

# TROONPACIFIC

## WHAT IS HEALTHY LIVING?

Globally, Troon Pacific is one of the only luxury residential developers that incorporates “healthy living” into every detail, a term that describes the thoughtful considerations which impact the architectural design, wellness and health-related features of the home: air quality, sound, lighting, safety, amenity and material choices. A Troon Pacific home combines leading edge design, sustainability and superior quality with integrity while maintaining minimal impact on the environment.

Design features that offer multiple exercise options as well as healthy food preparation are also incorporated into each home. In an effort to aspire for each home to be as healthy inside the walls as it is out, Troon Pacific works directly with industry leaders to engineer wall systems, integrate waterproofing techniques and build shells to help reduce the risk of natural forces such as mold, radon, dust, off-gassing and other unseen urban elements.



*Sauna and steam room*



*Lap Pool*

A Troon Pacific home incorporates many unique design elements that make living in the home convenient and enriching to homeowners’ lives. Features include:

- Radiant floors with segregated zones
- High-quality air filtration
- Water filtration
- Sound attenuation thoughtfully integrated
- Abundant natural light
- “Healthy well-being” features such as saunas, steam rooms, lap pools and home gyms
- EnergyStar appliances and water-saving features and amenities
- Integrated technology
- Contemporary cabinetry, finishes and fixtures
- Thoughtful open floor plans that focus on integrating the indoor and outdoor experience

While Troon Pacific builds homes for healthy living, the company’s passion for design utilizes ingenuity and creativity to create sustainable homes without sacrificing design integrity. This combination makes Troon Pacific homes more valuable. Key design elements include:

- Environmentally conscious features such as filtered sparkling tap water (without the use of bottles), steam ovens, motions sensors, programmable hot water re-circulating pumps and attractive compost solutions

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- Use of luxurious sustainable materials
- Cutting-edge light fixtures and creative lighting design solutions that enhance each space both in light quality, energy output and aesthetic quality
- Custom cabinetry and other features which are finely designed and executed with highly skilled craftsmanship
- Ensuite bathrooms which often feature natural light and inspired amenities like towel warmers, steam and saunas
- Transitional areas/mud rooms built off the garage entry can include hand showers for cleaning pets and other soiled items, as well as vented shoe cabinets and private lockers/cubbies for each resident
- Lifts for cars designed for efficient and safe parking solutions
- Elevators are routinely included for ease and convenience



*Car lift that lowers into to garage floor*

## **Sustainability**

Troon Pacific rigorously incorporates green building practices into all of its developments, focusing on best practices regarding conservation of materials, energy and water efficiency, durability strategies and air quality. All four of Troon Pacific's most recent homes earned the highest available distinctions and ratings for energy efficiency from organizations including The U.S. Green Building Council's Leadership in Energy and Environment Design (LEED) certification program; Energy Star, a government-backed program identifying energy saving buildings; Bay Area's Build it Green certification rating program, GreenPoint and the U.S. Environmental Protection Agency's Indoor airPLUS certification rating program.

Additionally, the company's newest project, 2680 Green Street, will be a 4+ bedroom, 6½ bath ultra luxury (certified) passive home, a property that represents today's highest energy standard with the promise of reducing heating energy consumption by 90 percent.

## **About Troon Pacific**

Founded in 2000 by Gregory and Charlot Malin, Troon Pacific is a boutique development company specializing in luxury residential development and is one of the only developers that incorporate healthy living and wellness into every detail. A Troon Pacific home combines forward design, sustainability and quality with utmost integrity while maintaining minimal impact on the environment. For more information, visit [www.troonpacific.com](http://www.troonpacific.com).

## **MEDIA PLEASE NOTE:**

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