

# COME EXPERIENCE DEER VISTA

Highway 248 | 13450 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.** Lots are starting out in the low \$200,000s.
- 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 and Canyons Resort the largest ski resort in North America.
- 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](http://www.pcsdevelopment.com)

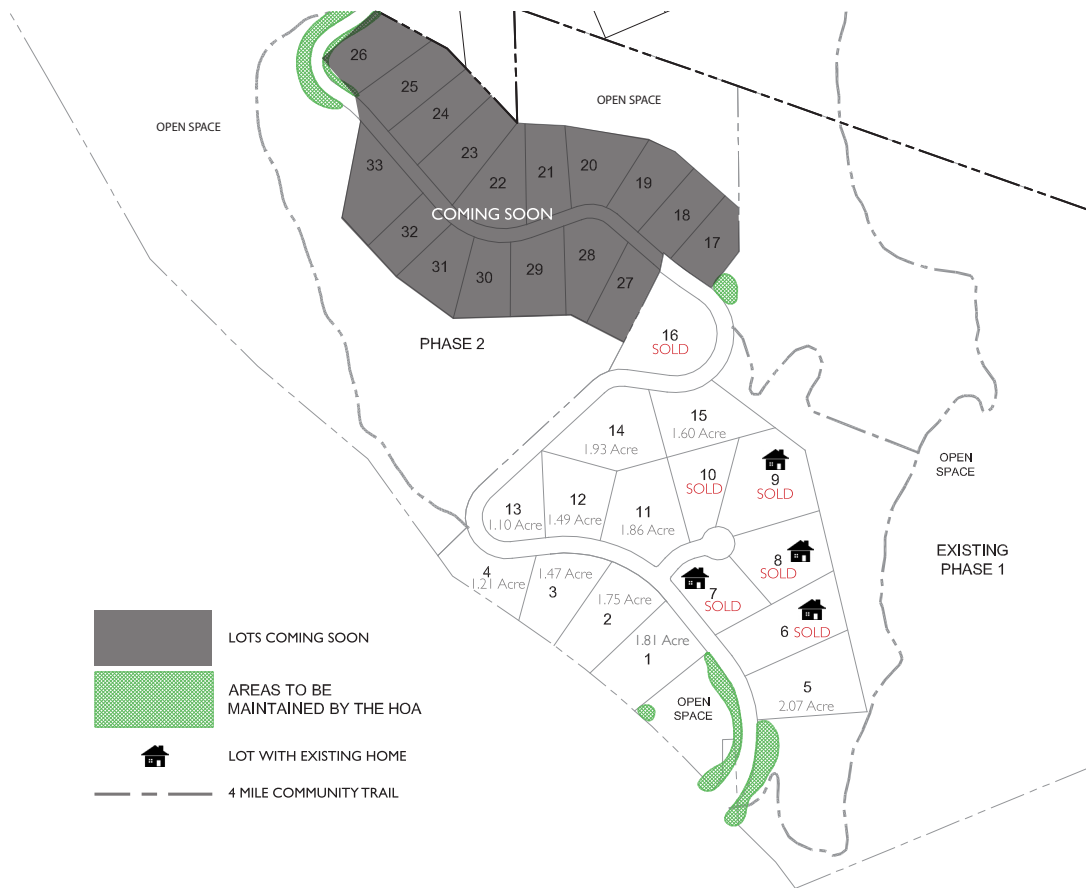
**40. IS THERE AN HOA TRANSFER FEE?**

No



DEER VISTA

LOT #	ADDRESS	ACREAGE	PRICE
1	13231 N Deer Canyon Drive	1.81	\$220,000
2	13625 N Deer Canyon Drive	1.75	\$220,000
3	13297 N Deer Canyon Drive	1.47	\$230,000
4	13341 N Deer Canyon Drive	1.21	\$230,000
5	13134 N Deer Canyon Drive	2.07	\$250,000
11	322 W Deer Canyon Circle	1.86	\$290,000
12	13302 N Deer Canyon Drive	1.49	\$315,000
13	13324 N Deer Canyon Drive	1.10	\$250,000
14	13450 N Deer Canyon Drive	1.93	\$335,000
15	13472 N Deer Canyon Drive	1.60	\$365,000



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