



THE PALISADES

at Squaw Valley

FREQUENTLY ASKED QUESTIONS

WHAT IS THE PALISADES AT SQUAW VALLEY?

The Palisades at Squaw Valley is an exclusive collection of new mountain modern single-family homes and townhomes located just minutes from the base of Squaw Valley Alpine Meadows Resort and 10 minutes from Lake Tahoe. At build-out, we will have 60 residences; consisting of 30 townhomes and 30 single-family homes.

WHAT SIZE ARE THE HOMES?

The Slalom – 2,001 square feet.

The Alpine – 2,630 square feet.

The Traverse – 2,810 square feet.

WHAT METHOD DOES THE DEVELOPER USE TO CONSTRUCT THE HOMES AT THE PALISADES AT SQUAW VALLEY?

The developer chose a modular-built prefab style of construction for the homes. Modern, energy-efficient, and environmentally responsible, factory construction can be faster, more cost-effective and more reliable than on-site construction.

WHAT ARE THE BENEFITS OF OWNERSHIP AT THE PALISADES?

Nestled between Squaw Creek and the Truckee River, The Palisades at Squaw Valley offers the ultimate in modern mountain living. Each season offers an array of distinct adventures and cultural attractions. In winter, epic skiing and riding leave you excited for tomorrow's runs. Summer beckons fishing, riding, hiking and boating. Or enjoy year round events, music and happenings at The Village at Squaw Valley and surrounding Tahoe area.

WHO IS THE ARCHITECT?

The Brown Studio Design + Build is passionate about architecture, interior design, construction and modular home manufacturing. They are devoted to achieving the highest potential within every project they touch. The Brown Studio Design + Build has created and maintained a style that is appreciated for its sensitive use of form, color, material, space, light, landscape and technology.

WHAT IS AVAILABLE TO PURCHASE NOW?

For availability, please see our sitemap.

WHAT ARE THE PROPERTY TAXES?

Average taxes in Placer County are .93%. However, taking Squaw Valley bond measures into account, The Palisades at Squaw Valley is closer to 1.1%.

WHAT ARE THE HOA DUES AND WHAT IS INCLUDED?

The HOA dues are \$198 per month; and include snow removal, road maintenance, common area maintenance and reserves.

DO THE HOMES INCLUDE A WARRANTY?

Yes. It includes a one-year fit and finish warranty and coverage as outlined in SB800.

ARE THERE COMMON AREA AMENITIES?

The Palisades at Squaw Valley has a small park. The developer has chosen to keep the HOA costs low so you can enjoy Squaw Valley and the surrounding Tahoe area year round.

IS THE FLAT ROOF RISKY IN THE SNOW?

The technologically advanced polyglass roof is engineered for Tahoe's winters. It is not actually flat. The elevation is sloped, creating a safer snow-shed, better winter time insulation, and a single drip edge.

IS THE FURNITURE INCLUDED IN THE PURCHASE PRICE?

The homes do not include furniture, however we would be delighted to provide a furniture package with pricing for turn-key ownership.

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH RENTING THE HOME?

Currently, no. However, the homeowner is responsible for guest conduct during their stay.

CAN GUESTS PARK IN THE DRIVEWAY?

Yes driveway parking is permitted.

HOW DO I REQUEST MORE INFORMATION?

Please contact our Sales Team at 530-414-9177 or info@palisadesatsquaw.com.

HOW DO I SUBMIT AN OFFER?

Please submit your client's offer in a bullet-point email clearly detailing price and terms. The Palisades sales team will complete the PSA after all parties have agreed to price and terms.

WHAT'S THE BROKER COMMISSION?

We honor 2.5% commission.