



PARK CITY HEIGHTS



ELEVATED LIVING IN PARK CITY





Imagine yourself residing in the beautiful Park City mountains, just five minutes away from world-class ski resorts, Historic Main Street, shopping, golf courses, and miles of hiking and biking trails. Park City Heights is an Ivory Homes community with modern mountain style architecture that adds to the natural beauty of the area. Ivory has carefully set aside open space to play, relax and explore along with many amenities including a community park, clubhouse and pool.



THE RAFTERS

Established in the Swiss Alps, the Bernese Mountain Dog is one of the majestic icons of a rustic mountain lifestyle. This mountain breed was meant to be a rescue and work dog, as well as a loyal and affectionate companion. Being in the hearts of the Ivory family, Rafter, their own “Berner” has become the symbol and mascot for Park City Heights.



ON THE SLOPES

Enjoy the best snow on earth at the nearby Park City Mountain and Deer Valley resorts. Enthusiasts from all around the world come to enjoy the world-class skiing and snowboarding locations that are set along the Wasatch Back in the heart of Utah. This winter wonderland is Park City Heights’ backyard.





ON THE TRAIL

Park City is one of very few locations in the world ranked as a Gold-Level Ride Center by the International Mountain Bicycling Association (IMBA) and boasts over 450 miles of easily accessible trails. Residents of Park City Heights will spend less time loading up and more time on the trail with direct neighborhood access to much of this incredible single track. Also located nearby is the Historic Union Pacific Rail Trail, which runs for 28 miles from downtown Park City to Echo Reservoir. The Rail Trail was originally a railroad line that would transport coal and silver during the 1860s, but is now scenic trail suitable for walking, running, cycling and cross country skiing.



ON THE WATER

With Jordanelle and Rockport Reservoirs just minutes away, families can be found boating, jet skiing, stand up paddle boarding, kayaking and simply enjoying the sun on the beach, just to name a few of the possibilities. The reservoirs, along with nearby creeks, streams and rivers also provide some of the best fishing in Utah.



AESTHETICS AND SUSTAINABILITY

Park City Heights is designed with an emphasis on simple, yet beautiful structural expressions. The contemporary styling includes natural color combined with earth tones, charming front porches, earthy fixtures and finishes, varied wall planes and roof lines, creative materials and more.





MODERN These homes feature an exterior with a modern feel and the interior designed to maximize space and light — open kitchen and great rooms that provide the perfect place to gather with family and friends. Geographic design and elevations that feature a flat pitch with tasteful, modern railings. Elegant windows and state of the art smart home features.



Saddleback Modern



Saddleback Mountain



Cambriolet Mining

MOUNTAIN This architecture design consists of natural and textured building materials with a bold new setting. These plans are made functionally and aesthetically, built to withstand rugged mountainous environments, as well as blend into the topography of Park City. Many showcase larger windows and open concept design.

MINING Open concept interior, with steel railings and exteriors that are reminiscent of old mining shafts. The shape of these homes, their materials, and the use of the roof pitch and elevation create a mine-like structural design with a hint of modern living. Larger windows and a selection of upgraded exterior features allow these details to combine into a mining-style home that fits into the local Park City region.



CUSTOM LOTS

- Less than 10,000 sq. ft.
- 10,000 - 14,000 sq. ft.
- More than 14,000 sq. ft.





IVORY HOMES





THE PLATINUM PACKAGE



Exterior

- Innovative home plans by Ivory Homes' experienced design team
- 30-year architectural roof shingles
- Two-car garage with exterior lighting (per plan)
- Automatic garage door opener with two remote controls
- Composite decking at rear exit (with vinyl railing where required)
- Low maintenance fascia and soffit at roof eaves
- Full rain gutters
- Fiberglass entry door
- Deadbolt locks on all exterior swinging doors
- Handle set for front door
- Iron railing at front porch (per plan)
- Custom metal address plaque
- Two exterior water faucets

Energy Efficient

- 96% efficiency natural gas furnace
- Central air conditioning (13 SEER)
- Energy-efficient natural gas water heater
- Energy-conserving R-23 wall insulation and R-38 ceiling insulation
- Low-E vinyl windows
- LED light bulbs throughout

Floor Coverings

- Laminate flooring in entry, kitchen, and nook
- Tile flooring in laundry and baths
- "Platinum" level stain resistant carpet

Interior

- Maple or full metal railing in select styles at stairs (per plan)
- Choice of interior doors with upgraded door hardware styles in select finishes
- Upgraded baseboards and door casings
- Two-tone paint
- Textured drywall finish with rounded corners
- Space-saver closet shelving with dual hanging rods
- Quality name brand plumbing fixtures
- Garden tub in owner's bath (per plan)
- Quartz vanity tops (select colors) with undermount sink
- Ceramic tile or quartz tub and shower surrounds in owner's and hall baths (select colors)
- Specially selected "Platinum" lighting package
- Raised height vanity cabinets
- "Rocker" style light switches
- Elongated toilets
- Upgraded door hardware styles in select finishes

Kitchen

- Upgraded stainless appliance package with convection gas range
- Garbage disposal
- Pre-plumbed water line to the refrigerator (fridge not included)
- 8-foot tall upper kitchen cabinets with upgraded cabinet doors
- Built-in storage pantry (per plan)
- Upgraded quartz kitchen countertops (select colors) with stainless undermount sink and pull-down sprayer"



THE PARK CITY PACKAGE

The Park City Package includes the Platinum Package plus the following:

- Exclusive appliance package with built-in refrigerator (per plan)
- Personalized cabinet allowance (per plan)
- Fireplace included (per plan) with select mantle and box options
- 3rd car garage (site specific)
- Finish drywall and painted garage (1-tone)
- Upgraded garage doors (per plan)
- Choice of upgraded bath hardware
- Choice of upgraded door hardware
- Choice of upgraded interior doors
- Personalized lighting allowance (per plan)
- Choice of upgraded kitchen faucets
- Choice of upgraded bath faucets
- Upgraded tubs in owner's and hall baths
- Choice of upgraded interior and exterior railings
- Euro glass shower enclosure in owner's and ¾ bathrooms
- Choice of upgraded tile bath surrounds
- Choice of upgraded carpet and flooring options
- Choice of upgraded base/case options
- Rockwell fiberglass window wells
- Choice of upgraded roof shingle options
- Upgraded windows
- Landscaping allowance with approved Ivory subcontractor

QUALITY CONSTRUCTION AND PERSONALIZED CHOICE

Each Ivory Home is built with premium materials and includes the following quality features:

- 10-year Limited Home Warranty
- Ivory quality control inspection program
- Customer service team to assist after closing
- 2 x 6 exterior walls
- Wooden I-joist floor system
- Nailed & glued (tongue & groove) subflooring
- Ice and water shield on eaves
- "Home Run" data lines (Cat5)
- "Home Run" cable TV (RG6)
- USB outlet in kitchen
- WiFi ready

(All options, designs, and products are subject to change and revision without notice.)



PARK CITY HEIGHTS CUSTOM HOMES

Ivory Homes also offers a stunning, custom home selection for elevated living in Park City. Imagine yourself residing in the gorgeous Park City mountains, just five minutes away from ski resorts, Main Street, shopping, golf courses, and miles of hiking and biking trails. Park City Heights is a brand new Ivory Homes community with beautiful and modern mountain style architecture that adds to the natural beauty of the area. Enjoy lots of open space to grow, explore and thrive along with many amenities including a community park, clubhouse and pool.

Plus, Salt Lake City is only 30 minutes away from this charming community.

ELEVATE YOUR LIFESTYLE AND MAKE PARK CITY HEIGHTS YOUR NEW HOME.

FOR MORE INFORMATION, PLEASE CALL 435-657-0444.

ivoryhomes.com/parkcity

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