PANO HOUSE

TONO GROUP PRESENTS DESIGN TO DWELL

DESIGN TO DWELL REIMAGINES THE TRADITIONAL TAKE ON CUSTOM HOME DESIGN + CONSTRUCTION. PANO HOUSE IS A BOLD STEP IN A NEW DIRECTION, KEENLY FOCUSED ON DESIGN INTEGRITY, SUSTAINABLE PRACTICES AND ELEVATING QUALITY OF LIFE.

THE FIRST SERIES OF THE DESIGN TO DWELL COLLECTION CAPTURES THE ESSENCE OF WHAT IT MEANS TO LIVE UNCONVENTIONALLY. INSPIRED BY THE ELEMENTS AND A SENSE OF ADVENTURE, THIS SERIES FOCUSES ON BLURRING THE LINES BETWEEN INDOOR AND OUTDOOR LIVING.

A NEW TO APPROACH TO HOME DESIGN + CONSTRUCTION.

PANO HOUSE

Overlooking the Conestoga River and estate homes of Eshelman Road in Conestoga Valley School District, this property is conveniently located two miles north of downtown Lancaster in relative seclusion. Situated on a sloping hillside crest at the river's bend, the home's setting provides panoramic sunset views across the sprawling watershed.

TONO GROUP

DESIGN TO DWELL . SERIES 001 . PANO HOUSE . MILLCROSS ROAD . LANCASTER COUNTY . LANCASTER PA

SITE FEATURES

- 1.63 acre dramatically sloping riverfront property
- 300 feet of river frontage
- Three living levels
- 4,640 square feet of interior space
- Over 4,000 square feet of exterior terraces + decks
- Within three miles of regionally significant cultural amenities
- Five-minute drive to new shopping + outlet centers
- Top rated school district

NORTH ELEVATION

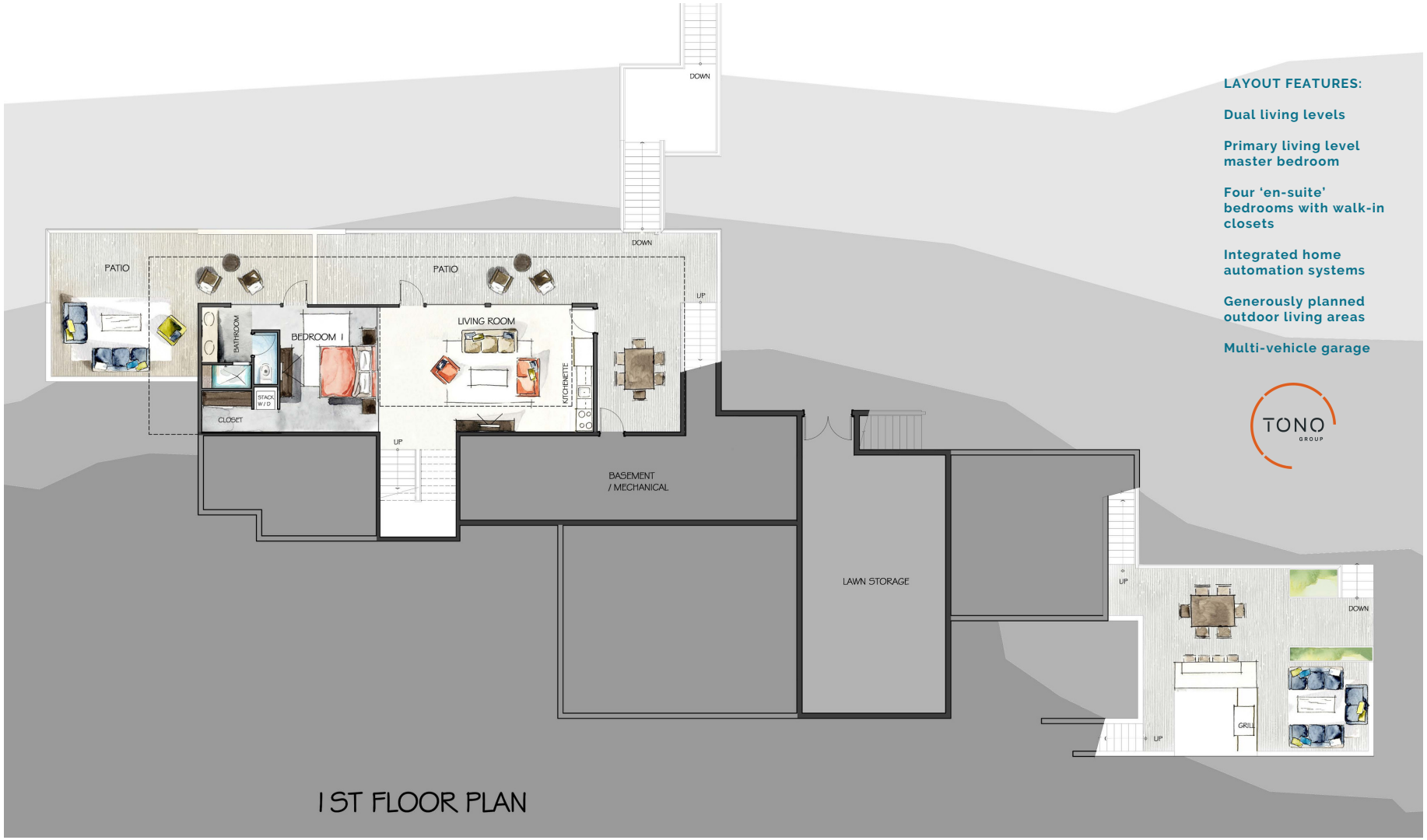
STRUCTURE

Uniquely engineered to its siting, Pano House embodies environmentally conscientious design principles. Contoured to the landform by employing insulated concrete foundation systems coupled with its streamlined building forms and ample amounts of high-performance glazing, the structure exceeds the most stringent energy conservation criteria.

- Poured-in-place insulated concrete foundations
- Engineered steel and structural composite wood framing systems
- Dramatic sloping ceiling volumes
- Multiple indoor and outdoor living levels
- LEED design principles
- Modern exterior materials palette of cement stucco, masonry and metal sidings
- Closed-cell foam insulated envelope

LAYOUT

Affording its owner an unprecedented living experience, Pano House effortlessly balances interior and exterior environments offering open vistas, intimate gathering areas, and entertainment opportunities for family and guests. The thoughtfully executed planning arrangement extends graciously along the hillside capturing westerly views and prevailing breezes.



LAYOUT FEATURES:

Dual living levels

Primary living level master bedroom

Four 'en-suite' bedrooms with walk-in closets

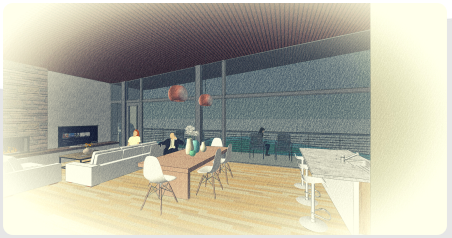
Integrated home automation systems

Generously planned outdoor living areas

Multi-vehicle garage

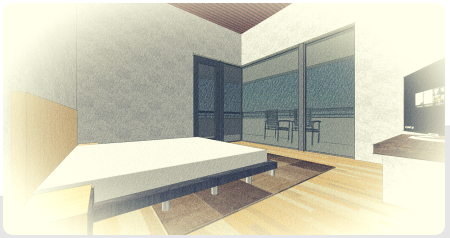
TONO GROUP

LAYOUT



INTERIOR LIVING SPACE CONCEPT

LAYOUT



INTERIOR BEDROOM CONCEPT

EXTERIOR LIVING SPACE CONCEPT

3RD FLOOR PLAN

TONO GROUP

SOUTH ELEVATION

Secluded and accessible, PANO House gives you an oasis to recharge.

ENVIRONMENT

Rooted in thoughtful site planning strategies and the most current technologies, the home exhibits forward-looking sustainable construction practices by economizing resources while providing extraordinary value. With energy conservation front of mind, the building offers unprecedented luxury captured within a highly flexible living arrangement.

- High-performance building envelope design + adaptive, flexible floor plan
- Passive solar techniques
- Ample natural daylighting and uninterrupted, private views
- High recycle content material selections
- Healthy indoor environments and material applications
- Energy recovery and high-efficiency environmental comfort systems
- Integrated home automation systems

EAST ELEVATION

This one-of-a-kind site is ideally suited for this coastal-inspired retreat.

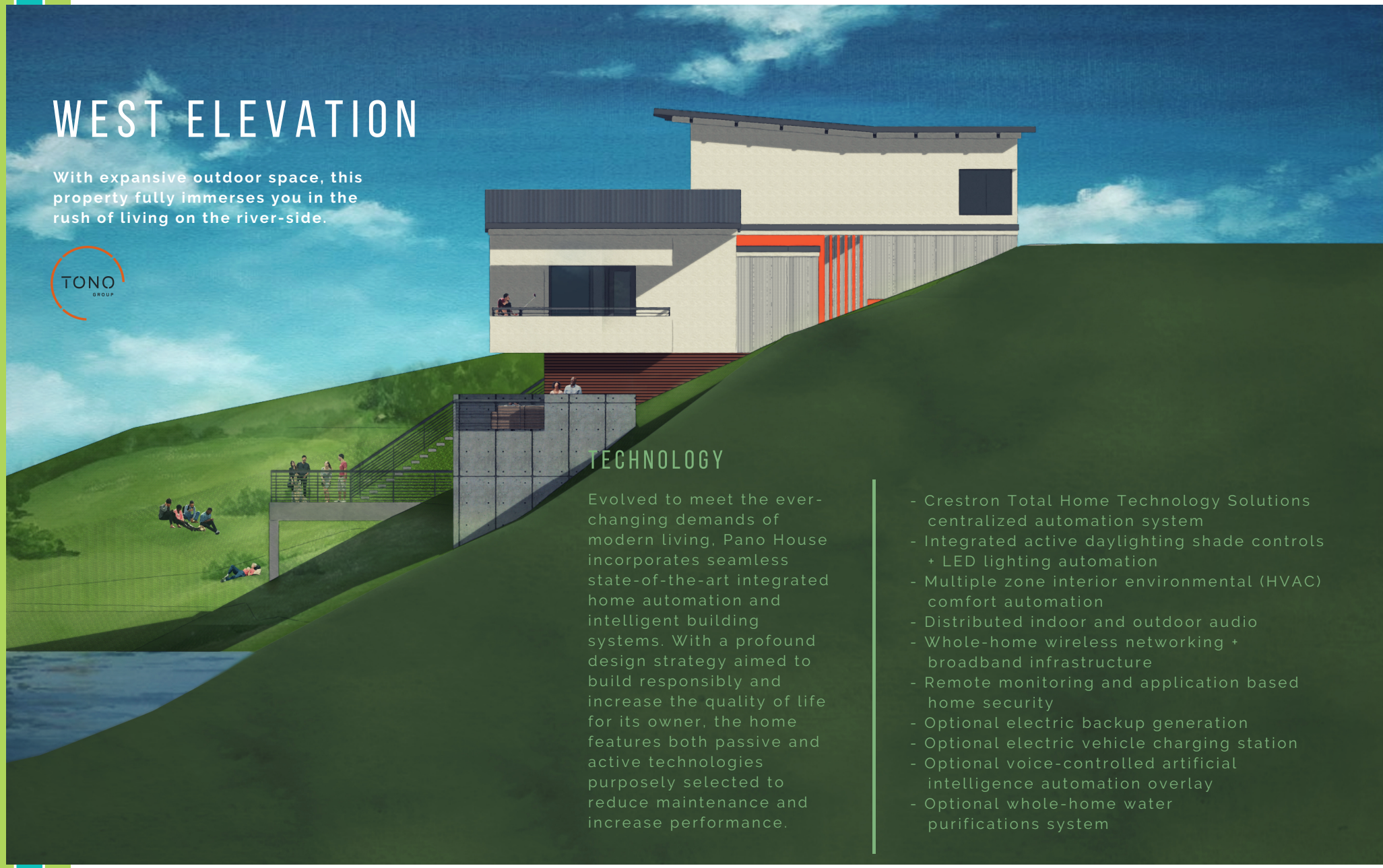
PERFORMANCE

Unlike traditional single-family homes, Pano House outperforms them by reducing waste, increasing life cycles and offering a transformative lifestyle. In both the planning and construction processes as well as the lifespan of the home, material and energy use are economized through an integrated project delivery methodology unique to its author, TONO Group.

- Exceeds ASHRAE 90.1 building performance standards
- Meets USGBC LEED v4 Certification for New Homes
- Multi-zone 98% high efficiency modulating natural gas-fired furnaces
- Natural gas-fired high efficiency boiler and domestic water heating
- Optional hydronic radiant floor heating
- Ultralow-flow water usage plumbing fixtures
- Energy star rated luxury appliances by Sub Zero, Thermador, GE Monogram
- Automated LED indoor and outdoor lighting
- Mobile app controlled home automation

WEST ELEVATION

With expansive outdoor space, this property fully immerses you in the rush of living on the river-side.



TECHNOLOGY

Evolved to meet the ever-changing demands of modern living, Pano House incorporates seamless state-of-the-art integrated home automation and intelligent building systems. With a profound design strategy aimed to build responsibly and increase the quality of life for its owner, the home features both passive and active technologies purposely selected to reduce maintenance and increase performance.

- Crestron Total Home Technology Solutions centralized automation system
- Integrated active daylighting shade controls + LED lighting automation
- Multiple zone interior environmental (HVAC) comfort automation
- Distributed indoor and outdoor audio
- Whole-home wireless networking + broadband infrastructure
- Remote monitoring and application based home security
- Optional electric backup generation
- Optional electric vehicle charging station
- Optional voice-controlled artificial intelligence automation overlay
- Optional whole-home water purifications system

AMENITIES + OPTIONS

Beyond the extraordinarily crafted features included in each Design To Dwell home, Pano House showcases a number of unique amenities and options exclusive to this location. With its fundamentally adaptive layout and holistic site planning, the home affords the ability to add upgrades with relative ease.

- Heated infinity pool and spa
- Private guest apartment
- Additional vehicle storage
- Electric backup generation
- Electric vehicle charging station
- Artificial intelligence home automation overlay
- Whole-home water purification system
- Expanded outdoor living with kitchen
- Outdoor natural gas fire pit
- Landscape irrigation system

PANO HOUSE IS A DESIGN TO DWELL HOME

THEPANOHOUSE.COM

DESIGN TO DWELL | A TONO GROUP CONCEPT

Design to Dwell reimagines the traditional take on the custom home building experience. We do this through a thoughtful design process, streamlined project delivery methods and the use of forward-thinking technology.

Every Design to Dwell property belongs to a limited-edition series. Each series is like a collection with a central theme and distinctive design elements specific to that series. Each home maintains the integrity of the original design concept while being customized to fit the lay of the land and its surroundings.

Creating spaces that truly uplift is an art attempted by many, perfected by few. There is an undeniable link to the way our surroundings make us feel. As creators of meaningful places, TONO understands this art.

DESIGN ON PURPOSE.
DWELL IN POSSIBILITY.

RELO
REAL ESTATE SERVICES

RETRO
DEVELOPMENT

TONO
ARCHITECTS

PROTO
CONSTRUCTION

INTERIORS BY
deco

About TONO Group

TONO Group is an eco-system of architects, designers, engineers, construction management and real estate professionals. We started in 2001 as a boutique architectural and interior design practice. In 2011, we expanded into structural engineering and construction management and into furniture procurement in 2014. With the addition of real estate development and brokerage services in 2016, TONO Group officially evolved into a multi-disciplinary studio with a relentless enthusiasm for design, place-making, and turning challenges into opportunities within the built environment.

DESIGN TO DWELL HOMES ARE EXCLUSIVELY BROKERED BY RELO REAL ESTATE SERVICES.

RELO Real Estate Services is a boutique real estate services firm that was founded on the principles of place-making. We are focused on building relationships and asset value through vision, knowledge, understanding, and collaboration. Whether it's your home, your business, or an investment property - we guide our clients in making the best real estate decisions in order to achieve their vision.

- Acquisition
- Disposition
- Client Advisory
- Market Reports
- Tenant Curation
- Property Marketing
- Off-Market Transactions

For more information:
Kurt A. Schenck, Partner / Broker
kurt@reloonline.com // reloonline.com // 717.553.0070

RELO
REAL ESTATE SERVICES

RELO REAL ESTATE SERVICES REPRESENTS SELECT PROPERTIES THAT EXCITE, ELEVATE & INSPIRE

THEPANOHOUSE.COM