

JUNIPER HILLS

at
Red Ledges

A world class mountain contemporary neighborhood designed by Michael Upwall located in the heart of Red Ledges and built by Hawkes Phelps Homes.

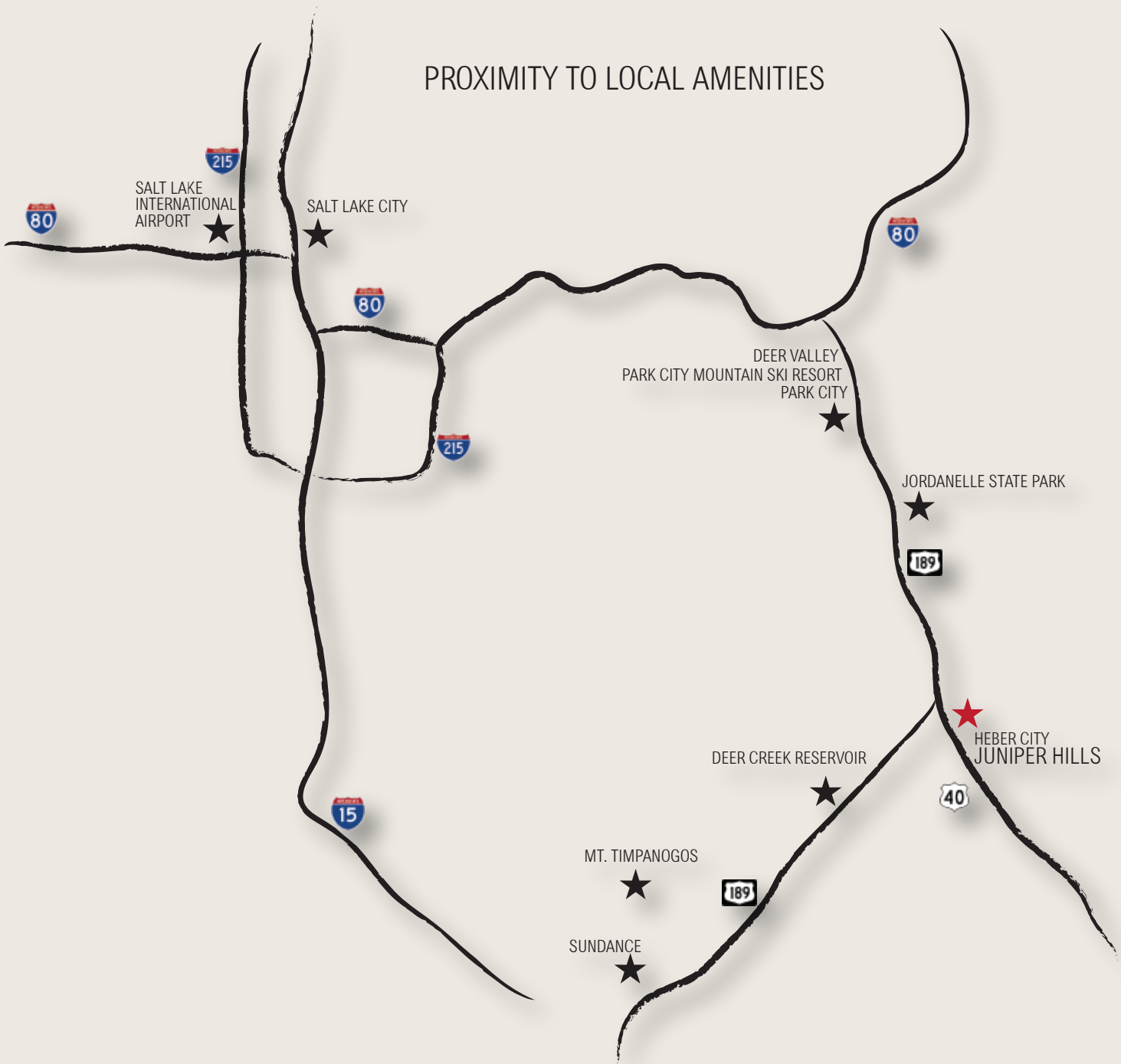


Juniper Hills at Red Ledges, just 15 minutes from Deer Valley Ski Resort, is an exclusive 35 home neighborhood, designed by Michael Upwall and built by Hawkes Phelps Homes. Juniper Hills sits at the heart of the private development, Red Ledges, located in Heber, UT. This world class neighborhood is maintenance free, providing landscaping and snow removal up to your front door. The hillside location of Juniper Hills at Red Ledges provides unobstructed views of the Heber Valley and Mount Timpanogos. The majestic and luxurious Juniper Hills at Red Ledges is a living experience found nowhere else in all of the Park City area.

Juniper Hills offers three floor plans designed by Michael Upwall, varying from 3500 to 5500 square feet. We also offer the option of creating a custom Michael Upwall floor plan.



PROXIMITY TO LOCAL AMENITIES



Heber Executive Airport	10 minutes
Mayflower Lift at Deer Valley	10 minutes
Deer Creek Reservoir and Lake	10 minutes
Jordanelle State Park and Lake	10 Minutes
St. Regis Club	15 minutes
Park City Mountain Resort	25 minutes
Park City Main Street	20 minutes
Park City Outlet Shopping	25 minutes
Sundance	30 minutes
Provo Canyon River Fly Fishing	30 minutes
City Creek Center Shopping, Salt Lake City	45 minutes
Salt Lake City International Airport	50 minutes

RED LEDGES *a place to call home.*



RED LEDGES AMENITIES

Jack Nicklaus Top 10 Signature 18-Hole Golf Course

12-Hole Golf Park

Kids Cabin with Games

Resort Pool and Hot Tub

Outdoor Basketball Court

Juniper Grill Restaurant

Spa and Massage Treatment Facility

Luxury Locker Rooms with Showers

Exercise Facility

Equestrian Center

Jim McLean Golf School

Cliff Drysdale Tennis Academy





Named for the fiery rock formations unique to this part of the world, Red Ledges is a rare and incredible western landscape that captures the wonder and majesty of some of the most beautiful, natural scenery in the nation. It's also the place where luxury meets comfort for those who call this private mountain community near Park City, Utah, home.

Truly, nothing compares to what can only be described as the perfect blend of nature, amenities, residential choices and championship golf located in the heart of the Rocky Mountains. Near the magnificent Mt. Timpanogos, and surrounded by the vast expanse of the great American West, Red Ledges stands at the threshold of outdoor adventure on a grand scale.

Red Ledges sits in the picturesque hills surrounding Utah's Heber Valley, positioned against the ever changing backdrop of a four season climate. Play world class golf on the multi award winning 18-hole Jack Nicklaus Signature Course. Chase the ultimate high altitude tennis experience at the world renowned Cliff Drysdale Tennis School and elevate your golf game at the prestigious Jim McLean Golf School.

A collection of carefully designed neighborhoods offer a selection of estate homesites, luxury cottages, mountain villas and club cabins. As some of the most compelling mountain real estate available in Utah, Red Ledges offers a select few the unique opportunity to make it their home.

The beautifully appointed Swim and Fitness Club has a heated pool and spa and the equestrian programs offer a variety of lessons and adventures for members and guests. Additional recreational amenities are in the planning stages. This community is not simply a place to live; it is a daily adventure you will experience again and again.





JUNIPER
5,455 SQ FT
5 BED 5 BATH

UPPER LEVEL





LOWER LEVEL

JUNIPER
FLOOR PLAN





CEDAR
4,097 SQ FT
4 BED 4 BATH
2 HALF BATH

UPPER LEVEL





LOWER LEVEL

CEDAR
FLOOR PLAN





ASPEN
3,778 SQ FT
4 BED 4 BATH
2 HALF BATH

UPPER LEVEL





LOWER LEVEL

ASPEN
FLOOR PLAN







INTERIOR FEATURES

Michael Upwall Mountain Contemporary

Michael Upwall Custom Designed Fireplaces

Sub-Zero & Wolf Appliances

Heated Master Bath Floor

Custom Oversized Sierra Pacific Windows

7" Plank Solid Oak Floors with Wire Brush Finish

8 Foot Solid Core Doors with Metal Inlays

Ashley Norton Hardware

Stain Grade Trim

Professionally Designed by Hamilton Park

Custom, Laser Cut Handrails



EXTERIOR FEATURES

Cedar Fascia, Soffit, Siding

Custom Gutters

Upwall Designed Butterfly Roof

Steel Handrail

Natural Stone Wainscot

Professional Landscaping

Custom Rock Retention

Metal Roof

Wolf BBQ

Custom Fire Pit

Concrete Deck

Hot Tub Area







HAWKES · PHELPS
HOMES

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