

COME EXPERIENCE DEER VISTA

Highway 248 | N Deer Canyon Drive, Park City, Utah



DEER VISTA

TOP THINGS EVERYONE SHOULD KNOW ABOUT DEER VISTA

- 1 LOCATION, LOCATION, LOCATION.** Deer Vista's location is exceptional and convenient. It is within minutes of Downtown Park City, Utah and an easy 30 minute commute to Salt Lake City.
- 2 VIEWS.** The views from almost every home site are spectacular with views of Deer Valley® Resort, Jordanelle Lake, Mount Timpanogos and beyond.
- 3 EXCELLENT VALUE PRICING.**
- 4 NEIGHBORHOOD.** Deer Vista is a great place to live! It is a peaceful, quiet community with approximately 65% of open space including a community park. Enjoy four miles of walking and biking community natural trails, that interconnect with county trail system.
- 5 SKI ACCESS.** Deer Vista is within eight minutes of Deer Crest gondola at Deer Valley® Resort, North America's #1 rated ski resort by readers of Ski Magazine for four years in a row, ten minutes of Vail's EPIC Park City Mountain Resort the largest ski resort in the United States.
- 6 SUMMER RECREATION.** Deer Vista is minutes from nine spectacular public golf courses and Jordanelle Reservoir for biking, fishing and water sports for year-round recreation.
- 7 ONGOING AND FUTURE PROPERTY VALUE.** All the views and no club dues. Low HOA fees.
- 8 LARGE ESTATE LOTS.** Only 103 total homesites on approximately 400 acres.
- 9 PRIVACY.** Enjoy the security of a private gated community.
- 10 READY TO BUILD NOW.** Fully improved infrastructure with all utilities including high speed fiber optics.

Summit

Sotheby's
INTERNATIONAL REALTY



FREQUENTLY ASKED QUESTIONS ABOUT DEER VISTA

1. HOW MANY TOTAL HOME SITES?

Deer Vista has 103 home sites

2. WHAT IS THE AVERAGE SIZE HOME SITE?

Approximately one acre

3. HOW MANY PHASES?

Five

4. HOW MANY HOMES ARE BUILT?

Four

5. WHAT ARE THE HOA DUES?

\$125 per month

6. WHAT DO THE HOA DUES COVER?

Common area maintenance, common area landscape, holiday lighting and decorations, common area utilities, insurances and management fees, trail systems, road maintenance and snow removal.

7. CAN I USE MY OWN BUILDER?

Yes

8. TOTAL NUMBER OF ACRES?

Deer Vista is approximately 400 acres

9. IS WATER BOND PAID?

Yes

10. WHAT IS THE WATER SOURCE?

JSSD

11. ARE UTILITIES IN?

Yes, all utilities are in and ready for hook-up

12. GARBAGE COLLECTION?

Wasatch County

13. WHO ARE THE PROVIDERS FOR UTILITIES?

Gas: Questar; electric: Rocky Mountain Power; telephone: All West; internet: Fiber

14. WHO MAINTAINS THE PRIVATE ROADS?

HOA

15. IS THERE A TRAIL SYSTEM?

Yes, there is approximately four miles of natural trail systems in the Deer Vista community that interconnect with the County trail system.

16. WHO MAINTAINS THE COMMUNITY TRAIL SYSTEMS?

HOA

17. WHEN WILL THE PARK BE FINISHED?

Fall 2015

18. CAN YOU COMBINE LOTS?

Yes, for building purpose, and HOA will remain 1/103 interest to each original lot and all relating HOA fees

19. WHAT FIRE DISTRICT ARE YOU IN?

Wasatch County / Summit County fire department may be the first responder.

20. POLICE?

Wasatch County/Summit County police department may be the first responder.

21. IS THERE AN ARCHITECTURAL REVIEW COMMITTEE?

Yes



22. IS THERE A FEE FOR ARCHITECTURAL COMMITTEE REVIEW?

Yes, \$2,000

23. IS THERE AN HOA BOND FOR BUILDING?

Yes, A refundable \$5,000 upon acceptable completion of build.

24. WHAT ARE THE BUILDING RESTRICTIONS?

All building parameters are outlined in the Design Review Guidelines.

25. ARE THERE SPECIFIC BUILDING ENVELOPES OR SETBACKS?

Yes

26. BUILDING HEIGHT RESTRICTIONS?

Per Wasatch County approved plat map

27. ARE THERE CC&RS?

Yes, information available upon request

28. IS THERE A SIZE LIMIT TO HOMES?

Ranges from minimum of 3,000 – to maximum of 6,500

29. DO YOU HAVE TO BUILD WITHIN A CERTAIN TIME FRAME?

No

30. WHAT SCHOOL DISTRICT?

Wasatch County

31. HOW MUCH DO BUILDING PERMITS COST COMPARED TO OTHER AREAS?

Wasatch County has among the most favorable building

permit cost as well as an online process. <http://www.wasatch.utah.gov/Building#58718-forms-instructions--maps>

32. WHERE DO I GET A BUILDING PERMIT?

All permits and inspections are issued through Wasatch County. <http://www.wasatch.utah.gov/Building#58764-building-permit-submission>

33. HOW MUCH OPEN SPACE DOES DEER VISTA PRESERVE HAVE?

Approximately 65% is open space

34. IS IT A GATED COMMUNITY?

Yes

35. DO YOU GET MAIL DELIVERY?

Yes – Community box Zip Code? 84032 or homeowner may elect to establish a P.O. box in Park City

36. NIGHTLY RENTALS ALLOWED?

No

37. VIEW CORRIDOR PROTECTION?

Yes

38. TITLE WORK?

Summit Title

39. WHO IS THE DEVELOPER?

PCS Development INC / www.pcsdevelopment.com

40. IS THERE AN HOA TRANSFER FEE?

No



DEER VISTA

LOT #	ADDRESS	ACREAGE	PRICE
18	13554 N Deer Canyon Drive	1.05	\$385,000
19	13574 N Deer Canyon Drive	1.15	\$360,000
21	13610 N Deer Canyon Drive	1.16	\$380,000
27	13555 N Deer Canyon Drive	1.05	\$395,000
30	13633 N Deer Canyon Drive	1.06	\$395,000
31	13645 N Deer Canyon Drive	1.09	\$390,000
32	13661 N Deer Canyon Drive	0.93	\$385,000
34	13795 N Deer Canyon Drive	1.10	\$475,000
35	13830 N Deer Canyon Drive	2.35	\$525,000
40	13821 N Deer Canyon Drive	0.97	\$350,000

