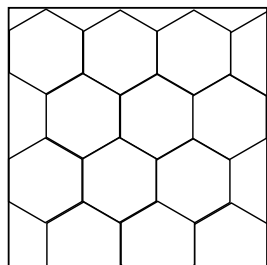
**Shower Walls**

Statuario Lux Lapato  
Lux Porcelain



**Shower Floor**

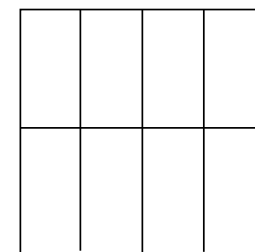
Glossy Penny Rounds  
Taupe



Hexagon

**All Floors**

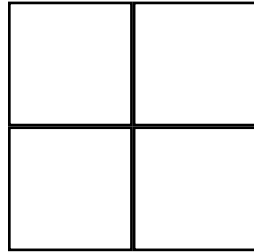
Nolita Blanco Porcelain



Vertical Straight

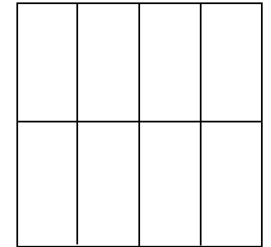
**Shower Walls**

Bianco Marea  
Natural Stone



Square

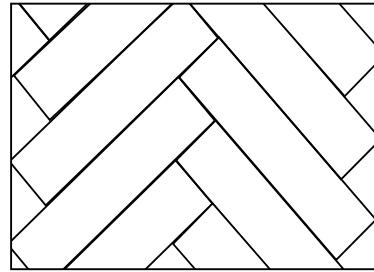
**Floor**  
Fabric Porcelain



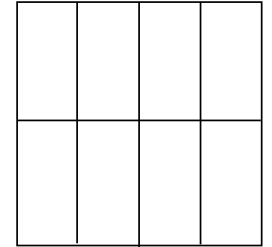
Vertical Straight

**Shower Wall**  
Statuario Lux Lapato  
Lux Porcelain





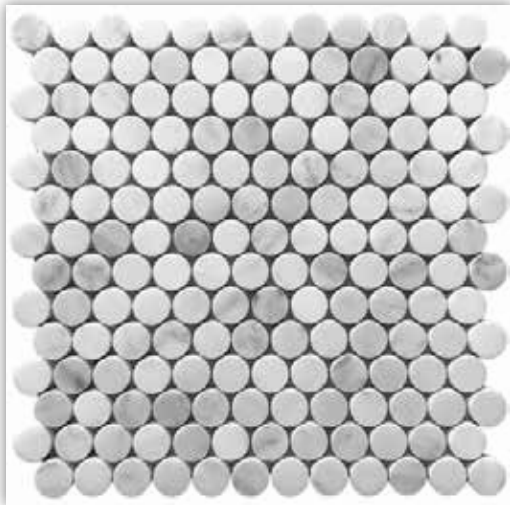
Offset Herringbone



Vertical Straight

### Shower Wall

Thassos Natural Stone



### Shower Floor

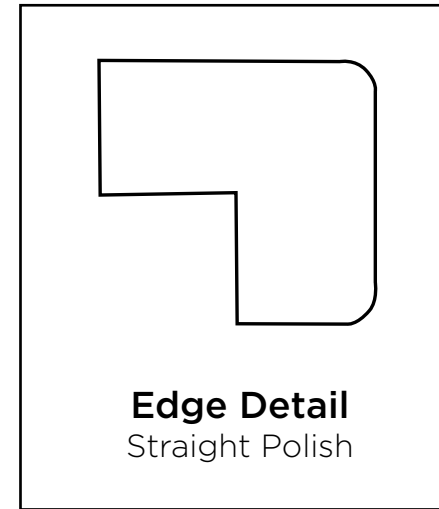
Bianco Carrara  
Penny Round



**Counter**  
Ceasarstone  
Flannel Gray  
•Baths 4,5,6



**Counter**  
Super White Calacatta  
Honed  
•Mini-Master



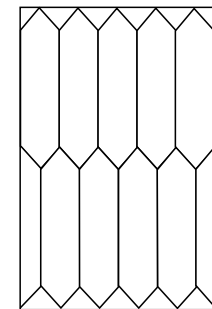
**Edge Detail**  
Straight Polish



**Counter**  
Caesarstone  
Rugged Concrete  
•Kitchenette



**Backsplash**  
Crayons  
Bright White Ceramic  
•Kitchenette



Vertical Straight

## APPLIANCES - KITCHENETTE AND LAUNDRY



**Miele Whole Bean Coffee System**  
24" Plumbed CVA 6805



**SubZero Refrigerator/Freezer**  
24" Undercounter with Ice Maker



**Washer**  
LG 4.5 cu.ft. Front Load 24"  
with TubroWash 360



**Dryer**  
LG 4.5 cu.ft. Front Load 24"



## Faucet

California Faucets-Corsano Pull  
Down Kitchen Faucet - Low Spout  
with Finished Blade Handle-  
Brushed Chrome  
•Kitchenette



## Sink

Kohler-White Iron/Tones Top-Mount/  
Under-Mount Single Bowl  
•Kitchenette



## Faucet

Delta Single  
Handle Pull-Down  
Chrome  
•Laundry



## Sink

Blanco Stellar  
Single Bowl Stainless  
•Laundry





### **Toilet**

Toto Carlyle II One-Piece  
White



### **Shower Trim**

Quissance Pressure Balance  
Brushed Chrome



### **Faucet**

Brizo Odin Single Handle  
Brushed Chrome



### **Sink**

Kohler Caxton Rectangle  
Under-mount Sink - White



**Sink**

Kohler Caxton Rectangle  
Under-mount Sink - White



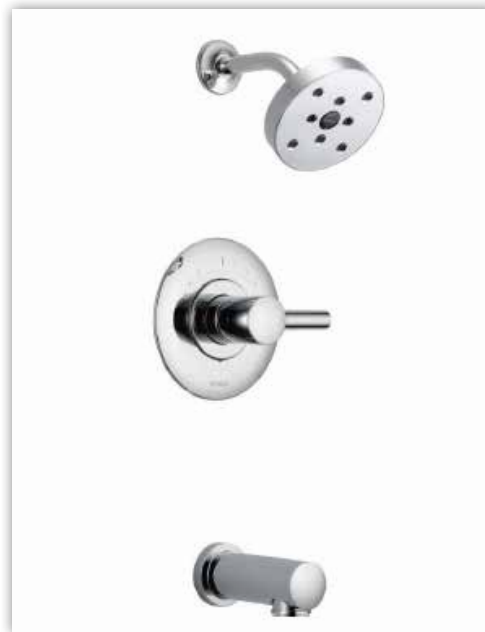
**Toilet**

Toto Carlyle II One-Piece  
White



**Tub**

Kohler Underscore



**Tub and Shower Trim**

Quissence Pressure Balance



**Faucet**

Brizo Odin Single Handle



**Toilet**

Toto Carlyle II One-Piece  
White



**Sink**

Kallista Under-Mount Basin  
Stucco White



**Shower**

California Faucets  
Contemporary Hand Shower  
Brushed Chrome



**Shower**

California Faucets  
8 Jet Showerhead  
Brushed Chrome



**Lavatory Faucet**

Descanso Bath 8"  
Brushed Chrome



**Baths - Mini-Master, 3, 4, 5**

Dresser Long Glass Rod Light  
Polished Nickel



**LUTRON'S RadioRA 2 System is installed throughout the home.** Enjoy total convenience with the ability to control lights, shades, temperature and appliances from every room, remotely or even outside the home.

## Control from inside or outside your home

Conveniently control and monitor your home's lights, shades, and temperature as you approach your home, from anywhere inside your home, or even while away.

The system's two-way communication lets you know if lights are left on, shades are open, or what the temperature is even when you can't see the areas being controlled.



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LOWER LEVEL













Bedroom 1

Bath 1

Bath 2

Skier's Lounge

Game Room

Ski Entry

Wet Bar

Hall

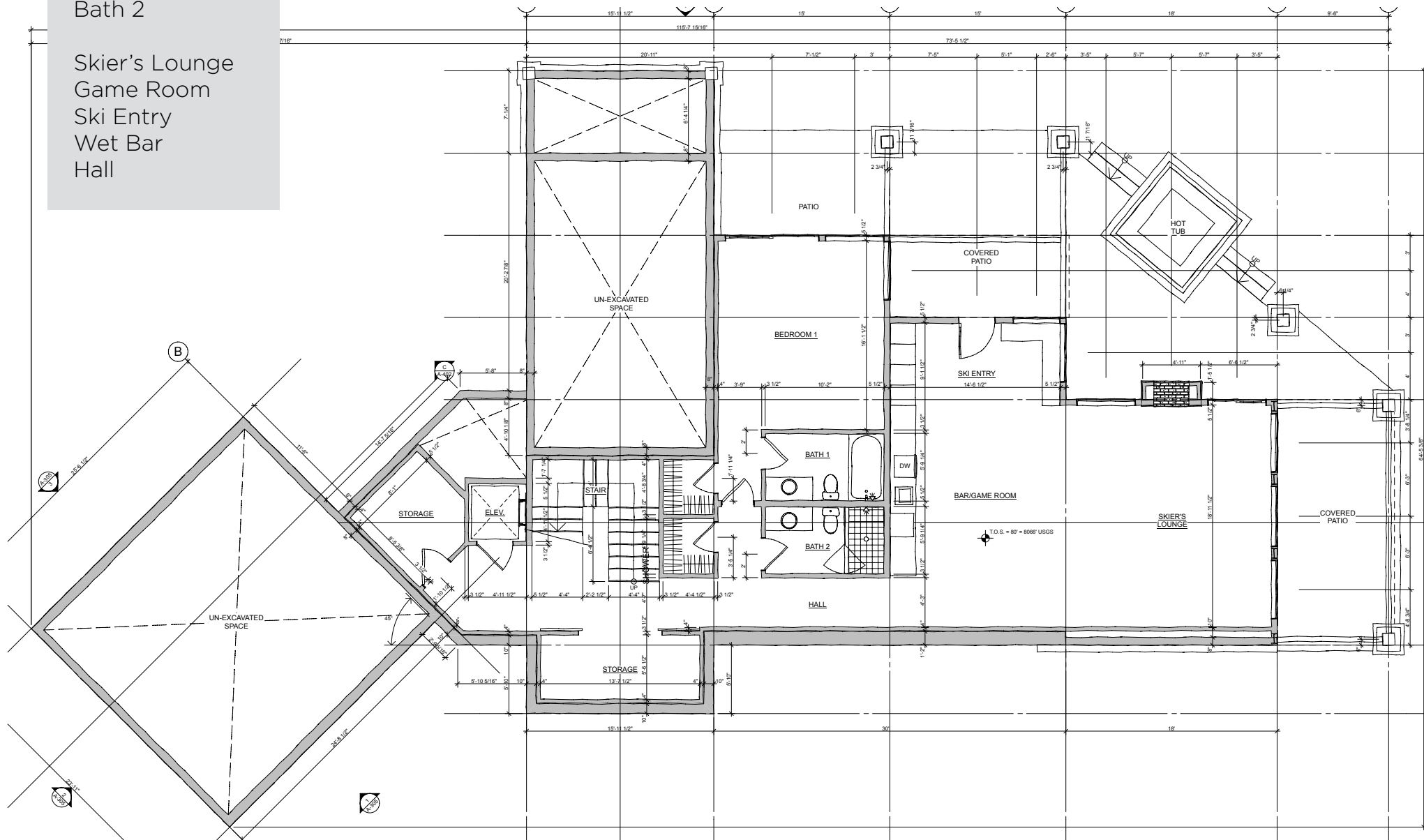
Bath 2

## Game Room

## Ski Entry

Wet Bar

Hall

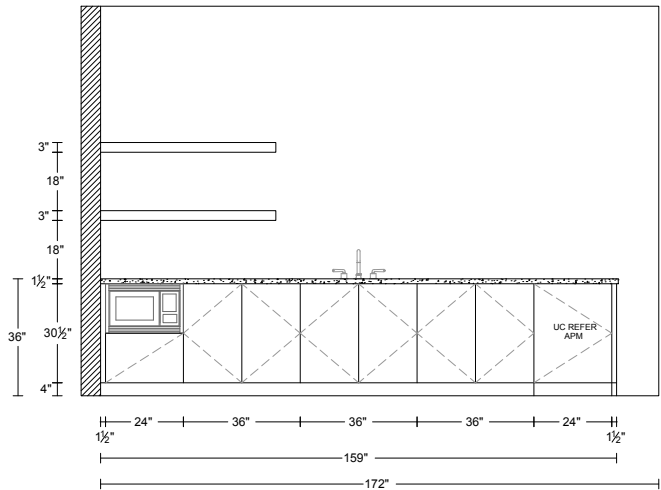




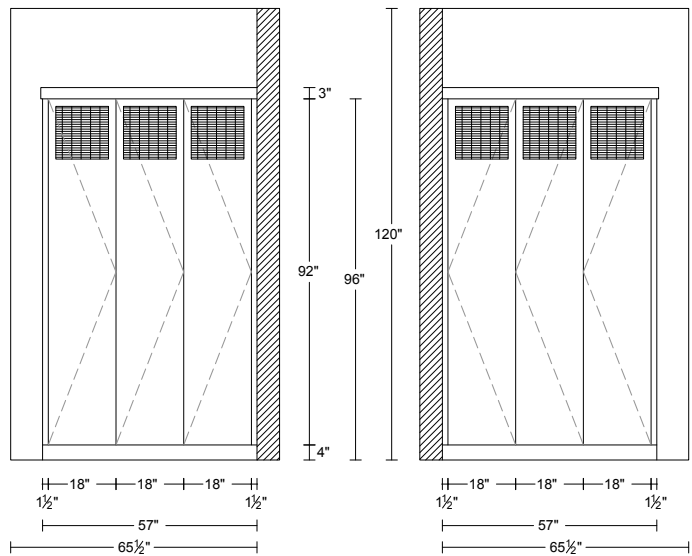
CABINETRY - WET BAR AND SKI LOCKERS



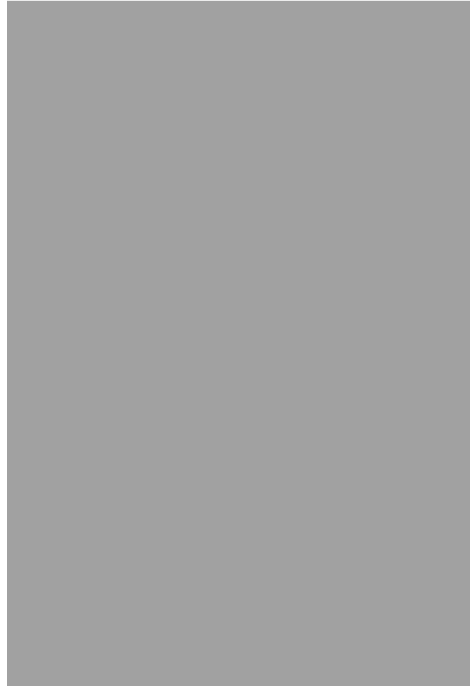
**Cabinets**  
**Plain Sliced Walnut**  
•Wet Bar



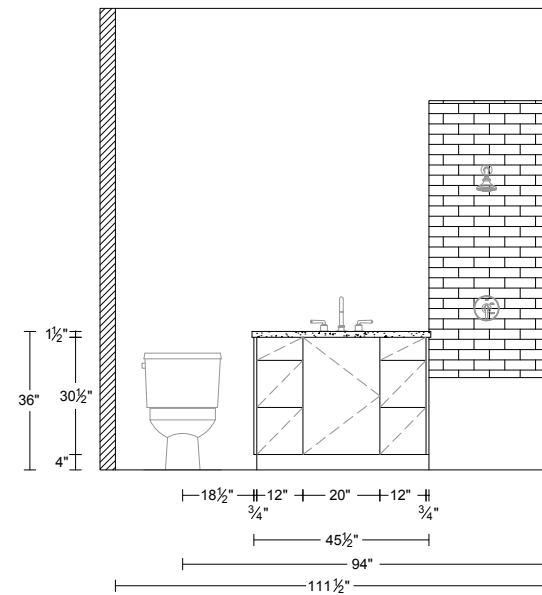
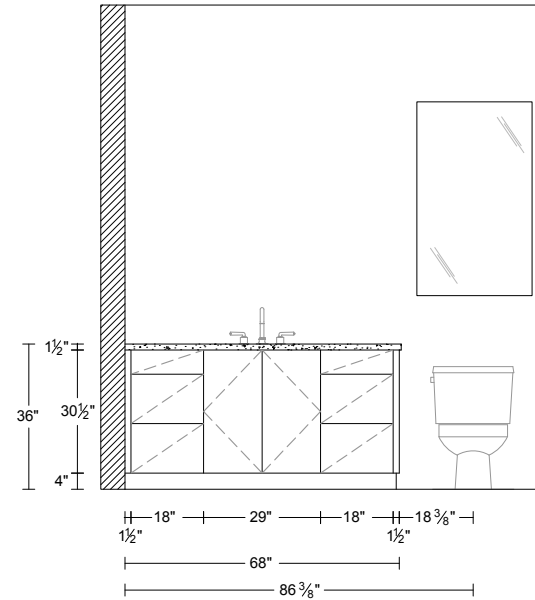
**Cabinets**  
**Black Oak**  
•Ski Lockers







**Cabinets**  
**Painted Grey Nuance**



# HARDWARE



**Interior Passage, Privacy**  
Ashley Norton - Greenwich  
Dark Bronze



**Wet Bar**  
Amwell Bar Pull Flat  
Black



**Pocket Doors**  
Ashley Norton - Greenwich  
Dark Bronze

**Barn Door**  
Ashley Norton - Greenwich  
Dark Bronze



**Baths 1 & 2**  
Urban Modern Mod Hex Pull -  
Emtek - Polished Chrome



**Ski Room**  
Amwell Bar Pull Flat  
Black

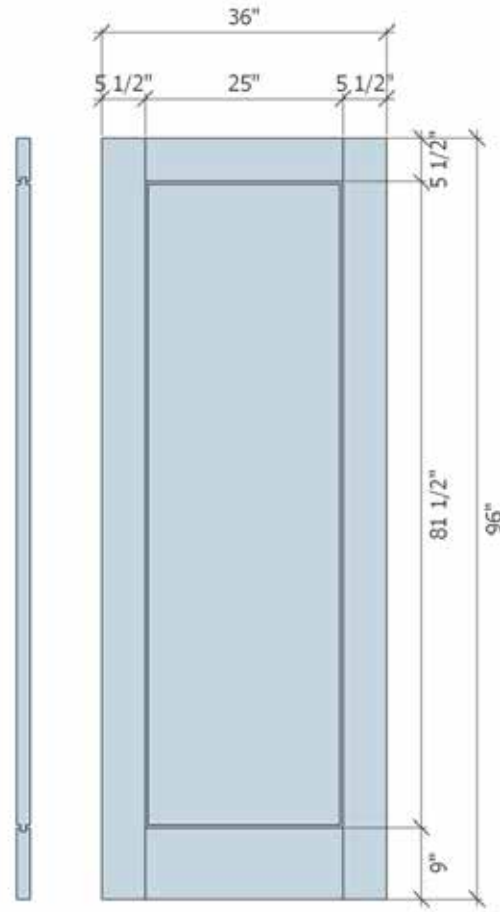


**Door Stop-Floor  
Mount**  
Dark Bronze



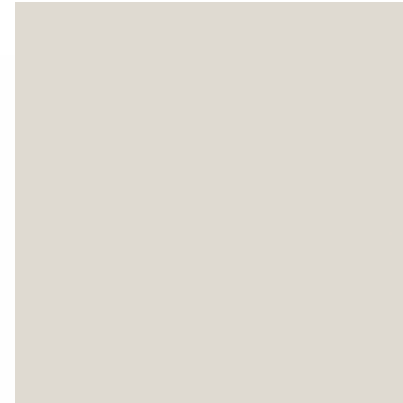
**Door Stop-Wall  
Mount**  
Dark Bronze

# INTERIOR DOORS AND PAINT



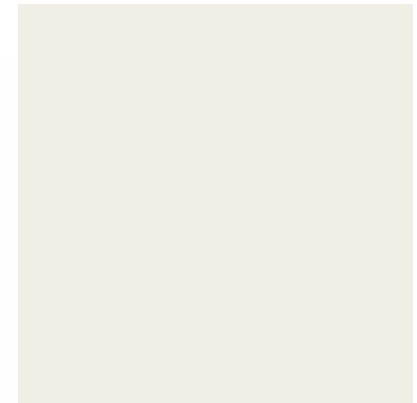
**Interior Doors**  
Poplar

## Wall Paint



**Sherwin Williams**  
**City Loft**

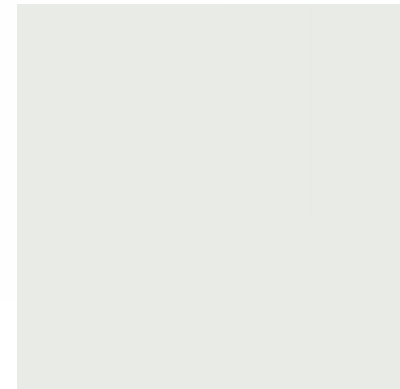
- All Common Areas



**Benjamin Moore**  
**White Dove**

- All Bedrooms

## Ceiling Paint



**Benjamin Moore**  
**Ceiling White**

- All Ceilings

## LOWER LEVEL FLOORING



**Concrete**

All Common Areas

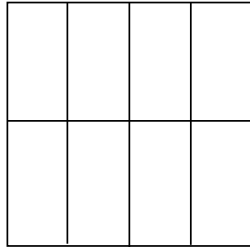


**Vail-carpet**

Light Taupe Grey

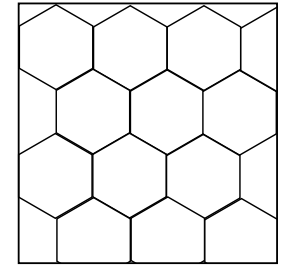
Bedroom 1





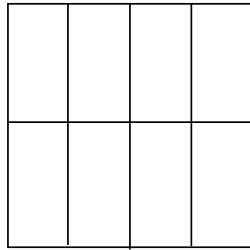
Vertical Straight

**Floor**  
Nice Grigio Porcelain



Hexagon

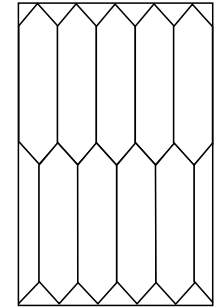
**Wall**  
Large Format Hexagon Ceramic



Vertical Straight

**Floor**

Nice Grigio Porcelain



Vertical Straight

**Shower Wall**

Crayons  
Bright White Ceramic



**Shower Floor**

White Glossy Penny Rounds

# COUNTERS AND BACKSPLASH



## Counter

Ceasarstone  
Flannel Gray  
•Baths 1 & 2



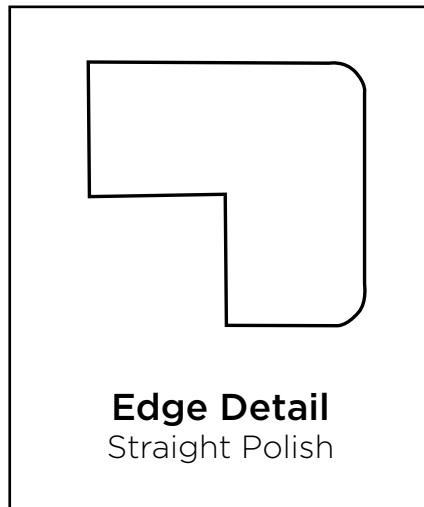
## Counter

Nocturnal Honed  
•Wet Bar



## Backsplash

Antique Mirror  
•Wet Bar



## Edge Detail

Straight Polish



**SubZero Refrigerator/Freezer**  
24" Undercounter with Ice Maker



**Wolf Transitional Speed Oven**  
24" E Series





**Faucet**

Watermark Wall Mount  
Bridge



**Sink**

Franke Cube Undermount Stainless  
Steel Sink



**Toilet**

Toto Carlyle II One-Piece - White



**Sink**

Kohler Caxton Rectangle  
Under-Mount Sink - White



**Tub Spout**

Brizo Litze - Polished Nickel



**Shower**

Brizo Round Multi-Function with  
Jointed Arm - Polished Nickel



**Faucet**

Brizo Brilliance  
Polished Nickel



**Tub**

Kohler Underscore - White



**Toilet**

Toto Carlyle II One-Piece - White



**Sink**

Kohler Caxton Rectangle  
Under-mount Sink - White



**Shower**

Brizo Round Multi-Function with  
Jointed Arm - Polished Nickel



**Faucet**

Brizo Brilliance  
Polished Nickel

## RECREATION ROOM FIREPLACE



**Fireplace Surround**  
Steel



**Fire Box Style**  
Kozy Heat Slayton 42 Contemporary Fireplace





**Baths - 1 & 2**

Dresser Long Glass Rod Light  
Polished Nickel

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