



WASATCH SPRINGS



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With demand higher than ever for affordable, luxury housing within close proximity to Park City, Wasatch Springs will be the next hottest residential community in the Wasatch Back. With luxury features such as nine-foot ceilings, alder cabinetry, and convenient amenities coupled with affordable HOA dues, Holmes Homes has truly met the needs of the community with the gorgeous town-homes and condominiums of Wasatch Springs.

Summit

Sotheby's

INTERNATIONAL REALTY



A family tradition since 1890

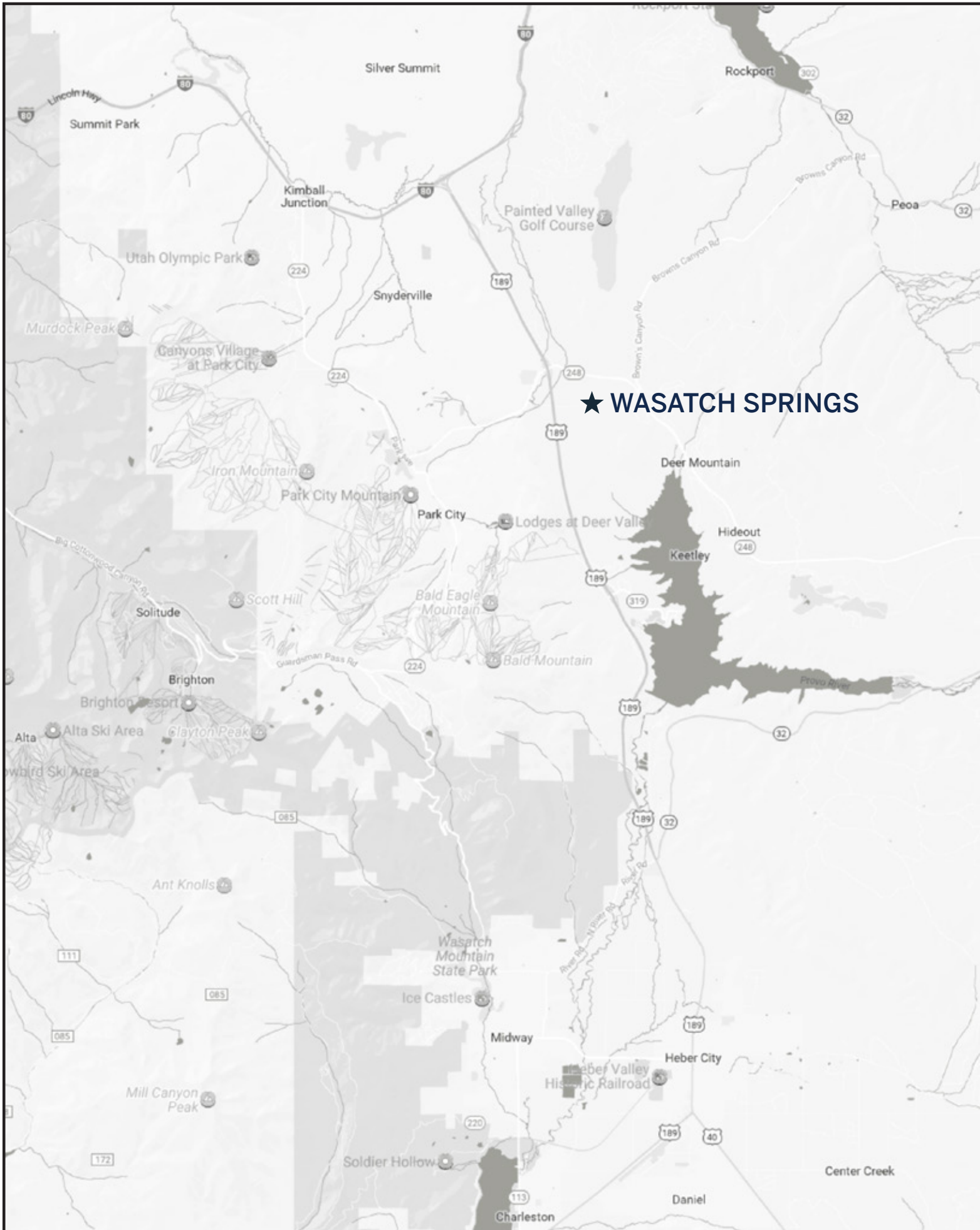
Over 120 years ago, our great-great-grandfather, Joseph Holmes, was mastering the trade of homebuilding. He became an excellent homebuilder, and taught his son Edward how to build a solid, lasting home. Edward passed his foundation of knowledge and skills to his son, and so on.

Today, five generations later, we carry the cumulative knowledge and experience that has been passed from father to son, and continue the Holmes family tradition of exceptionally well-built homes (we just received

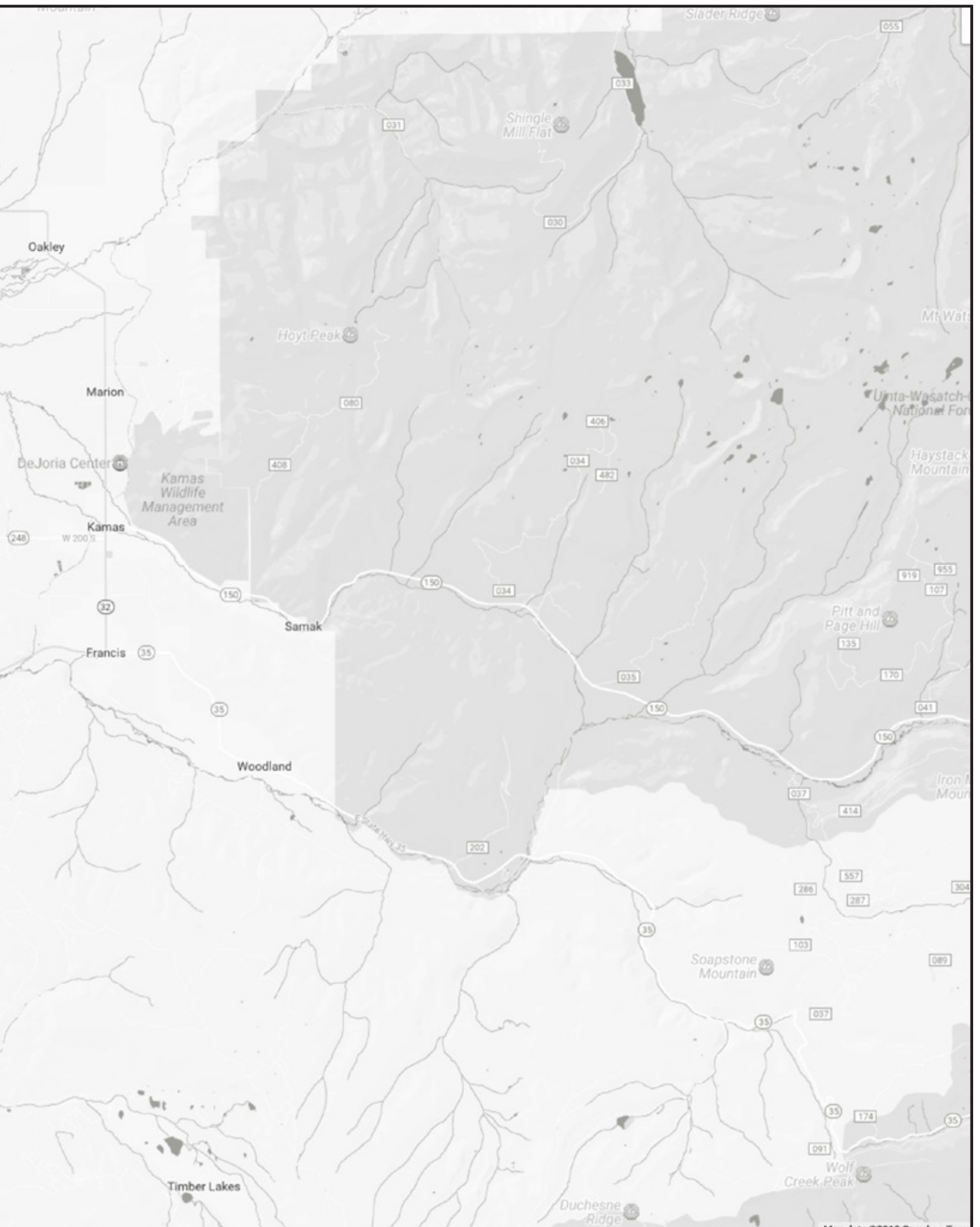
the 2007 “Builder of Integrity” Award from the Quality Builders Warranty Corporation). We have overlaid our legacy with today’s most innovative construction techniques.

We invite you to visit any one of our communities and so we can present you with “The Holmes Difference” – we earnestly strive to build more than just a home for you. We build trust, security and enduring relationships.

At Holmes Homes, we give you more home, and a better value.



★ WASATCH SPRINGS





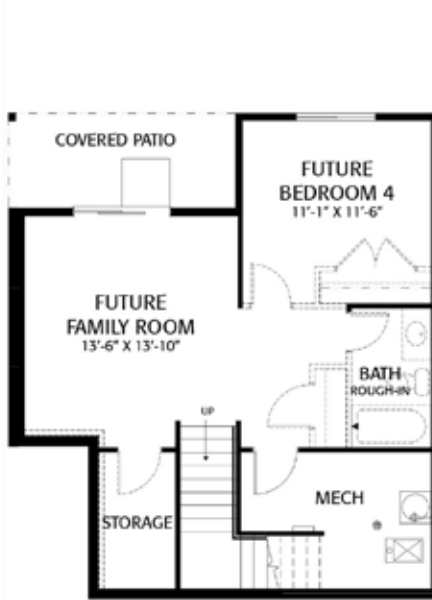
Mountain Express Series

Cascade - Copperhead

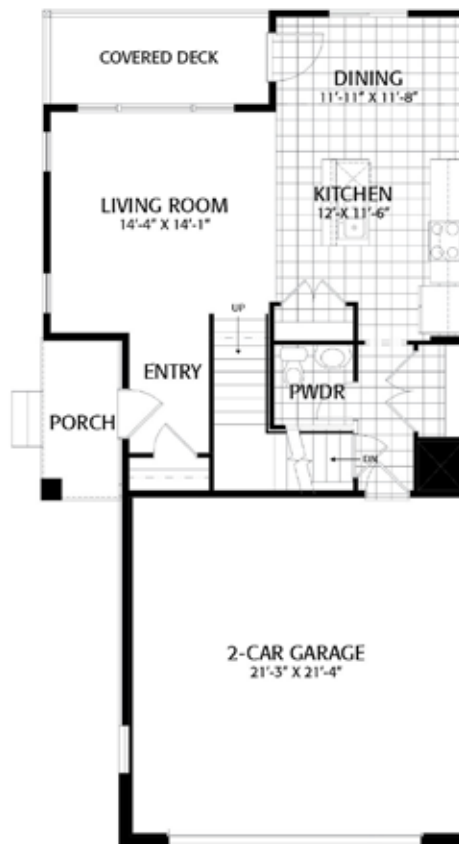
3 Bedrooms | 2.5 Bathrooms | 1,559/1,687 Square Feet

Option to Finish Basement (additional bedroom, bath and living space)

COPPERHEAD FLOOR PLAN (END UNIT)



LOWER LEVEL

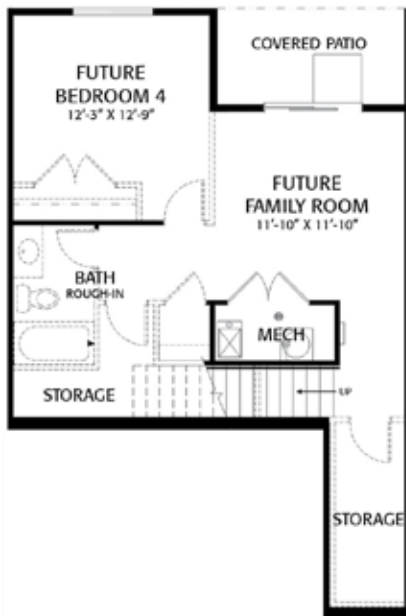


MAIN LEVEL



UPPER LEVEL

CASCADE FLOOR PLAN (INTERIOR UNIT)



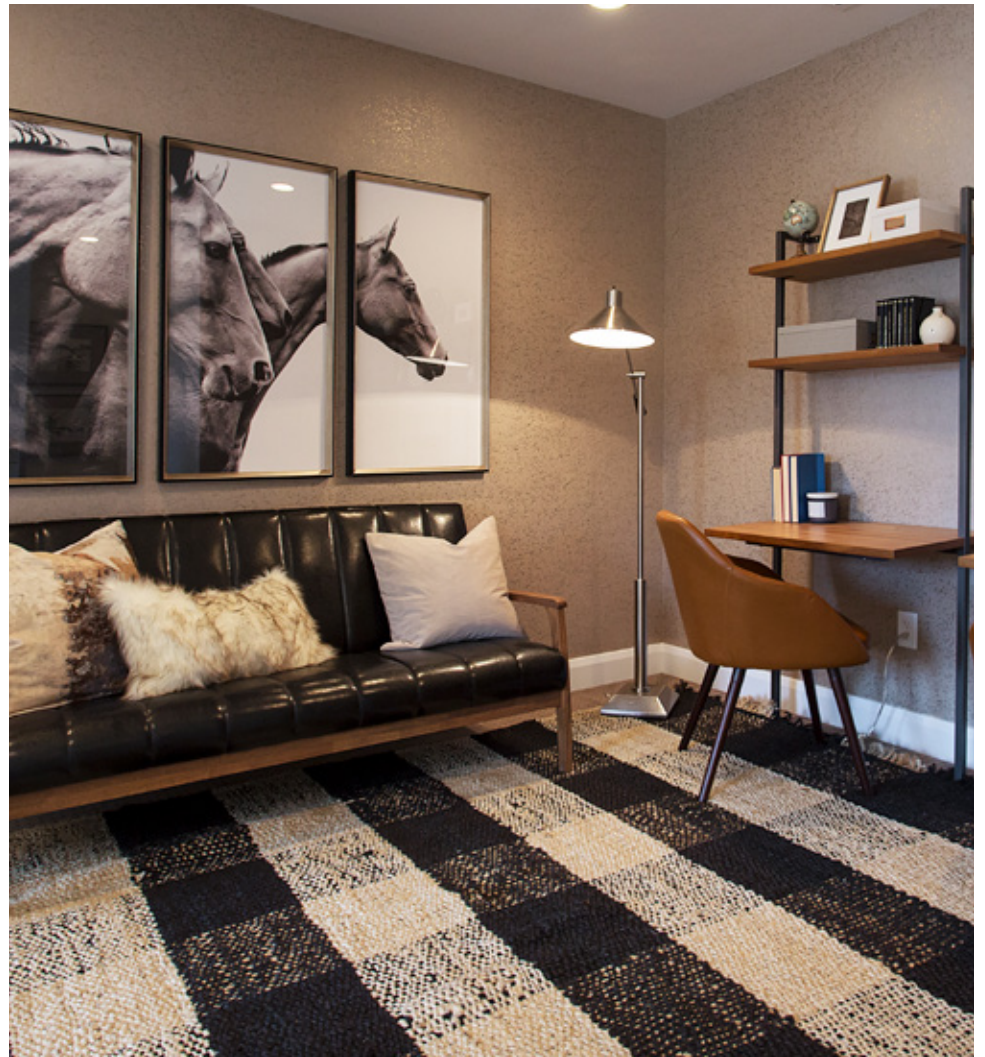
LOWER LEVEL



MAIN LEVEL



UPPER LEVEL





2



Timberline Series

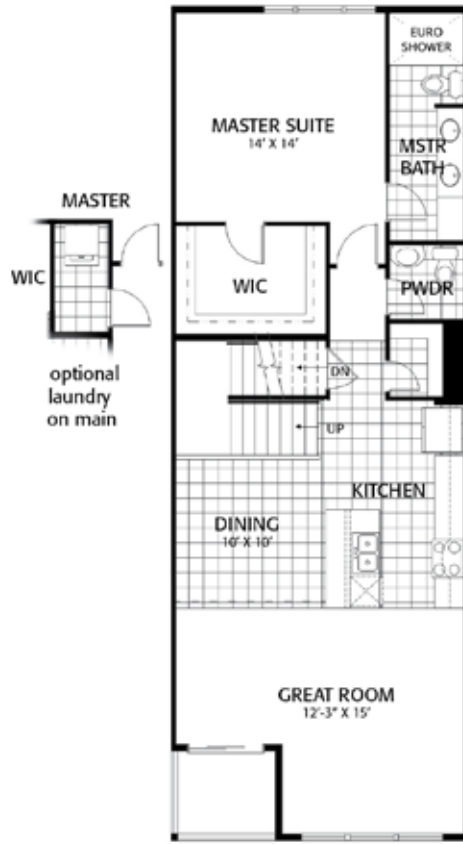
Harmony - Mirage - Sanctuary - Serenity

3 - 4 Bedrooms | 3.5 Bathrooms | Square Feet Dependent on Floor Plan

MIRAGE FLOOR PLAN (INTERIOR UNIT)



GROUND LEVEL

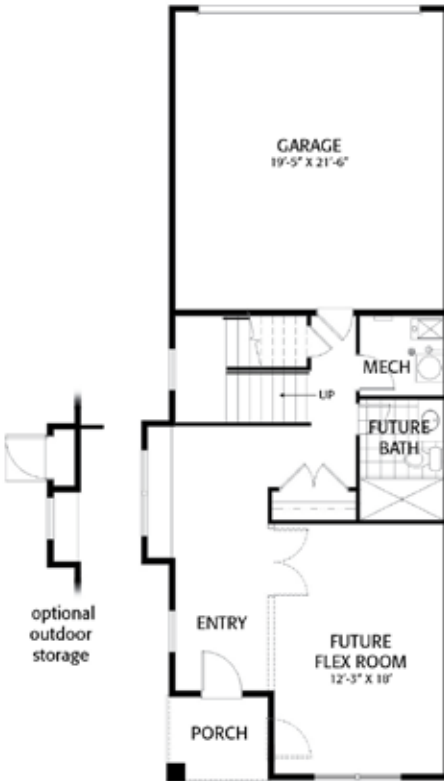


FIRST LEVEL



SECOND LEVEL

MIRAGE 2 FLOOR PLAN (END UNIT)



GROUND LEVEL

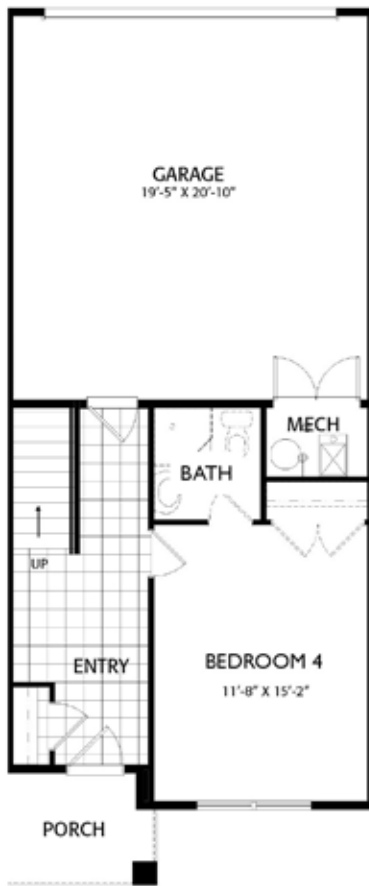


FIRST LEVEL



SECOND LEVEL

SANCTUARY FLOOR PLAN (INTERIOR UNIT)



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL

SANCTUARY 2 FLOOR PLAN (END UNIT)



GROUND LEVEL

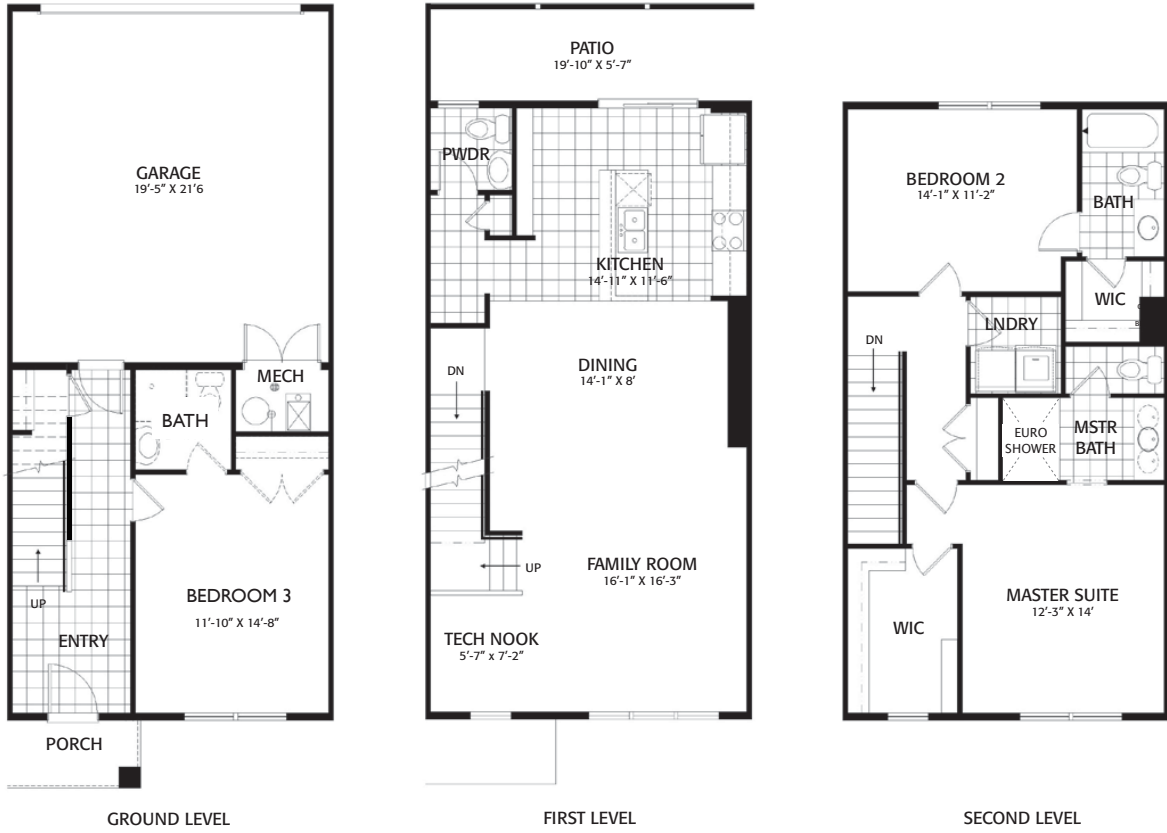


FIRST LEVEL



SECOND LEVEL

SERENITY FLOOR PLAN (INTERIOR UNIT)



HARMONY FLOOR PLAN (END UNIT)



PARK CITY'S ONE-OF-A-KIND LIFESTYLE



TRAVEL TIME TO



2 minutes
to Mountain Biking



10 minutes
to Park City Dining



5 minutes
to Scenic Hiking



10 minutes
to Park City Mtn.

As an owner at Wasatch Springs you gain a slice of the highly sought after Park City lifestyle. With endless opportunities for outdoor recreation and incredible lineup's for summertime concerts you'll find yourself getting out with friends and enjoying Park City nearly every day of the week. From Wasatch Springs you are just minutes from the slopes of Deer Valley and Park City, the trails at Round Valley and the shores of the Jordanelle Reservoir. A central location and an affordable price, what's not to love?



Enjoy the quiet, gorgeous surroundings just outside of Park City, minutes away from the best attractions and outdoor recreation of Park City and Salt Lake.



15 minutes
to Deer Valley



5 minutes
to Water Recreation



40 minutes
to Downtown SLC



40 minutes
to SLC Airport



WASATCH SPRINGS

Wasatch Springs FAQ

How Many Homes will there be in Wasatch Springs at Completion?

88 townhomes are planned.

How long do homes take to build?

Once foundations are poured, each building takes approximately 6-8 months to complete.

Is there a Wasatch Springs model home available to view?

A model home is available to preview at 1124 Cattail Court, Kamas, Utah. From Park City, take HWY 248 towards Kamas, UT, make a right at the four-way intersection onto Jordanelle Parkway.

Where is Wasatch Springs located?

Wasatch Springs is located off Hwy 248 just 5 minutes from Park City.

What is the process for selecting interior finishes and can they be changed during the construction phase?

Buyers can review the four finish packages at the onsite model home. Changes to the packages are discouraged.

Are hot tubs allowed?

Yes, buyers may install hot tubs post closing, subject to CC&R and county guidelines.

What amenities are nearby?

Hiking and biking trails adjoins the property. Skiing, golf and water sports are all a short ride away.

Are Nightly Rentals Allowed?

Yes, with some restrictions. Buyers should reference the CC&R's for more information.

Which school district services Wasatch Springs?

Wasatch County.

What are the HOA dues and what do they include?

HOA dues for Wasatch Springs are \$175 per month. They cover common area maintenance, insurance and taxes for the grounds, parks and trails and snow removal.

How will I receive mail at my new home?

Wasatch County provides rural route mail services to cluster mailboxes.

Who is the developer for Wasatch Springs?

Holmes Homes is a long time Utah developer, who has been building in Utah since 1890. Holmes Homes is an award-winning home builder winning Best of State, Builder of Integrity award and Parade of Homes awards several times over the years. Visit them at holmeshomes.com.

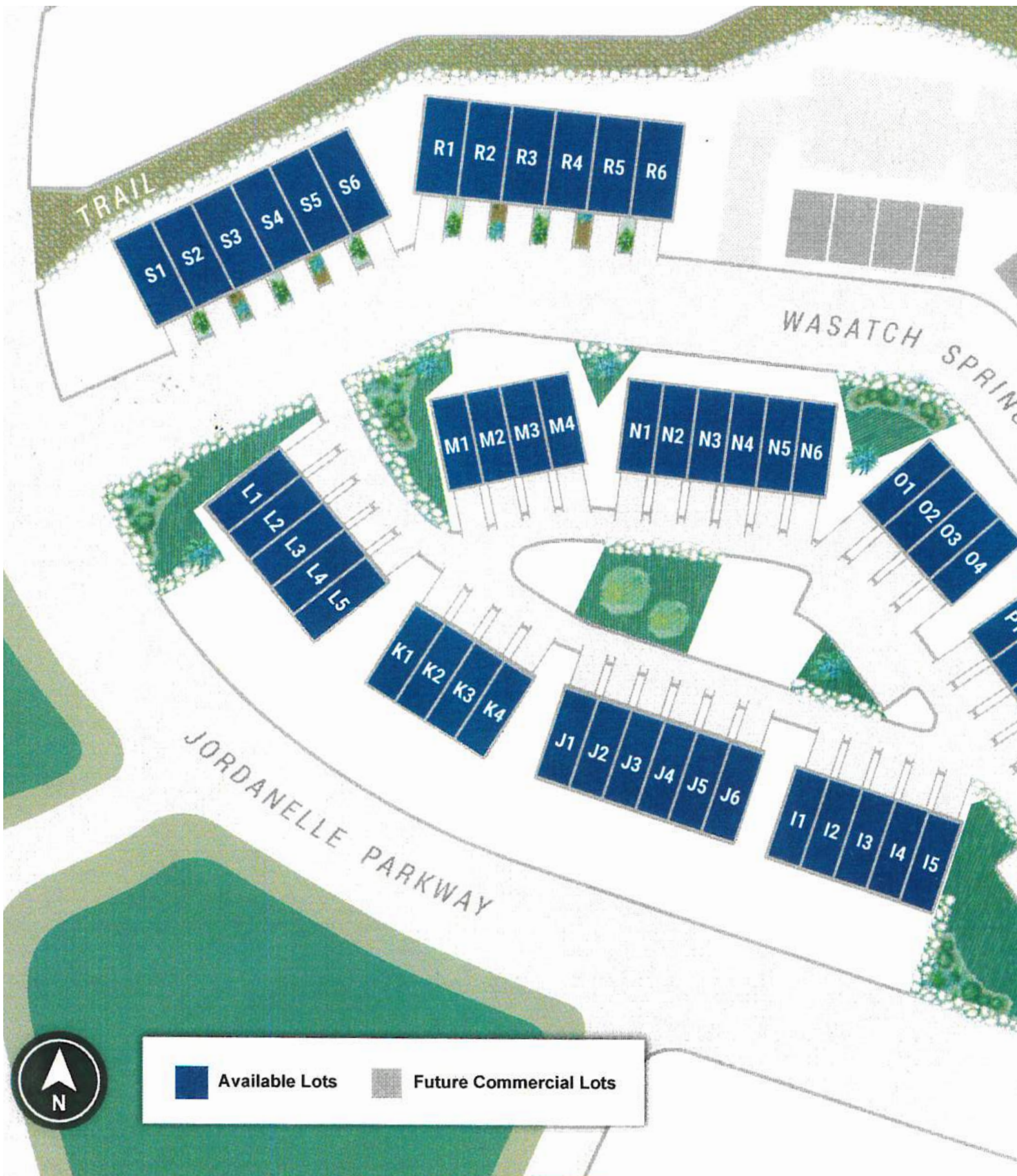
Does Wasatch Springs have a preferred lender?

Yes, Security National.

Contact information: Jeremy Franco - 801.910.6423, jeremy.franco@snmc.com

How much are Wasatch Country property taxes?

Annual property taxes are about 1% of the property value for secondary homeowners. For a primary residence, property taxes are .55% of the property value as determined by Wasatch County.



TRAIL

S1 S2 S3 S4 S5 S6

R1 R2 R3 R4 R5 R6

WASATCH SPRING

M1 M2 M3 M4

N1 N2 N3 N4 N5 N6

01 02 03 04

L1 L2 L3 L4 L5

K1 K2 K3 K4

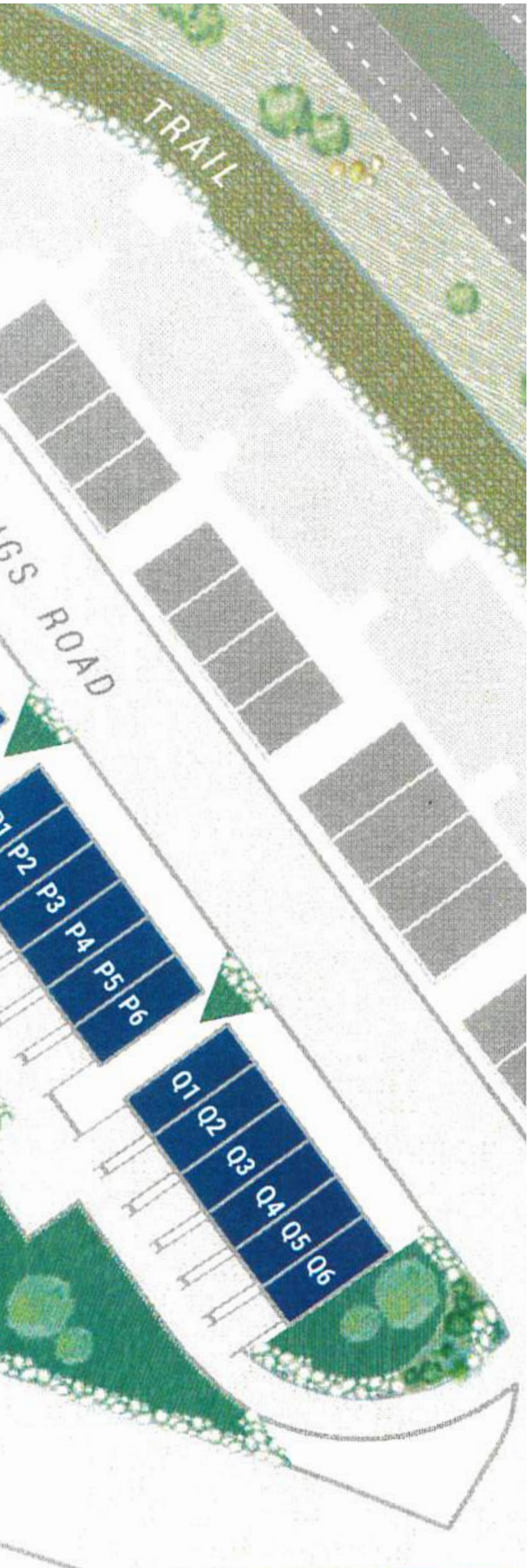
J1 J2 J3 J4 J5 J6

I1 I2 I3 I4 I5

JORDANELLE PARKWAY



Available Lots Future Commercial Lots



Floor Plan Key*

UNIT	FLOOR PLAN	SQUARE FT	BED / BATH	UPGRADES
S1	Copperhead	1,687	3 / 2.5 + Loft	Basement
S2	Cascade	1,559	3 / 2.5 + Loft	Basement
S3	Cascade	1,559	3 / 2.5 + Loft	Basement
S4	Cascade	1,559	3 / 2.5 + Loft	Basement
S5	Cascade	1,559	3 / 2.5 + Loft	Basement
S6	Copperhead	1,687	3 / 2.5 + Loft	Basement
L1	Mirage 2	2,359	4 / 3	-
L2	Serenity	1,892	3/3.5	-
L3	Serenity	1,892	3/3.5	-
L4	Sanctuary	1,982	4/3.5	-
L5	Sanctuary	2,042	4/3.5	-

*Floor plans, sizes, and prices are subject to change.



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