



# IVORY HOMES

Utah's Number One Homebuilder®

## 2025 SIGNATURE CATALOG





*This is Ivory.*



# IVORY HOMES

Utah's Number One Homebuilder®

Utah's homebuyers consistently look to Ivory Homes for quality craftsmanship, thoughtfully planned neighborhoods and award winning home designs. The Signature Catalog features 40 livable upscale home plans which can be built in 38 neighborhoods (see list of communities on pages 38 & 39).

The **Butler Traditional** at Butler Hills Home featured here and throughout the catalog won the following awards during the 2024 Salt Lake City Parade of Homes: Best Craftsmanship, Best Curb Appeal, Best Interior, and The People's Choice Award.

# *The Ivory touch*

At Ivory Homes, you have the opportunity to select the features you want for your home at one of our Ivory Design Centers. Here, you'll work with our design specialists and architectural team to personalize your home. Ivory proudly offers a wide variety of custom choices.



McLean Farmhouse at Ridgeview Estates

# *Included features in every Signature home*

## **2025 SIGNATURE PLATINUM PACKAGE**

### **Energy Efficient**

- Energy Star certification
- Dual fuel HVAC system with 96% efficient furnace and high-efficiency heat pump/air conditioner
- 2x6 exterior walls with energy-conserving R-23 wall insulation and R-38 ceiling insulation
- High performance Low-E vinyl windows
- EV outlet in garage (30 amp)
- Energy-efficient natural gas tankless water heater
- LED light bulbs throughout
- Smart Thermostat

### **Quality Construction**

- 10-year Limited Home Warranty
- Ivory quality control inspection program
- In-house customer service team to assist after closing

### **Exterior**

- 30-year architectural roof shingles
- Fiberglass entry door
- Iron railing at front porch (per plan)
- Composite decking at rear exit (with vinyl railing where required)
- Automatic garage door opener with two remote controls

### **Interior**

- 42" tall upper kitchen cabinets with hardware included
- Premium stainless steel appliance package with built-in microwave and wood hood
- Luxury laminate flooring in entry, kitchen, nook, and great room
- Select tile flooring in laundry and baths
- Can light package in every kitchen, great room, and owner's bedroom
- High quality stain resistant carpet
- Stylish selection of quartz countertops with undermount sinks
- Quartz or tile tub and shower surrounds in owner's and hall baths (select colors)
- Textured drywall finish with rounded corners
- Satin nickel or black plumbing fixtures, door, and bath hardware
- Painted maple or full metal railing in select styles at stairs (per plan)
- Selection of baseboards, door casings, and door styles
- Space-saver closet shelving with dual hanging rods
- Garden tub in owner's bath
- Elongated toilets
- Premium lighting packages
- Internet/Wi-Fi ready home with data (CAT 6) and TV (RG6) jacks in select locations (per plan)
- USB outlet in kitchen
- Smart Home ready (see pg.35 for details)
- Two-tone paint

# TWO-STORY

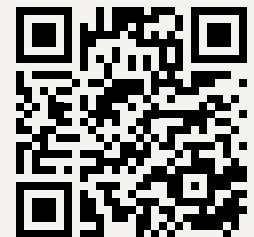
PLAN NAME	TOTAL FINISHED SQ. FT.	TOTAL UNFINISHED SQ. FT.	TOTAL SQ. FT.	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE
Countryside (Traditional) ★	5,481	3,573	9,054	68'-0"	65'-11"	4	4 1/2	E, H	10
Yorktown (Traditional) ★	4,216	2,587	6,803	78'-0"	66'-1"	4	3 1/2	A, C, F	10
Taylor (Farmhouse) ★	4,212	2,580	6,792	56'-8"	65'-0"	4	3 1/2	A, C, F	11
McLean (Farmhouse) ★	4,041	2,533	6,574	70'-0"	65'-0"	4	4 1/2	A, C, F	11
Bella Vista (Traditional) ★	4,040	2,598	6,638	76'-0"	57'-0"	4	3 1/2	A, C, E, F	12
Garfield (Traditional) ★	4,019	2,323	6,342	63'-9"	56'-0"	4	3 1/2	C, F, H	12
New Haven (Colonial)	3,909	1,990	5,899	68'-0"	52'-0"	5	4 1/2	B, C	13
Sydney (Traditional) ★	3,681	2,069	5,750	60'-0"	62'-0"	4	3 1/2	A, C, F	13
Crescent (Farmhouse) ★	3,611	2,411	6,022	57'-0"	69'-6"	5	4	C, D	14
Charlotte (Traditional)	3,556	1,923	5,479	80'-0"	50'-0"	4	3 1/2	B, E	14
Lincoln (Farmhouse) ★	3,348	2,179	5,527	64'-5"	67'-5"	4	3 1/2	A, C, F	15
Lexington (Traditional) ★	3,315	2,300	5,615	73'-8"	62'-0"	3	3 1/2	A, C	15
Hanover (Traditional)	3,267	1,971	5,238	59'-5"	50'-0"	5	3 1/2	B, E	16
Hampton (Traditional) ★	3,106	2,133	5,239	59'-6"	53'-10"	4	2 1/2	B, E	16
Brinton (Signature) ★	3,104	2,133	5,237	65'-9"	55'-5"	3	2 1/2	A, C, F	17
San Marino (Traditional) ★	2,846	1,920	4,766	54'-0"	57'-5"	4	2 1/2	B, F	17
Montclair (Traditional)	2,820	1,535	4,355	56'-6"	50'-8"	3	2 1/2	A, C, F	18
Mayflower (Farmhouse)	2,728	1,403	4,131	56'-0"	48'-11"	3	2 1/2	C, D, F	18
Edison (Traditional) ★	2,550	1,615	4,165	65'-0"	48'-10"	4	2 1/2	A, C	19
Clairemont (Traditional)	2,389	1,263	3,652	46'-6"	47'-2"	3	2 1/2	B, C	19
Hamilton (Traditional) ★	2,367	1,689	4,056	55'-0"	46'-5"	4	2 1/2	B	20
Washington (Farmhouse)	2,358	1,151	3,509	45'-0"	52'-0"	3	2 1/2	B, C	20

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

## Notes:

- |   |                                       |
|---|---------------------------------------|
| A: Includes three-car garage                | E: Includes formal dining room        |
| B: Available with optional three-car garage | F: Includes loft area upstairs        |
| C: Includes office on main level            | G: Includes bonus room over garage    |
| D: Includes tandem three-car garage         | H: Includes detached three car garage |

- Not all homes are available in all subdivisions. Ask your sales consultant for details.
- All renderings of exteriors and all floor plans are artist conceptions and may vary from the actual home as built.
- All options, designs, and dimensions are subject to change and revision without notice.



Scan QR Code To See  
Ivory's Home Designs

# ONE-STORY

PLAN NAME	TOTAL FINISHED SQ. FT.	TOTAL UNFINISHED SQ. FT.	TOTAL SQ. FT.	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE LEFT)	PAGE
Butler (Traditional)	3,554	3,460	7,014	79'-0"	59'-6"	1	1 1/2	A, C	24
Belmont (Traditional)	3,218	3,344	6,562	68'-0"	66'-0"	3	3 1/2	B, C	24
Concord (Traditional)	3,044	3,058	6,102	72'-0"	68'-0"	2	2 1/2	D	25
Charleston (Traditional)	2,758	2,924	5,682	73'-6"	70'-0"	1	1 1/2	A, C	25
Oakmont (Traditional)	2,757	2,705	5,462	80'-0"	58'-6"	1	1 1/2	A, C, E	26
Brisbane (Traditional)	2,748	2,765	5,513	71'-0"	69'-6"	2	2 1/2	A, C	26
Sorrento (Traditional)	2,740	2,809	5,549	73'-6"	61'-2"	2	2 1/2	A, C, E	27
Ontario (Farmhouse)	2,649	2,650	5,299	66'-0"	64'-0"	3	2 1/2	C, D, E	27
Creighton (Farmhouse)	2,640	2,285	4,925	70'-0"	46'-5"	3	2 1/2	A, G	28
Alexandria (Farmhouse)	2,443	2,648	5,091	70'-0"	65'-0"	1	1 1/2	A, C	28
Raleigh (Traditional)	2,330	2,213	4,543	53'-0"	61'-6"	2	2 1/2	B, C	29
Murano (Traditional)	2,259	2,159	4,418	49'-0"	60'-5"	2	2 1/2	B, C	29
Flagstaff (Farmhouse)	2,234	2,270	4,504	60'-0"	62'-5"	3	2 1/2	C, D	30
Carlisle (Traditional)	2,103	2,182	4,285	60'-0"	53'-6"	3	2 1/2	B	30
DaVinci (Traditional)	2,068	2,021	4,089	62'-0"	60'-8"	3	2 1/2	A, C	31
Monterey (Traditional)	2,019	1,978	3,997	55'-0"	52'-0"	3	2 1/2	B	31
Tivoli (Traditional)	1,977	2,034	4,011	59'-0"	50'-0"	3	2 1/2	B	32
Torino (Farmhouse)	1,905	1,841	3,746	54'-0"	49'-0"	4	2 1/2	B	32



Butler at Butler Hills



McLean Farmhouse at Ridgeview Estates



# *TWO-STORY HOMES*

*A new level of comfort and style.*

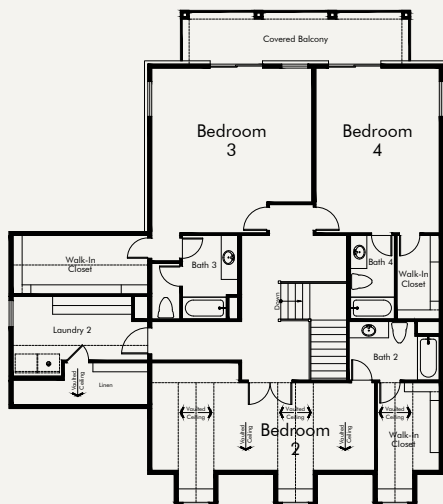
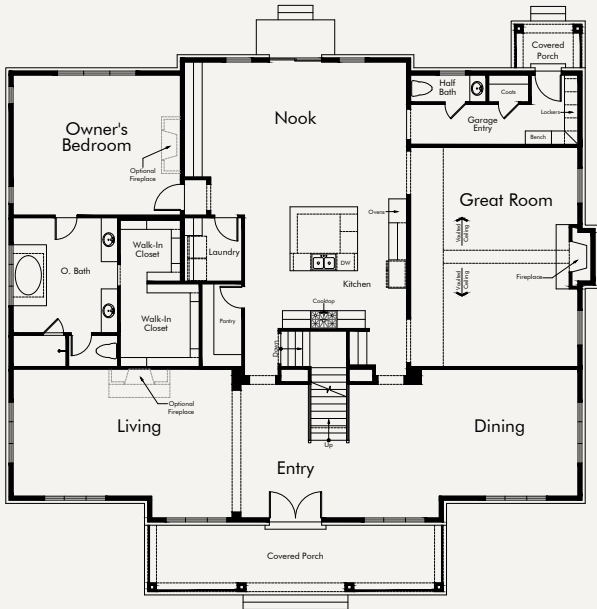




### Countryside (Traditional)

Total finished sq. ft.: 5,481  
 Total unfinished sq. ft.: 3,573 Total sq. ft.: 9,054  
 Bedrooms: 4 Bathrooms: 4 1/2  
 Width: 68'-0" Depth: 65'-11"  
 Model available to tour in Hoytsville

- ★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE
- \* Includes detached three car garage



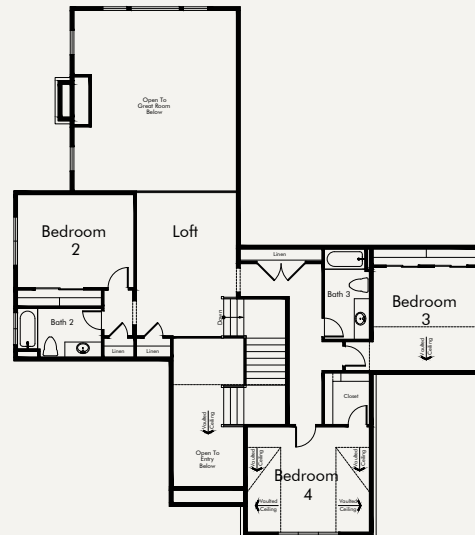
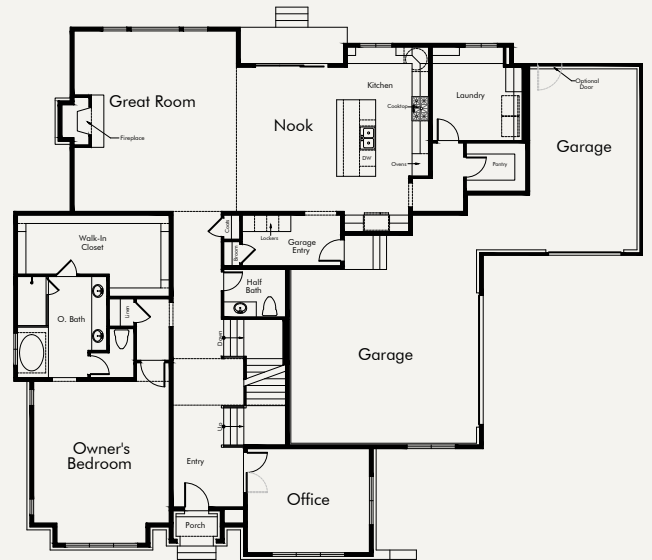
Customize This Plan & View Virtual Tour



### Yorktown (Traditional)

Total finished sq. ft.: 4,216  
 Total unfinished sq. ft.: 2,587 Total sq. ft.: 6,803  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 78'-0" Depth: 66'-1"  
 Model available to tour in Pleasant View

- ★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



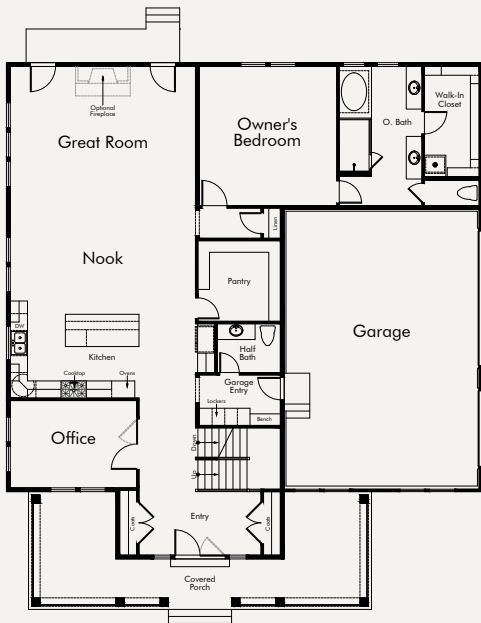
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### Taylor (Farmhouse)

Total finished sq. ft.: 4,212  
 Total unfinished sq. ft.: 2,580 Total sq. ft.: 6,792  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 56'-8" Depth: 65'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

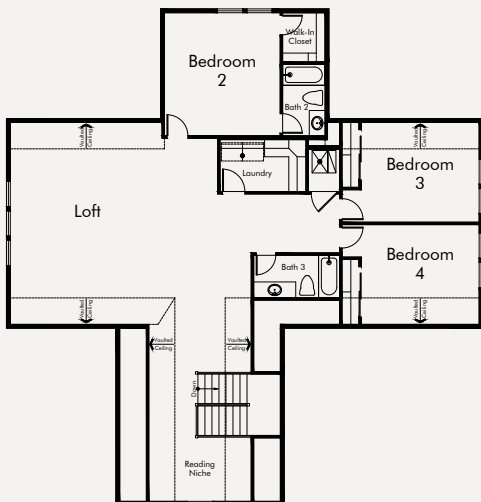
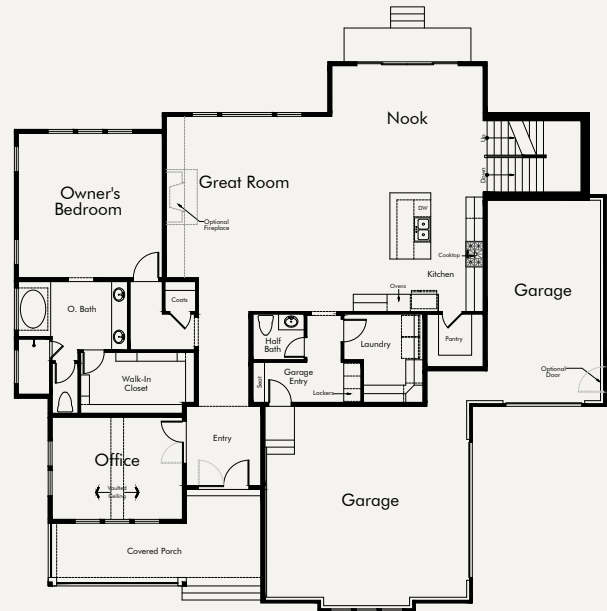


### McLean (Farmhouse)

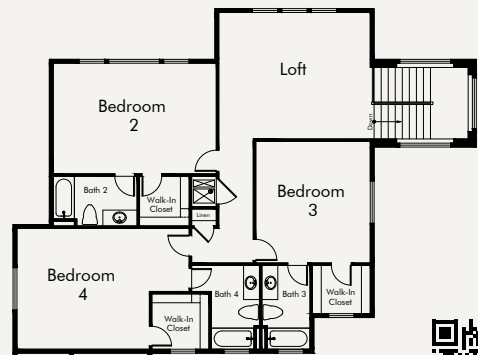
Total finished sq. ft.: 4,041  
 Total unfinished sq. ft.: 2,533 Total sq. ft.: 6,574  
 Bedrooms: 4 Bathrooms: 4 1/2  
 Width: 70'-0" Depth: 65'-0"

Model available to tour in Highland

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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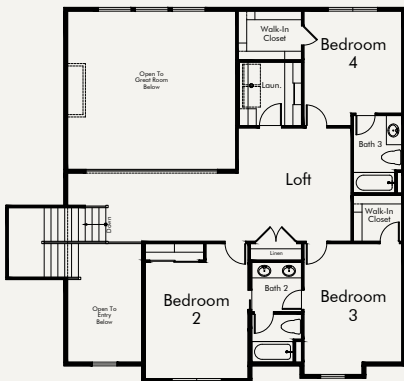
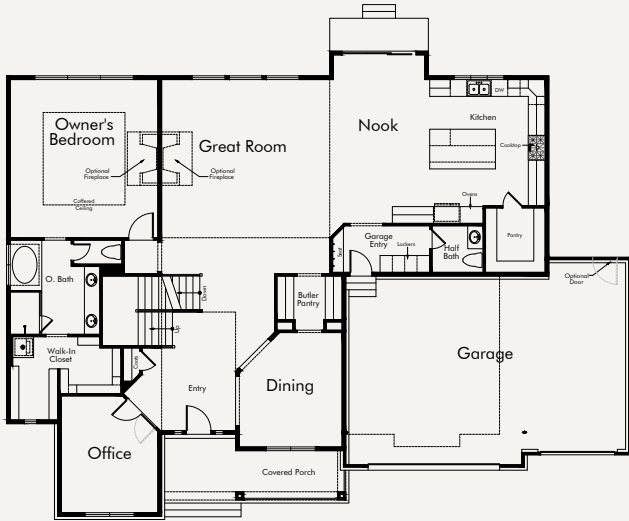
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### Bella Vista (Traditional)

Total finished sq. ft.: 4,040  
 Total unfinished sq. ft.: 2,598 Total sq. ft.: 6,638  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 76'-0" Depth: 57'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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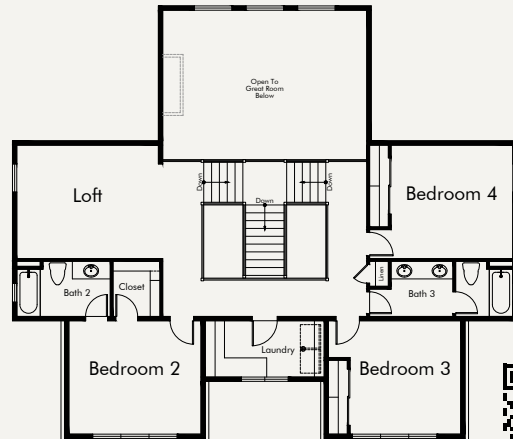
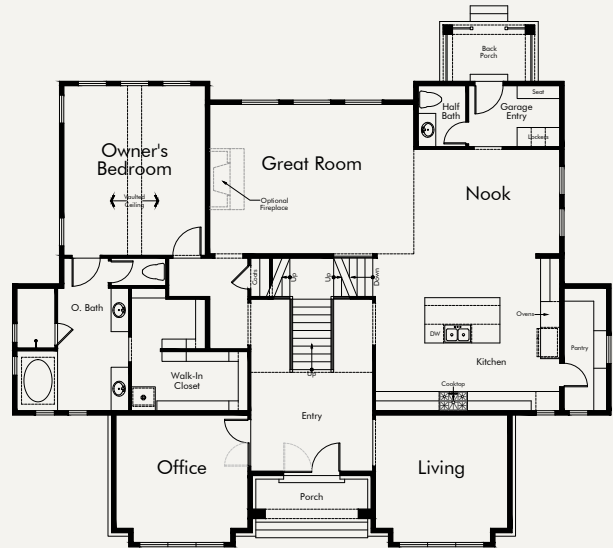
### Garfield (Traditional)

Total finished sq. ft.: 4,019  
 Total unfinished sq. ft.: 2,323 Total sq. ft.: 6,342  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 63'-9" Depth: 56'-0"

Model coming soon to tour in Heber & Kaysville

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

\* Includes detached three car garage



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### New Haven (Colonial)

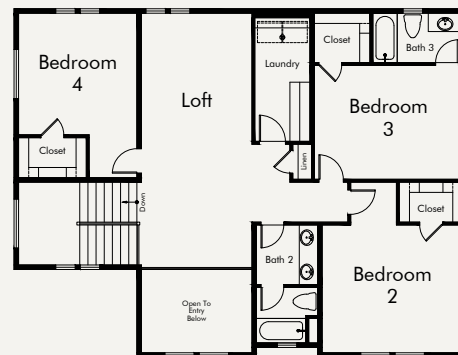
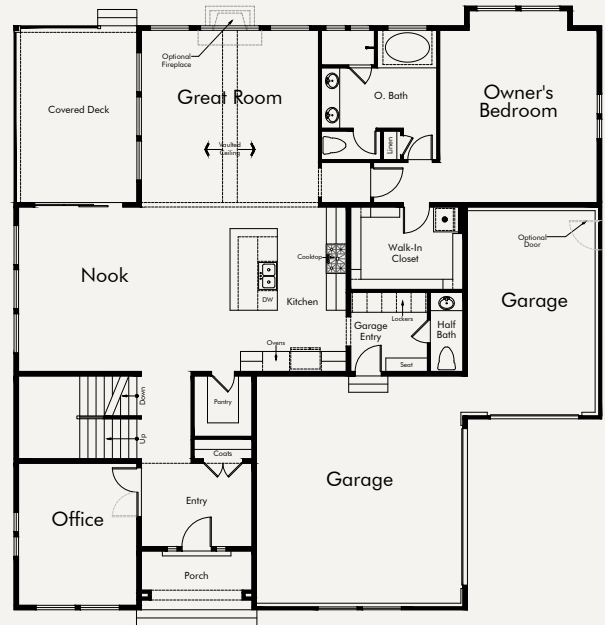
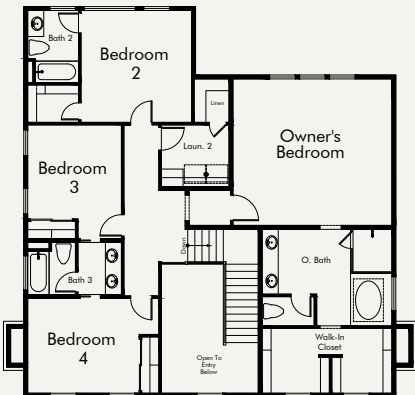
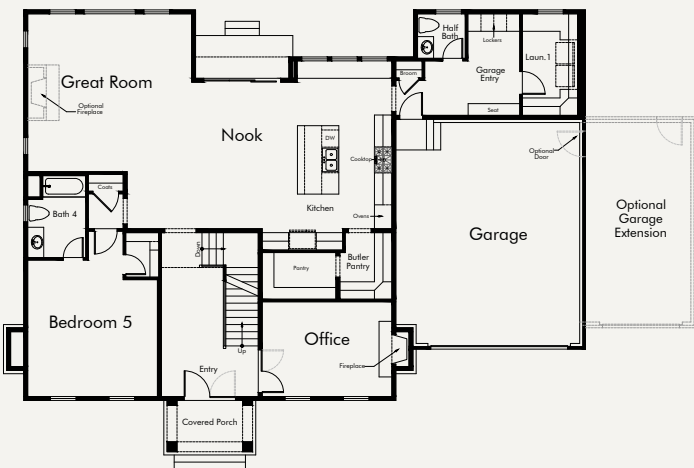
Total finished sq. ft.: 3,909  
 Total unfinished sq. ft.: 1,990 Total sq. ft.: 5,899  
 Bedrooms: 5 Bathrooms: 4 1/2  
 Width: 68'-0" Depth: 52'-0"  
 Model coming soon to tour in Lehi



### Sydney (Traditional)

Total finished sq. ft.: 3,681  
 Total unfinished sq. ft.: 2,069 Total sq. ft.: 5,750  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 60'-0" Depth: 62'-0"  
 Model available to tour in West Jordan

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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Customize This Plan & View Virtual Tour



### Crescent (Farmhouse)

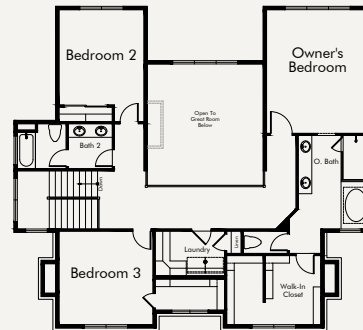
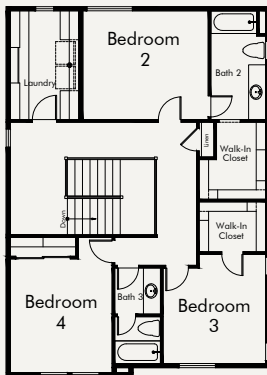
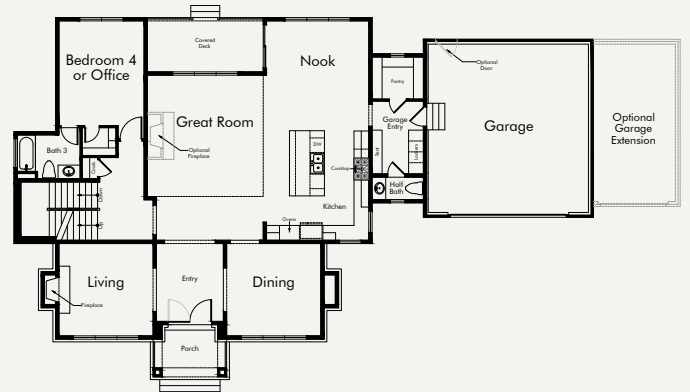
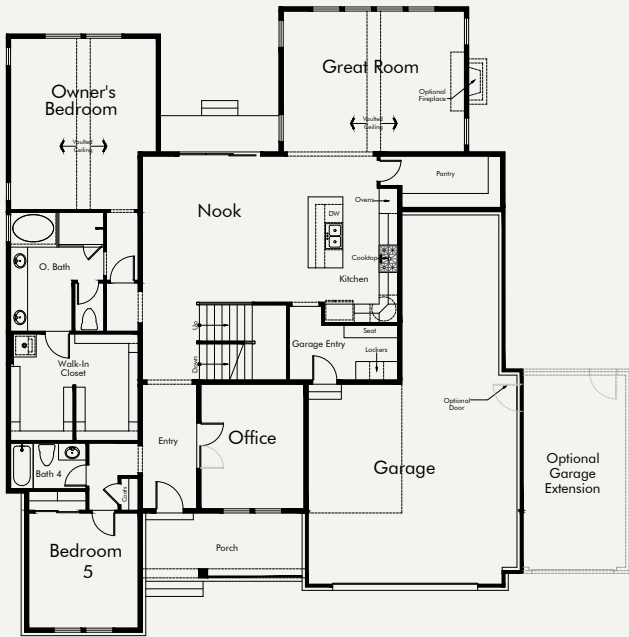
Total finished sq. ft.: 3,611  
 Total unfinished sq. ft.: 2,411 Total sq. ft.: 6,022  
 Bedrooms: 5 Bathrooms: 4  
 Width: 57'-0" Depth: 69'-6"



### Charlotte (Traditional)

Total finished sq. ft.: 3,556  
 Total unfinished sq. ft.: 1,923 Total sq. ft.: 5,479  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 80'-0" Depth: 50'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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 & View Virtual Tour



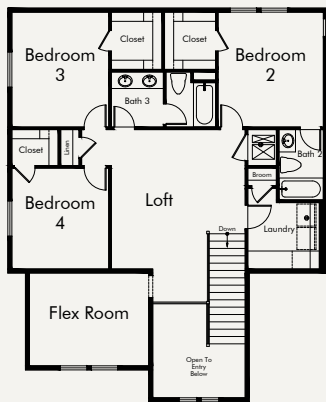
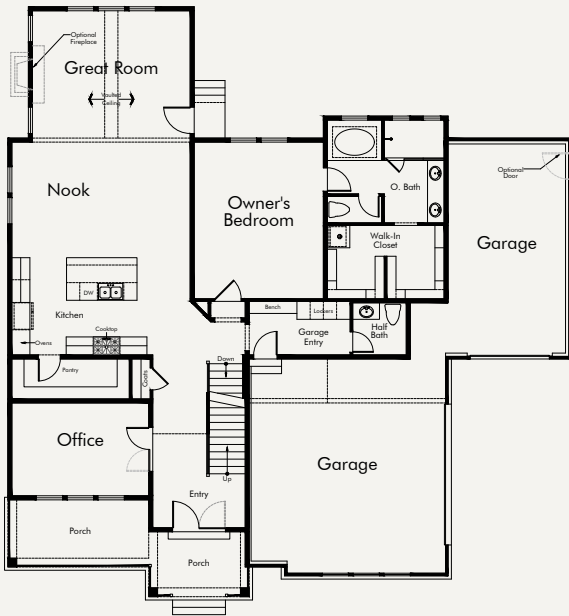
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 & View Virtual Tour



### Lincoln (Farmhouse)

Total finished sq. ft.: 3,348  
 Total unfinished sq. ft.: 2,179 Total sq. ft.: 5,527  
 Bedrooms: 4 Bathrooms: 3 1/2  
 Width: 64'-5" Depth: 67'-5"  
 Model available to tour in Draper

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



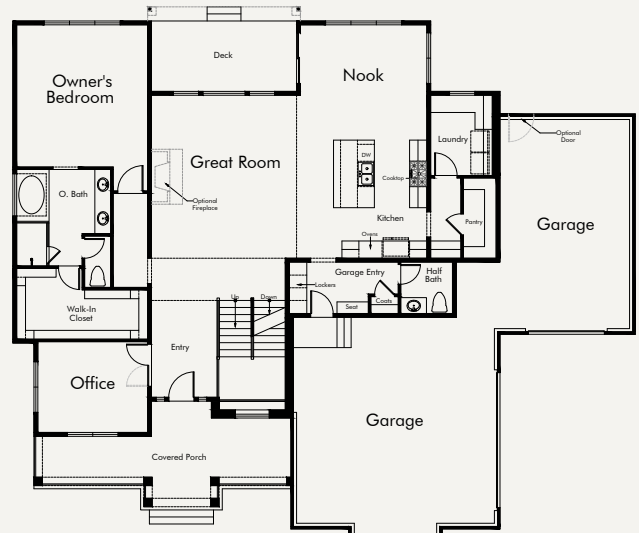
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 & View Virtual Tour



### Lexington (Traditional)

Total finished sq. ft.: 3,315  
 Total unfinished sq. ft.: 2,300 Total sq. ft.: 5,615  
 Bedrooms: 3 Bathrooms: 3 1/2  
 Width: 73'-8" Depth: 62'-0"  
 Model available to tour in Eagle Mountain

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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### Hanover (Traditional)

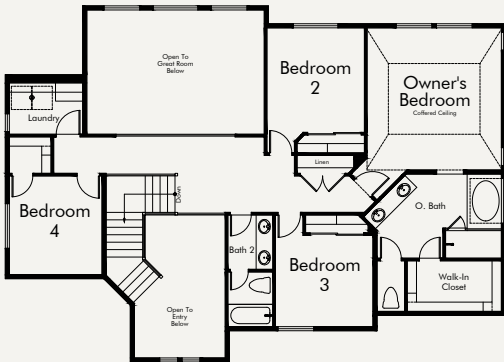
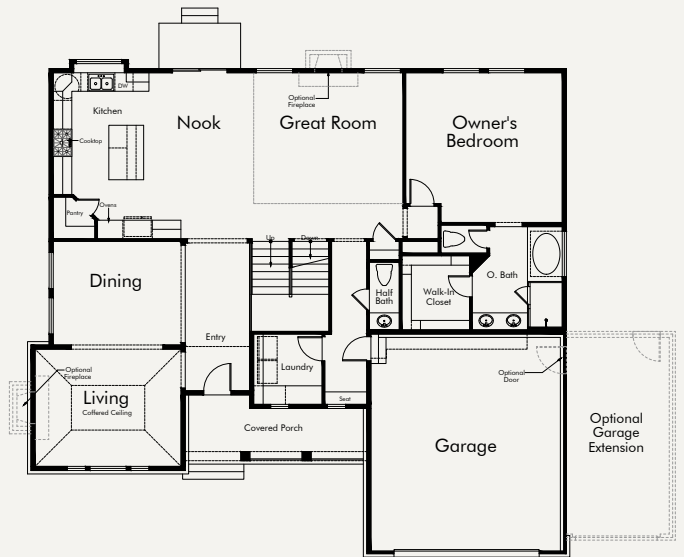
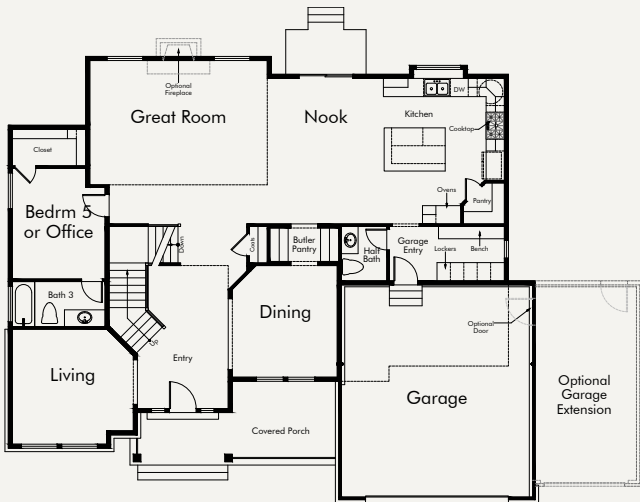
Total finished sq. ft.: 3,267  
 Total unfinished sq. ft.: 1,971 Total sq. ft.: 5,238  
 Bedrooms: 5 Bathrooms: 3 1/2  
 Width: 59'-5" Depth: 50'-0"



### Hampton (Traditional)

Total finished sq. ft.: 3,106  
 Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,239  
 Bedrooms: 4 Bathrooms: 2 1/2  
 Width: 59'-6" Depth: 53'-10"  
**Model available to tour in West Bountiful with ADU**

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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Customize This Plan & View Virtual Tour

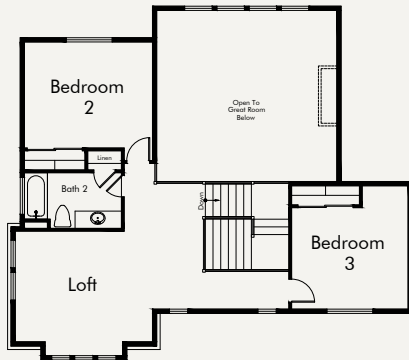
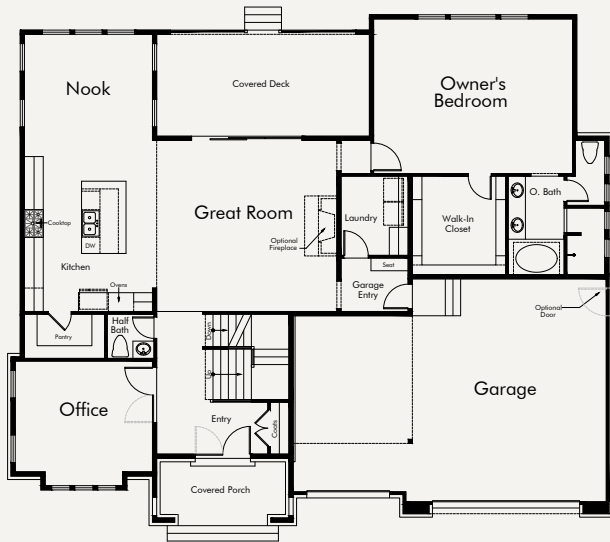




### Brinton (Signature)

Total finished sq. ft.: 3,104  
 Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,237  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 65'-9" Depth: 55'-5"  
 Model available to tour in Heber

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



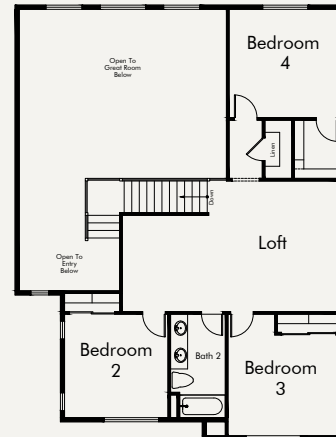
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### San Marino (Traditional)

Total finished sq. ft.: 2,846  
 Total unfinished sq. ft.: 1,920 Total sq. ft.: 4,766  
 Bedrooms: 4 Bathrooms: 2 1/2  
 Width: 54'-0" Depth: 57'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize This Plan & View Virtual Tour



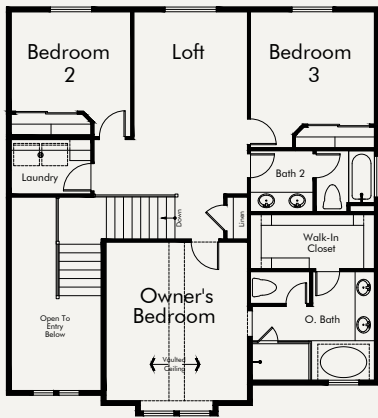
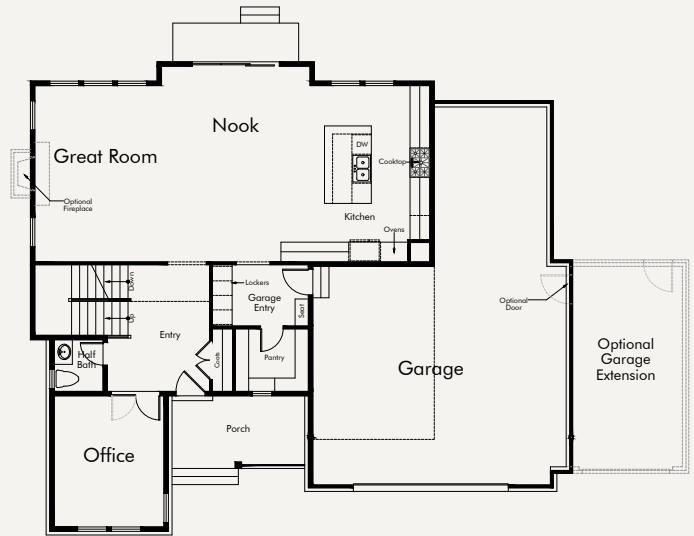
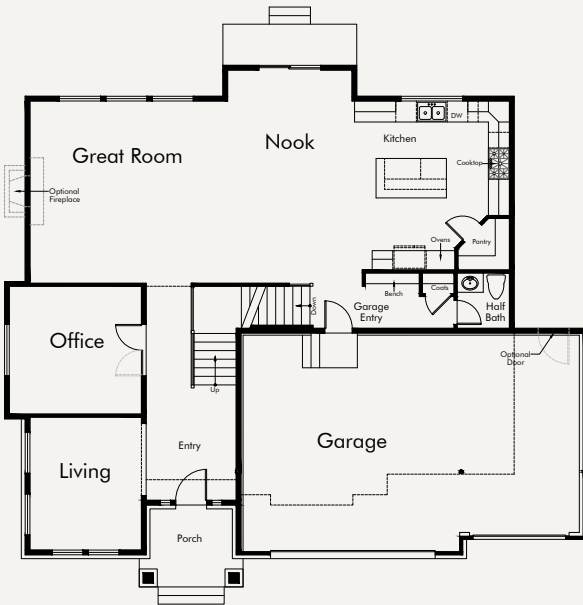
### Montclair (Traditional)

Total finished sq. ft.: 2,820  
 Total unfinished sq. ft.: 1,535 Total sq. ft.: 4,355  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 56'-6" Depth: 50'-8"



### Mayflower (Farmhouse)

Total finished sq. ft.: 2,728  
 Total unfinished sq. ft.: 1,403 Total sq. ft.: 4,131  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 56'-0" Depth: 48'-11"



Customize This Plan  
& View Virtual Tour



Customize This Plan  
& View Virtual Tour



### Edison (Traditional)

Total finished sq. ft.: 2,550  
 Total unfinished sq. ft.: 1,615 Total sq. ft.: 4,165  
 Bedrooms: 4 Bathrooms: 2 1/2  
 Width: 65'-0" Depth: 48'-10"

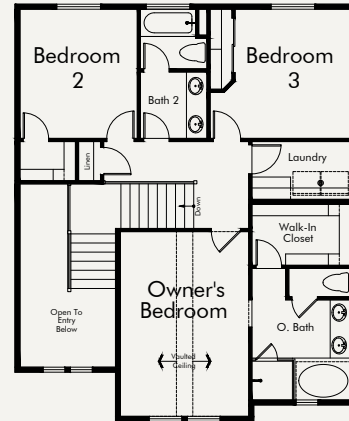
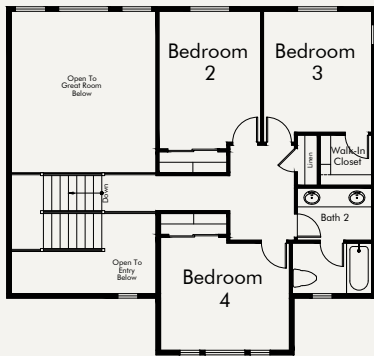
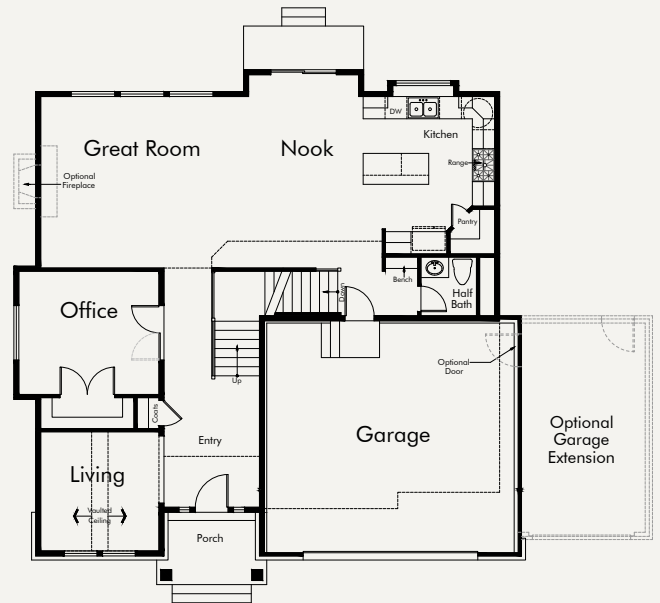
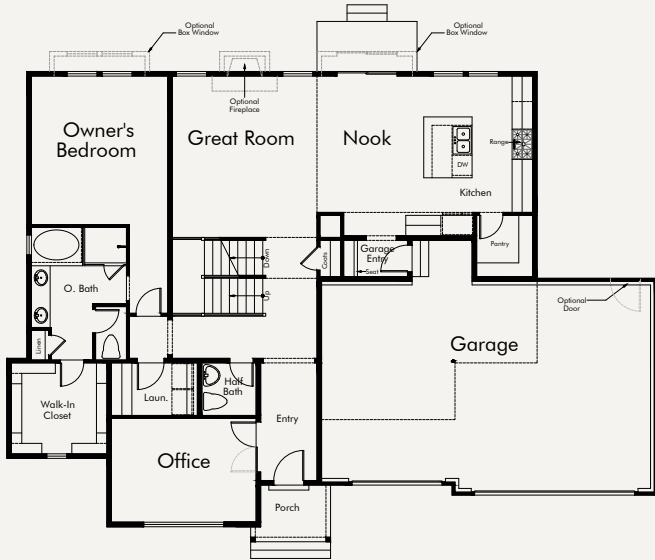
★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



### Clairemont (Traditional)

Total finished sq. ft.: 2,389  
 Total unfinished sq. ft.: 1,263 Total sq. ft.: 3,652  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 46'-6" Depth: 47'-2"

Model available to tour in Kaysville



Customize This Plan  
& View Virtual Tour



Customize This Plan  
& View Virtual Tour

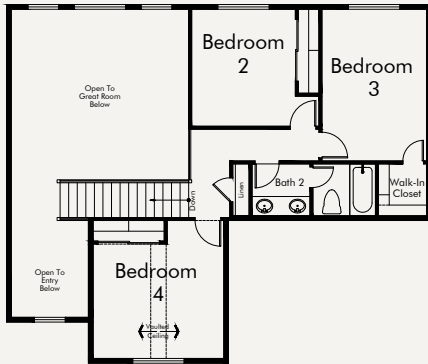
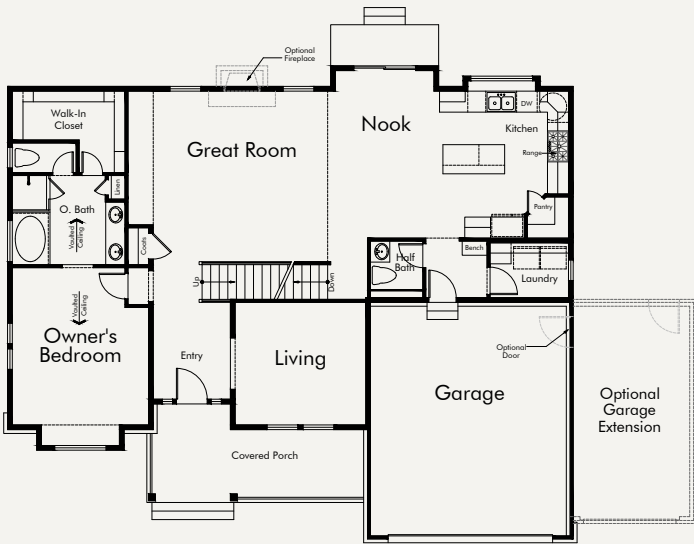


### Hamilton (Traditional)

Total finished sq. ft.: 2,367  
 Total unfinished sq. ft.: 1,689 Total sq. ft.: 4,056  
 Bedrooms: 4 Bathrooms: 2 1/2  
 Width: 55'-0" Depth: 46'-5"

Model available to tour in Stansbury, Francis, & Provo

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



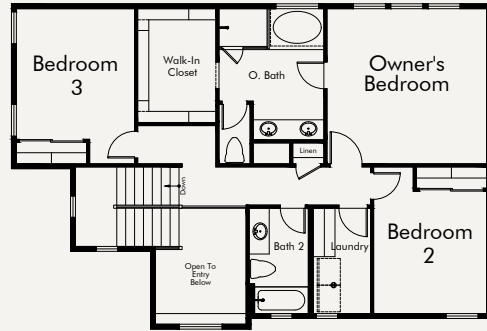
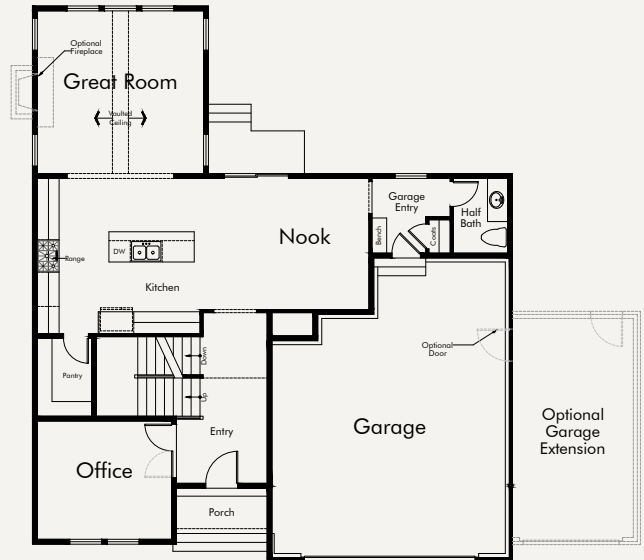
Customize This Plan & View Virtual Tour



### Washington (Farmhouse)

Total finished sq. ft.: 2,358  
 Total unfinished sq. ft.: 1,151 Total sq. ft.: 3,509  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 45'-0" Depth: 52'-0"

Model available to tour in Lindon



Customize This Plan & View Virtual Tour

*WE CARE  
ABOUT YOUR  
HOME TODAY  
AND ITS VALUE  
TOMORROW.*





Butler Traditional at Butler Hills

# *ONE-STORY HOMES*

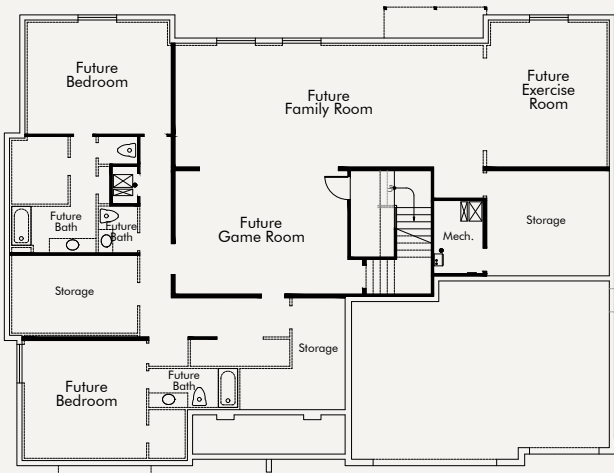
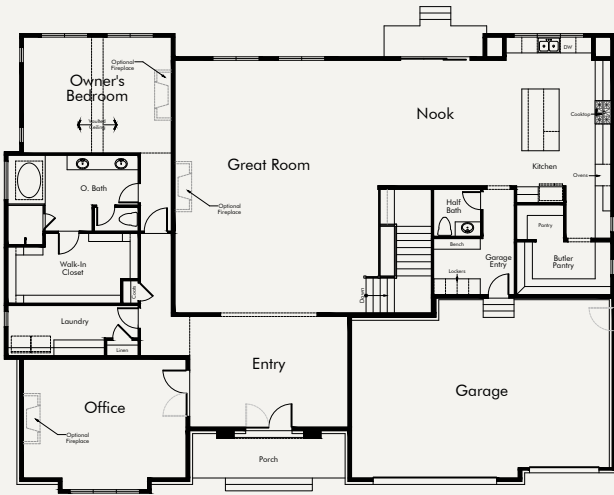
*Single-level design, multi-level charm.*





### Butler (Traditional)

Total finished sq. ft.: 3,554  
 Total unfinished sq. ft.: 3,460 Total sq. ft.: 7,014  
 Bedrooms: 1 Bathrooms: 1 1/2  
 Width: 79'-0" Depth: 59'-6"

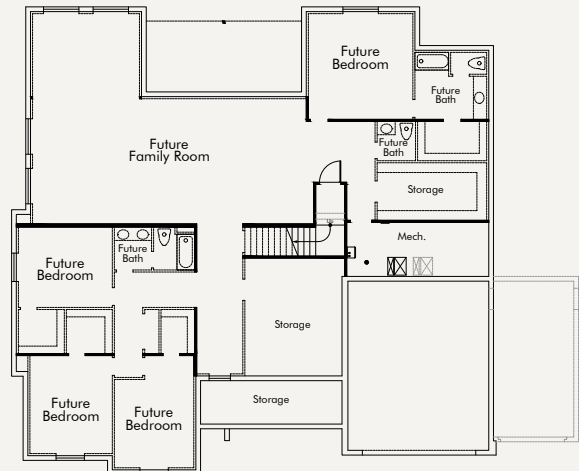
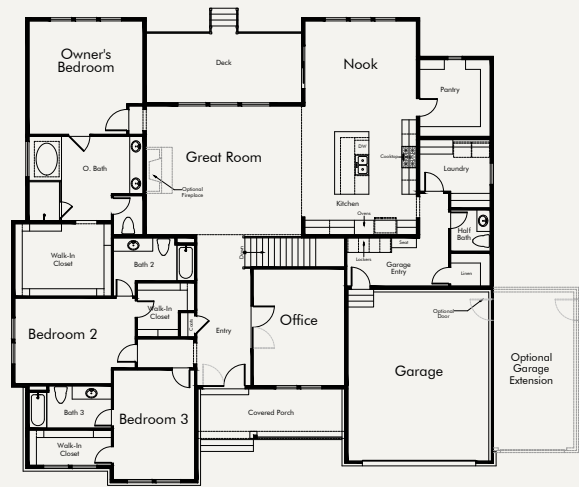


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 & View Virtual Tour



### Belmont (Traditional)

Total finished sq. ft.: 3,218  
 Total unfinished sq. ft.: 3,344 Total sq. ft.: 6,562  
 Bedrooms: 3 Bathrooms: 3 1/2  
 Width: 68'-0" Depth: 66'-0"



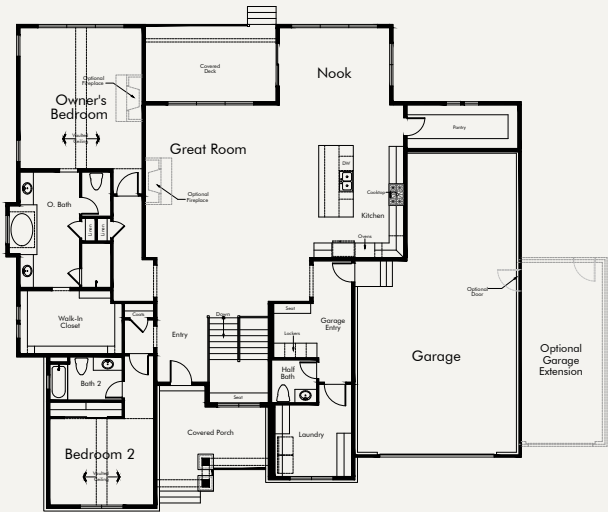
Customize This Plan  
 & View Virtual Tour





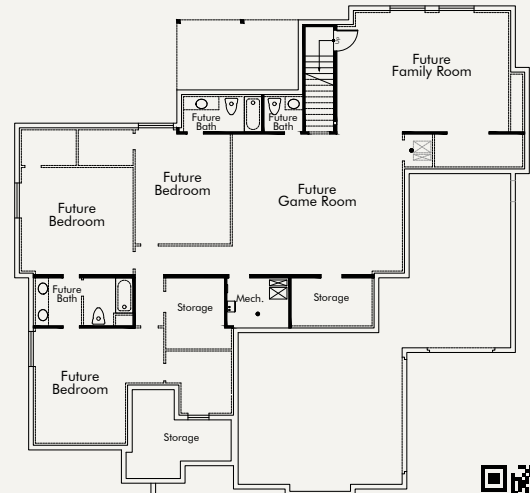
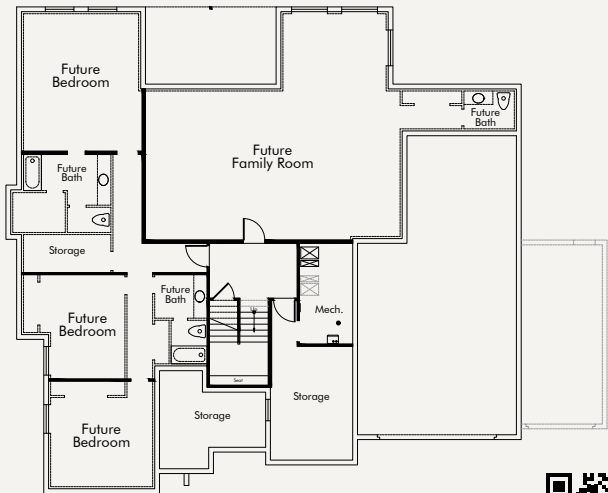
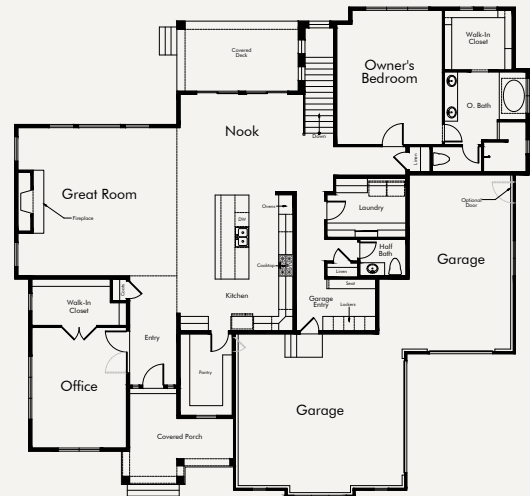
### Concord (Traditional)

Total finished sq. ft.: 3,044  
 Total unfinished sq. ft.: 3,058 Total sq. ft.: 6,102  
 Bedrooms: 2 Bathrooms: 2 1/2  
 Width: 72'-0" Depth: 68'-0"



### Charleston (Traditional)

Total finished sq. ft.: 2,758  
 Total unfinished sq. ft.: 2,924 Total sq. ft.: 5,682  
 Bedrooms: 1 Bathrooms: 1 1/2  
 Width: 73'-6" Depth: 70'-0"  
 Model available to tour in Heber



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 & View Virtual Tour

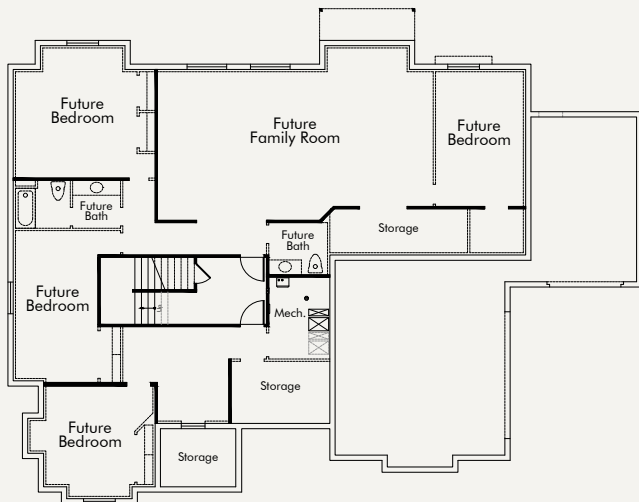
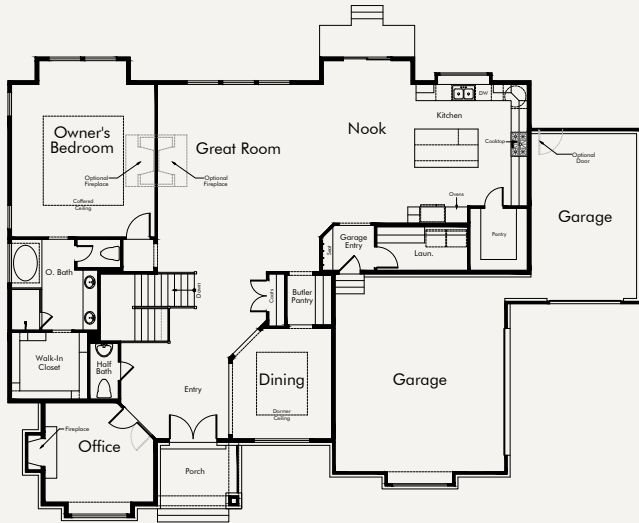


Customize This Plan  
 & View Virtual Tour



### Oakmont (Traditional)

Total finished sq. ft.: 2,757  
 Total unfinished sq. ft.: 2,705 Total sq. ft.: 5,462  
 Bedrooms: 1 Bathrooms: 1 1/2  
 Width: 80'-0" Depth: 58'-6"  
 Model available to tour in Heber

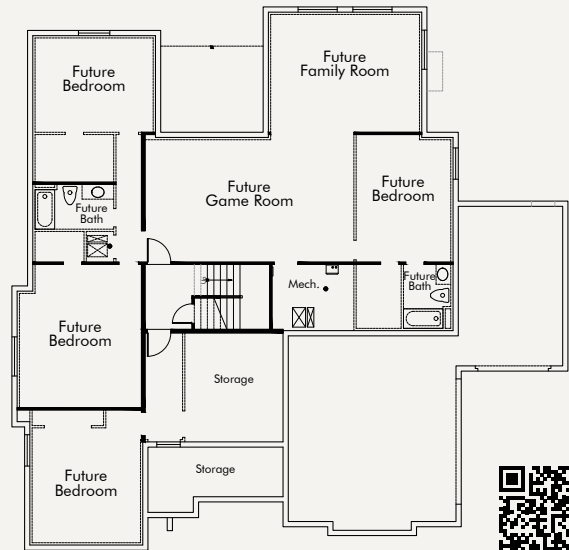
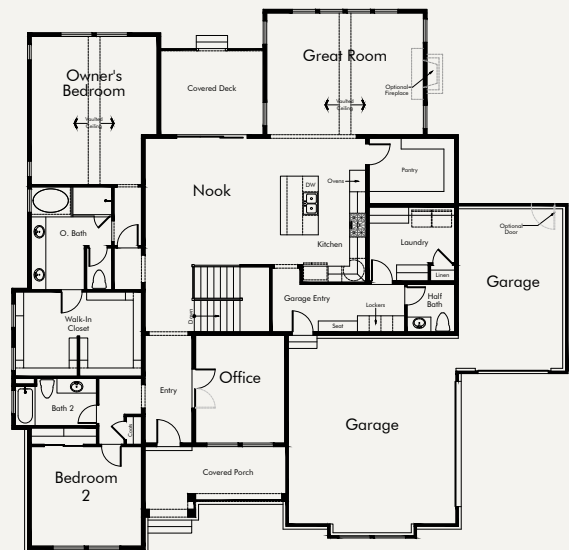


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 & View Virtual Tour



### Brisbane (Traditional)

Total finished sq. ft.: 2,748  
 Total unfinished sq. ft.: 2,765 Total sq. ft.: 5,513  
 Bedrooms: 2 Bathrooms: 2 1/2  
 Width: 71'-0" Depth: 69'-6"

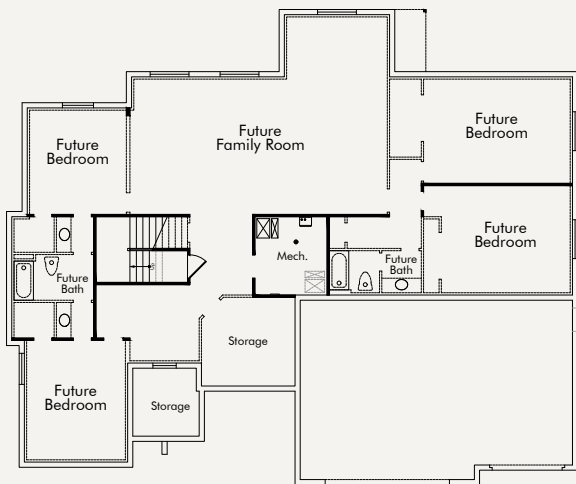
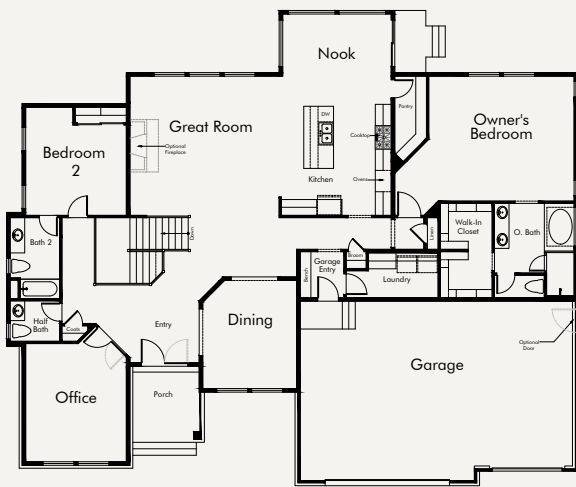


Customize This Plan  
 & View Virtual Tour



### Sorrento (Traditional)

Total finished sq. ft.: 2,740  
 Total unfinished sq. ft.: 2,809 Total sq. ft.: 5,549  
 Bedrooms: 2 Bathrooms: 2 1/2  
 Width: 73'-6" Depth: 61'-2"

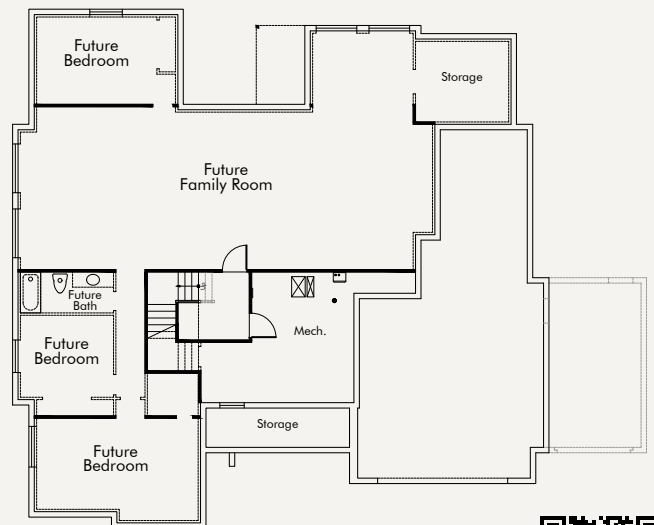


Customize This Plan & View Virtual Tour



### Ontario (Farmhouse)

Total finished sq. ft.: 2,649  
 Total unfinished sq. ft.: 2,650 Total sq. ft.: 5,299  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 66'-0" Depth: 64'-0"

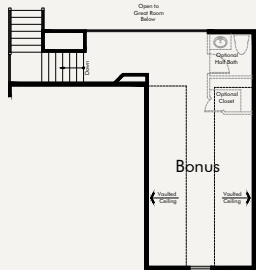
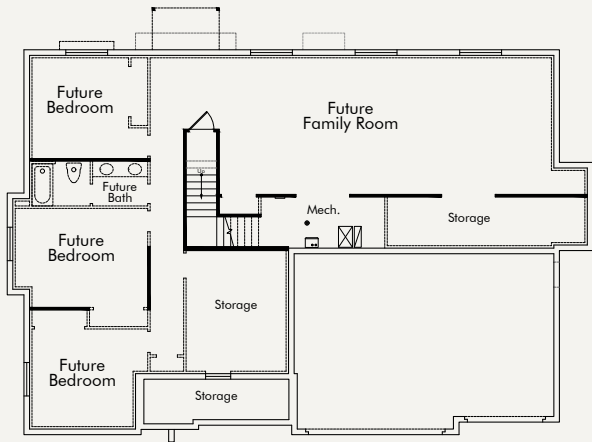
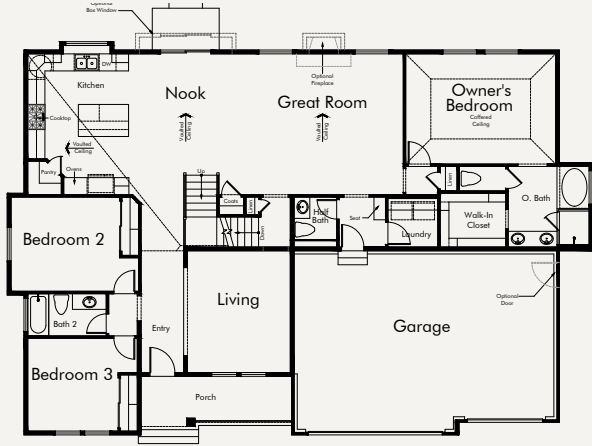


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### Creighton (Farmhouse)

Total finished sq. ft.: 2,640  
 Total unfinished sq. ft.: 2,285 Total sq. ft.: 4,925  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 70'-0" Depth: 46'-5"

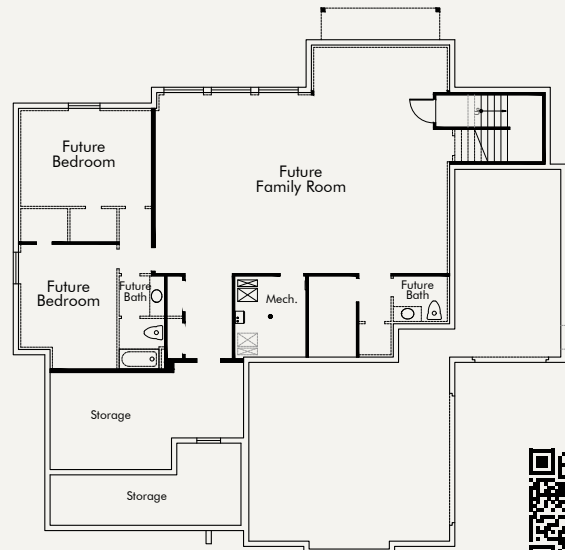


Customize This Plan & View Virtual Tour



### Alexandria (Farmhouse)

Total finished sq. ft.: 2,443  
 Total unfinished sq. ft.: 2,648 Total sq. ft.: 5,091  
 Bedrooms: 1 Bathrooms: 1 1/2  
 Width: 70'-0" Depth: 65'-0"  
 Model Coming Soon to tour in Holladay



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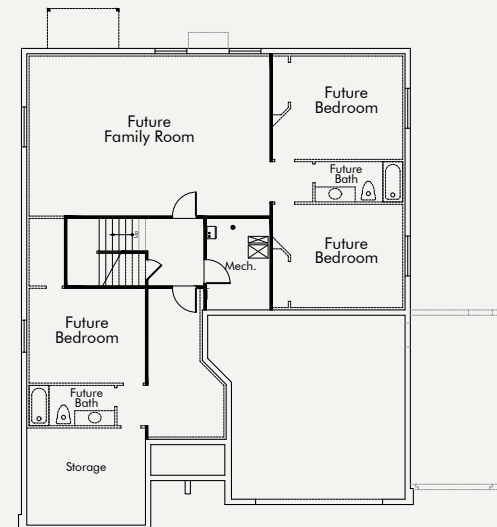
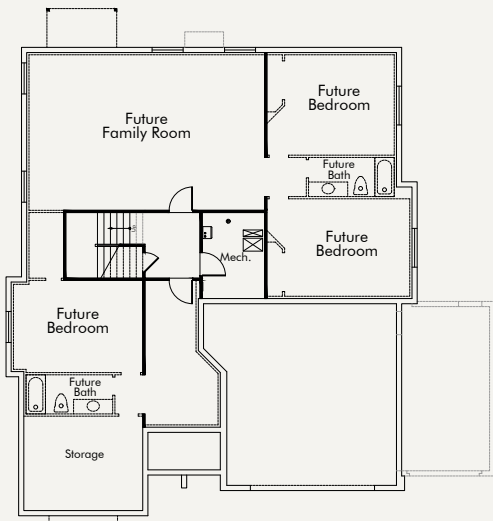
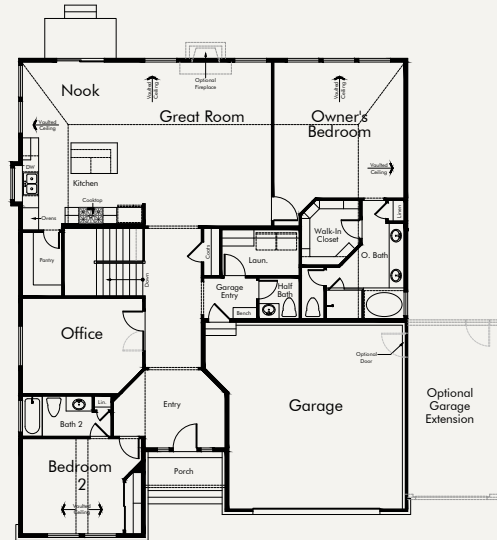
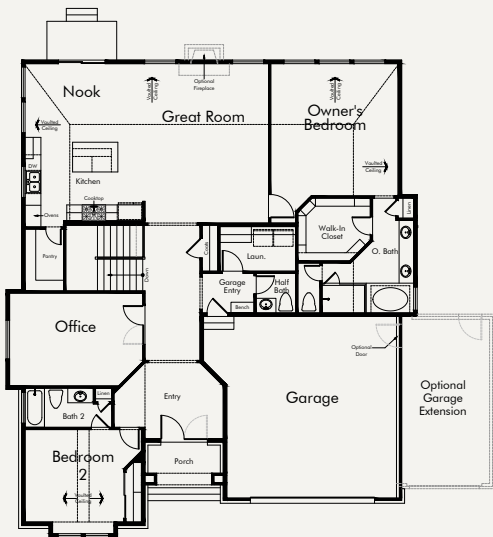
### Raleigh (Traditional)

Total finished sq. ft.: 2,330  
 Total unfinished sq. ft.: 2,213 Total sq. ft.: 4,543  
 Bedrooms: 2 Bathrooms: 2 1/2  
 Width: 53'-0" Depth: 61'-6"  
 Model available to tour in Draper



### Murano (Traditional)

Total finished sq. ft.: 2,259  
 Total unfinished sq. ft.: 2,159 Total sq. ft.: 4,418  
 Bedrooms: 2 Bathrooms: 2 1/2  
 Width: 49'-0" Depth: 60'-5"  
 Model available to tour in Clinton



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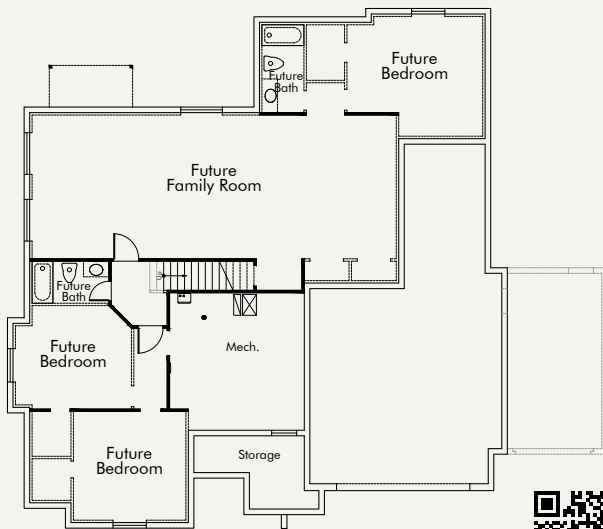
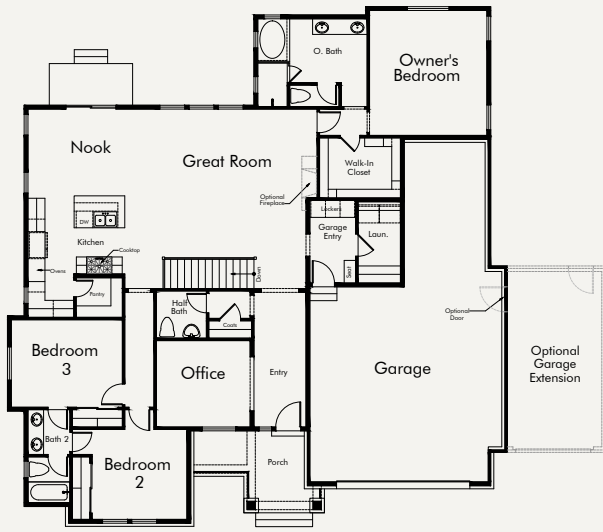


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### Flagstaff (Farmhouse)

Total finished sq. ft.: 2,234  
 Total unfinished sq. ft.: 2,270 Total sq. ft.: 4,504  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 60'-0" Depth: 62'-5"

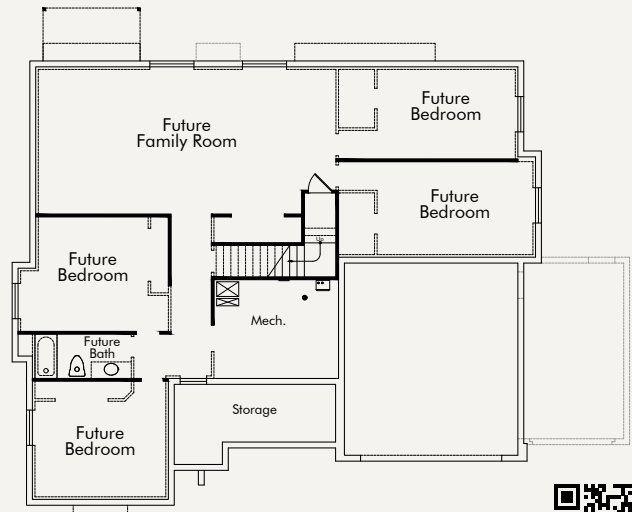
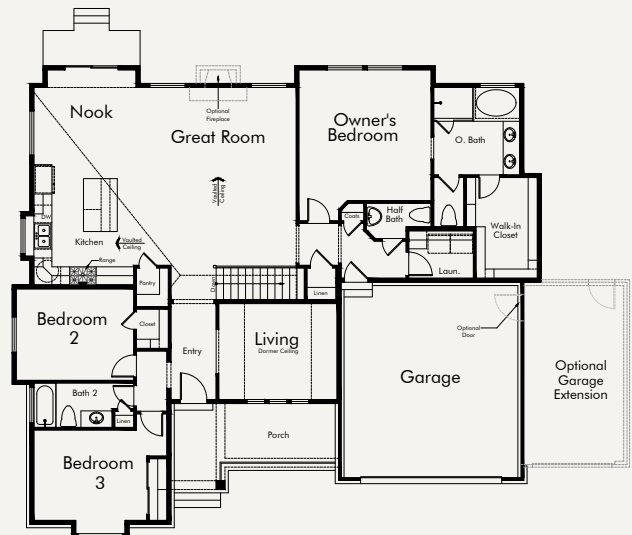


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### Carlisle (Traditional)

Total finished sq. ft.: 2,103  
 Total unfinished sq. ft.: 2,182 Total sq. ft.: 4,285  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 60'-0" Depth: 53'-6"

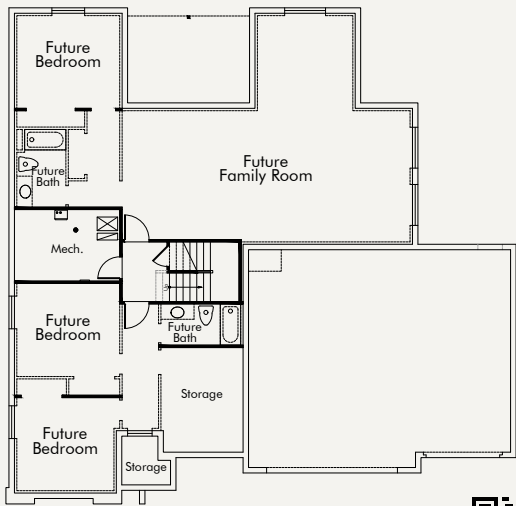


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### DaVinci (Traditional)

Total finished sq. ft.: 2,068  
 Total unfinished sq. ft.: 2,021 Total sq. ft.: 4,089  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 62'-0" Depth: 60'-8"

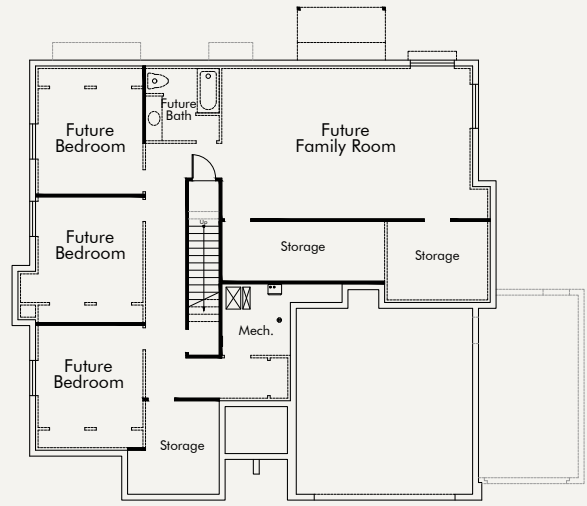
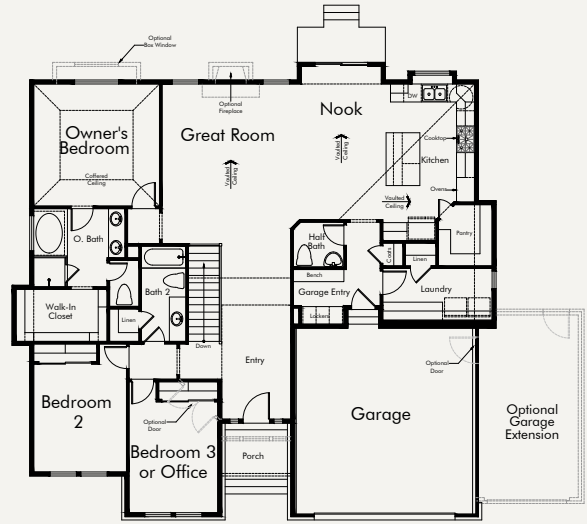


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### Monterey (Traditional)

Total finished sq. ft.: 2,019  
 Total unfinished sq. ft.: 1,978 Total sq. ft.: 3,997  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 55'-0" Depth: 52'-0"

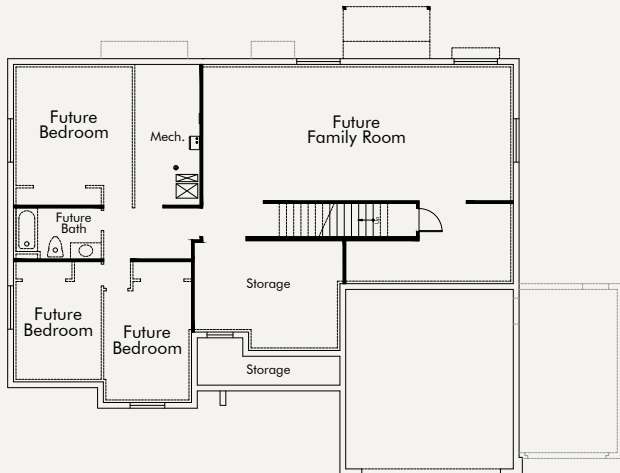
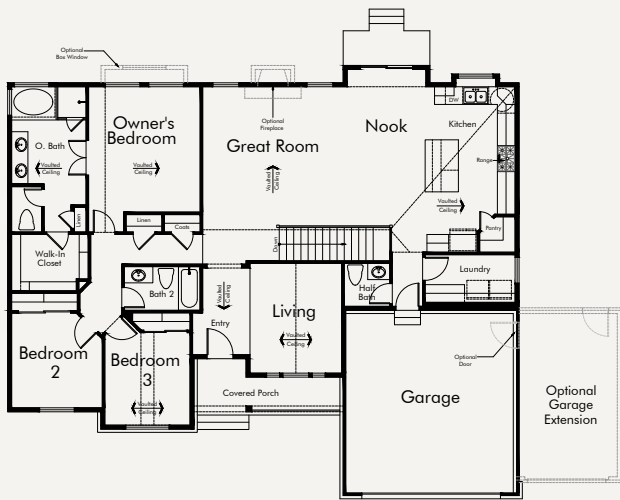


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### Tivoli (Traditional)

Total finished sq. ft.: 1,977  
 Total unfinished sq. ft.: 2,034 Total sq. ft.: 4,011  
 Bedrooms: 3 Bathrooms: 2 1/2  
 Width: 59'-0" Depth: 50'-0"

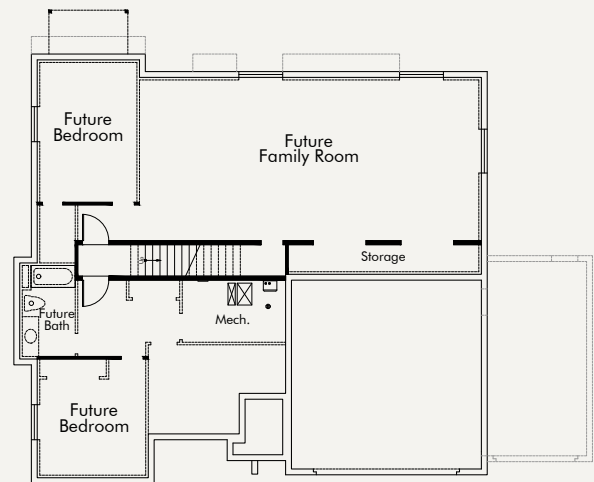
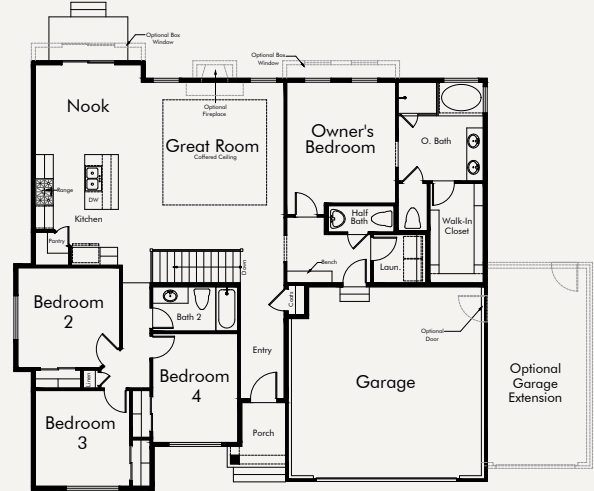


Customize This Plan  
& View Virtual Tour



### Torino (Farmhouse)

Total finished sq. ft.: 1,905  
 Total unfinished sq. ft.: 1,841 Total sq. ft.: 3,746  
 Bedrooms: 4 Bathrooms: 2 1/2  
 Width: 54'-0" Depth: 49'-0"



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& View Virtual Tour



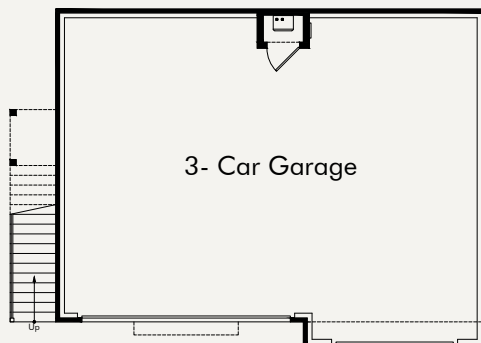
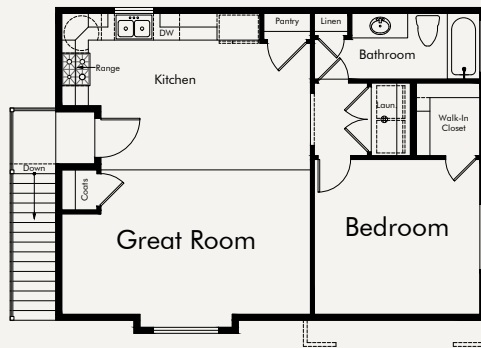
# ADU POSSIBILITIES

**ADU = Accessory Dwelling Units**

Now with Home+ by Ivory Homes, an ADU can be seamlessly planned and constructed within your new home, in a detached garage, or an accessory building. Perfect for the homebuyer who needs more room for guests, wants to provide support for an aging or returning family member, or desires to generate rental income.



**Detached Garage with ADU**  
Total finished sq. ft.: 788  
Width: 36'-6" Depth: 26'-0"  
Model available to tour in West Bountiful



ADU at Belmont Farms in West Bountiful



Butler Traditional at Butler Hills

# Home Warranty

With one of the best home warranties in the industry, Ivory Homes offers customers peace of mind with a warranty that covers:

1-YEAR: Materials and Workmanship

2-YEARS: Mechanical, Electrical, and Plumbing Systems

10-YEARS: Structural Integrity

## Homes made Smarter & Stronger

Enjoy the convenience of having a home that's pre-wired and ready for new home automation, from additional Wi-Fi access points to doorbell cameras.

We recommend several Smart Home options below. See sales consultants for details.



### Whole-House Connectivity

Add a Smart Home System to connect all of your devices seamlessly through Brilliant Smart Home.



### Location-based Geo-Services

Offering responsiveness based on your location, this add-on feature automatically adjusts your thermostat, sends alerts if you forget to arm your security system and more!



### Easy Control

Manage your wired home from your favorite smart device! The Smart Home System powered by Brilliant Smart Home allows you to set controls from your Apple, Amazon or Google device.



### Intelligent Lighting

Schedule when your lights turn on and off based on your schedule.



### Smart Locks

Get visibility and control for your home's access points with seamlessly integrated door locks.



### Doorbell Camera

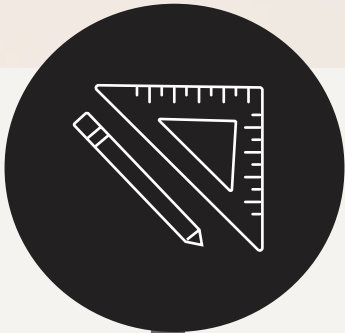
Ring at the door? Just glance at your phone to see and speak to anyone who knocks regardless of whether or not you're home.

### Upgrade to any of these features:

- Monitored Security System
- Distributed Audio
- Video Surveillance
- Sprinkler System Control
- Garage Door Control
- Permanent LED Holiday Lighting

# The Home Buying Process

When you build your new home with Ivory, our experienced team is beside you every step of the way. From the build process, to selling your current home and buying your new home. Ivory Homes' Sales Professionals and partners are here to help.



## *PLANNING*

- Initial Deposit
- Loan Application
- Color Selection
- Pre-Construction Meeting & Construction Deposit



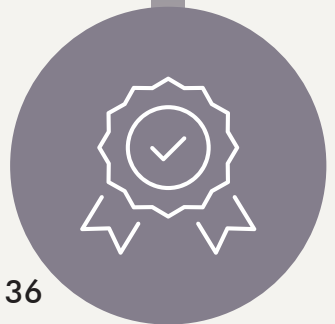
## *CONSTRUCTION*

- Permits & Engineering
- Construction Begins
- 4-way Walk-through
- Final Inspection (City/Bank/Ivory Homes)
- New Home Orientation (At least two days before closing)



## *CLOSING*

- Closing at Title Company
- Recording
- MOVE IN! (Keys are available after recording)



## *WARRANTY*

- Every Ivory Home comes with a 10-year limited home warranty, one of the best in the industry.



# **MOMENTUMLOANS** BUILT FOR BORROWERS

## **Lower Costs. Better Rates.**

Momentum offers great rates to their customers. Low rates are part of their DNA, but Momentum is more than just great rates. They make your loan process so easy you will want to come back and do another! See what they have to offer at [www.momentumloans.com](http://www.momentumloans.com). NMLS#1606597

## **Fast Credit Repair\***

We don't want anything standing between you and your new home. That's why Ivory works with great partners that offer credit repair for buyers who need help qualifying for or obtaining a better interest rate.

# **SMART MOVE** GUARANTEE

## **We will help you sell your existing home and save you thousands.\***

Smart Move Guarantee picks the top Realtor in your area, giving you the best chance to sell your existing home for the most money and in the least amount of time. The best part is once you've closed on your new home, you'll receive a commission refund of up to 3% that can be used toward your new home down payment or closing costs.

Learn more at [www.ivoryhomes.com/smart-move-guarantee](http://www.ivoryhomes.com/smart-move-guarantee)

\* Each company provides services independent of Ivory Homes and these services may change without notice. Please see an Ivory Sales Consultant for information about these service providers.

# 38 Signature Communities

## WEBER COUNTY

### Weber View

298 W 3100 N, Pleasant View  
385-289-2937

Luxury Homes with Mountain Views

### Haven Parkway

1789 Prevadel Dr, West Haven  
801-985-2200

One Acre Estate Lot Left

## DAVIS COUNTY

### Cranefield Estates

2277 N 3600 W, Clinton  
801-546-2700

Pools, Parks and Golf Course

### Legacy Park Estates

1116 W 2325 S, Syracuse  
801-440-0880

1/4-1/2 Acre Next to Park

### Orchard Ridge

1378 E Orchard Ridge Ln, Kaysville  
385-888-7065

East Foothills with Views

### Crested Peaks - NEW

479 W. Summit Lane, Kaysville  
801-440-0880

1/2 Acre Country Lots

### Pintail Estates - NEW

40 S. Preston Street, Kaysville  
801-440-0880

2 Estate Lots Left

### Belmont Farms

401 N. 1450 W., West Bountiful  
801-755-0300

Country Quiet Large Lots

## SALT LAKE COUNTY

### Charleston Place - NEW

5880 S. Highland Dr., Holladay  
385-257-7230

Many East Side Lots Available

### Holladay Peaks - NEW

4930 Westmoore, Holladay  
385-257-7230

Many East Side Lots Available

### Cottonwood Canyon Cove - NEW

3625 Doverhill Dr,  
Cottonwood Heights  
385-257-7231

Close to Little & Big Cottonwood Canyons

### Butler Hills

7478 S. Orion View Circle,  
Cottonwood Heights  
385-257-7231

Cul-De-Sac Lots with Amazing Views

### Little Cottonwood Estates - NEW

3170 E. Little Cottonwood Rd., Sandy  
385-257-7231

COMING SOON

### Bainbridge

Pioneer Rd. 1015 E, East Draper  
385-257-7232

Near Library and City Park

### Big Willow Creek

11629 S Engelmann Drive, Draper  
801-964-2000

126 Luxury Homes with  
Easy Access To I-15

### Dry Creek Highlands

8718 S Rock Lake Court,  
West Jordan  
801-282-6298

Large Cul-De-Sac Lots on Trail System

## SALT LAKE COUNTY CONTINUED

### Hidden Oaks

13174 S Twisted Oak Drive, Herriman  
801-307-6053

Beautiful Foothills Lots

## UTAH COUNTY

### Holbrook Farms

2856 N 3550 W, Lehi  
801-766-1011

Across from Thanksgiving Point

### Ridgeview Estates

9869 N Willowbank Dr, Highland  
801-753-7200

With Murdock Trail Access

### Anderson Farms

567 N Hampton Ln, Lindon  
801-763-7222

Easy Access, Next To Park

### Overland

6417 Vernon Dr, Eagle Mountain  
801-664-3033

Close to Schools, Parks and Club House

### Carrara Villas - NEW

1145 N. 400E., Orem  
385-265-4432

COMING SOON

### Broadview Shores

1417 N 3400 W, Provo  
801-878-3141

Next to New Provo High

### Tanner Flats - NEW

820 S Tanner Road, Santaquin  
801-699-5205

Large Lots & 3-Car Garages

## *TOOELE*

### **Sagewood Village**

13174 S Twisted Oak Drive,  
Stansbury Park  
435-843-9800

Premier Master Planned Community

### **Northstar Ranch - NEW**

537 W Coyote Ridge Rd, Grantsville  
801-544-3645

1,500 Lots - Beautiful Valley Views

## *SUMMIT*

### **Park City Heights**

2710 Ledger Way, Park City  
435-657-0444

Mountain Lifestyle and  
Award Winning Schools

### **Stewart Ranches**

1683 Rocky Mountain Wy, Francis  
801-834-4755

Access to World Class Snowmobiling

### **Countryside - NEW**

1400 S. Hoytsville Rd., Hoytsville  
385-381-7004

COMING SOON

### **Red Hill - NEW**

Coalville  
385-381-7004  
COMING SOON

## *WASATCH*

### **Coyote Ridge**

1948 N Ostler Peak Road, Heber  
801-270-4282

East of I-40 and Northeast of Town

### **Beaufontaine**

427 S 1850 East, Heber  
801-826-3995

South of Red Ledges

### **Christensen Farms**

1622 S 2400 E, Heber  
801-456-7862

Acre Lots with Great View  
of Timpanogos

## *ALSO SEE OUR VACATION HOME OPPORTUNITIES IN SOUTHERN UTAH*

### **Sendera At Sienna Hills**

2292 Arena Roja Dr, Washington  
435-986-6900

Great Pool and Nightly Rentals

### **Paseos At Sienna Hills**

1083 N Verda St, Washington  
435-986-6900

Great Pool and Nightly Rentals

### **Shooting Star**

1552 E Toliman Way, Washington  
435-986-9600

1/4 Acre Lots with Amazing Views

### **Avenidas At Hidden Valley**

52 E Dakar Lane, St. George  
435-986-6900

Club Amenities and City Park

### **Lakeside At Desert Sands**

4648 W 2820 S, Hurricane  
435-986-6900

Next to Sand Hollow State Park

# *DESIGN CENTERS*

### **Davis County Office & Design Center**

1195 Park Lane  
Farmington, UT 84025  
Phone: 801-499-5991

### **Salt Lake City Office & Design Center**

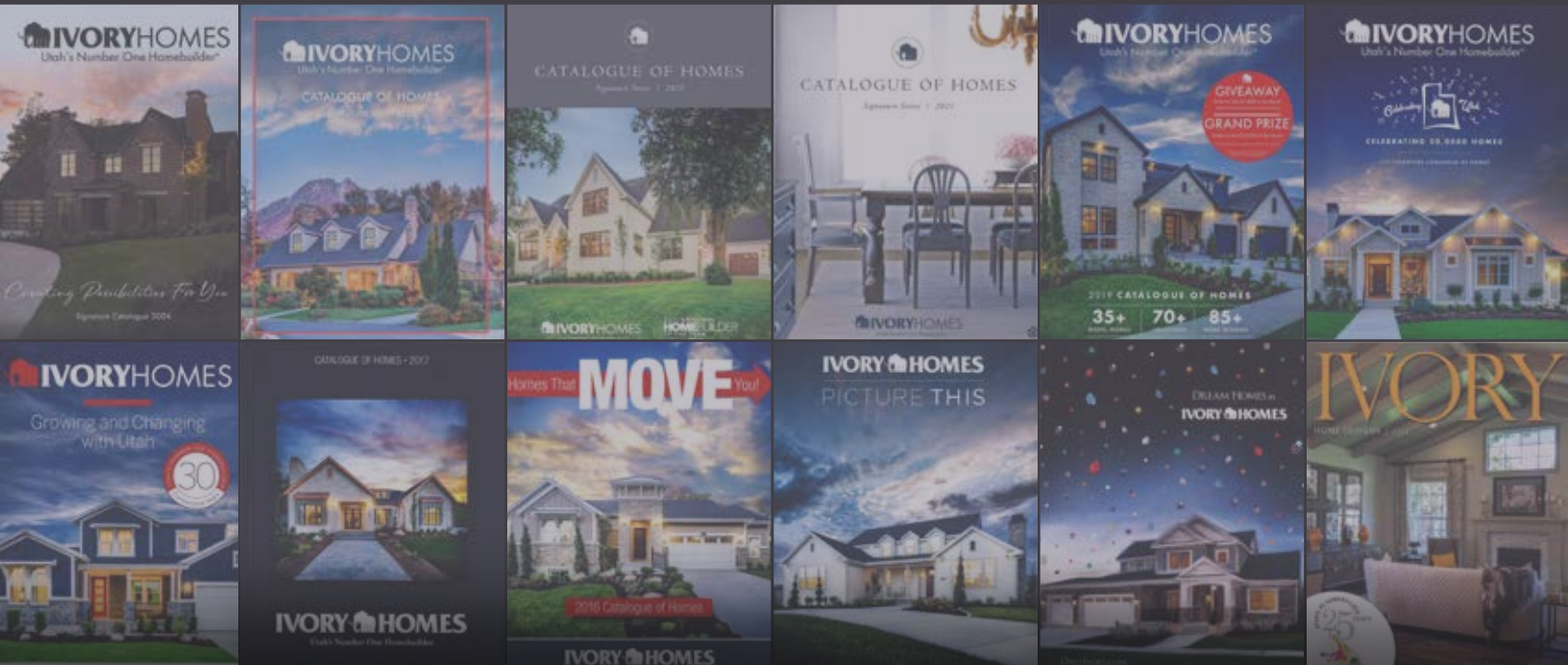
970 E. Woodoak Lane  
Salt Lake City, Utah 84117  
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