



DEER WATERS
—
RESORT

1

Copperhead

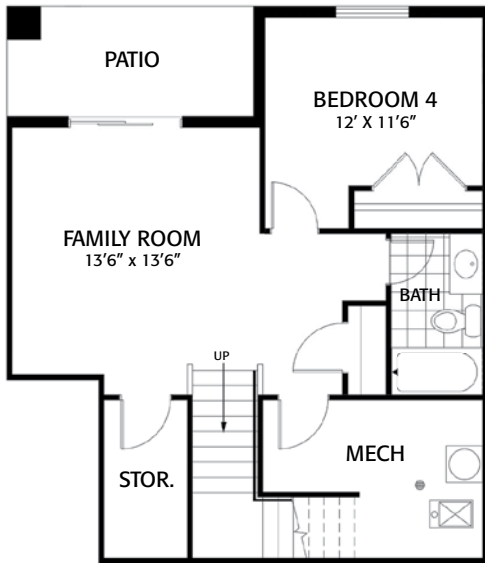
4 Bedrooms

3.5 Bathrooms

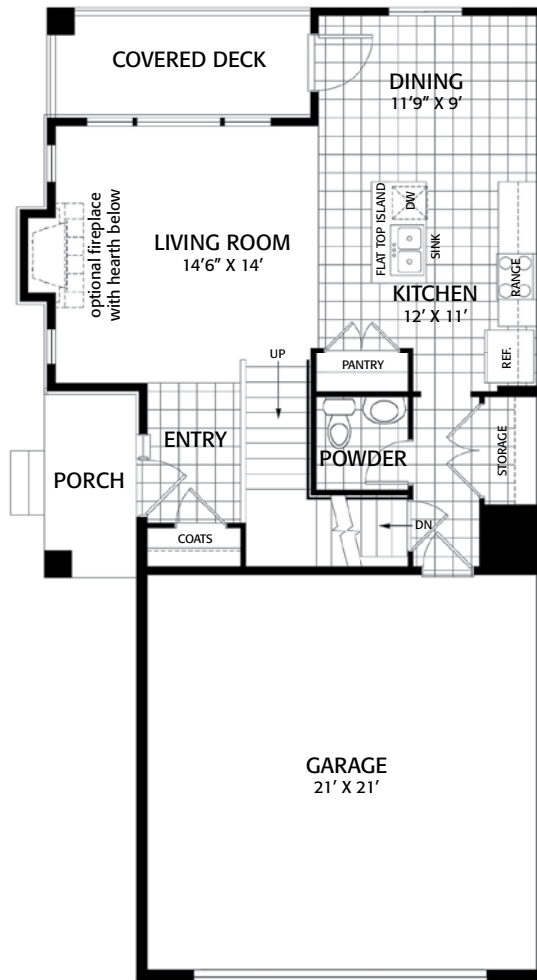
2 Family Rooms

2,388 Square Feet

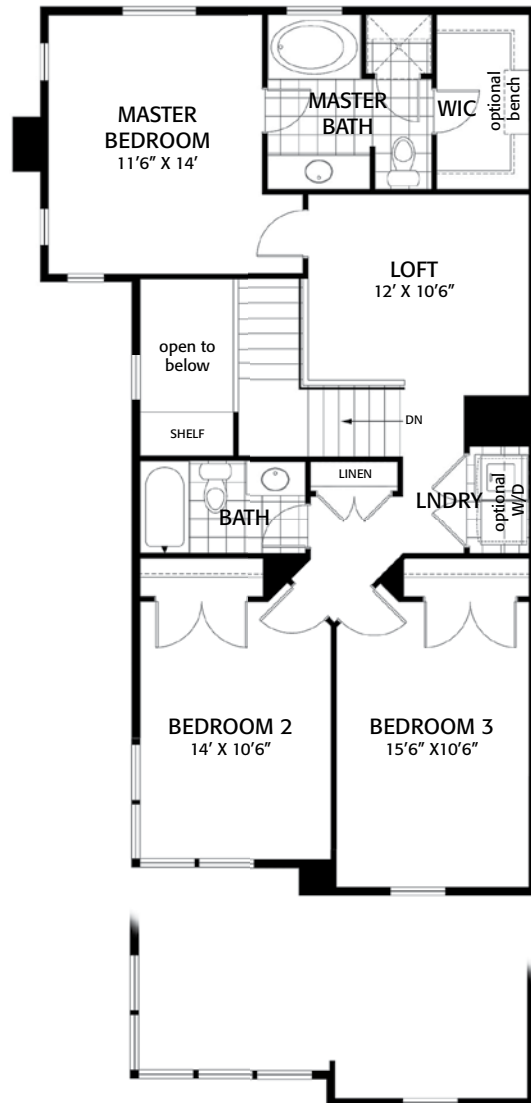




LOWER LEVEL



MAIN LEVEL



ELEVATION 1

ELEVATION 2

UPPER LEVEL

COPPERHEAD FLOOR PLAN

Solace II

3 Bedrooms

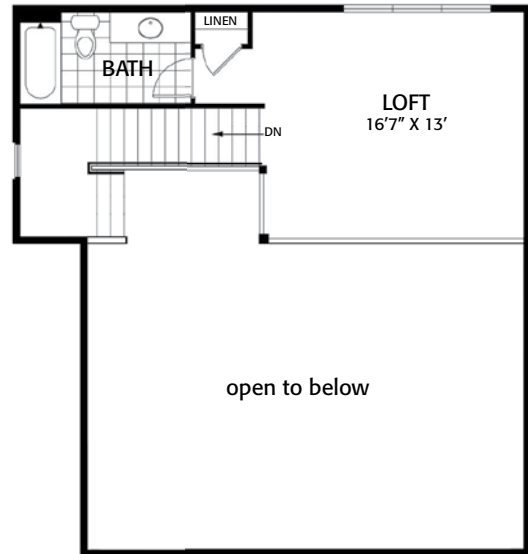
3.5 Bathrooms

2,849 Square Feet

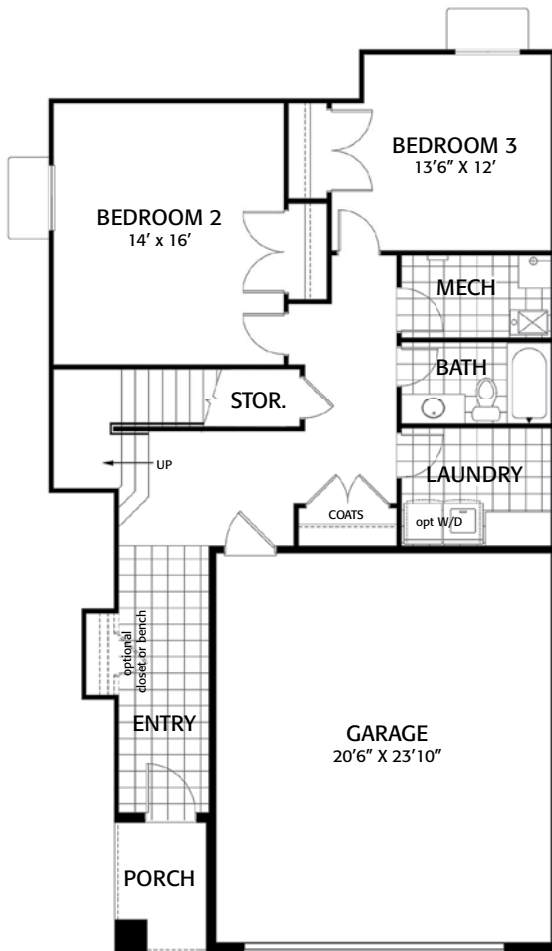
2



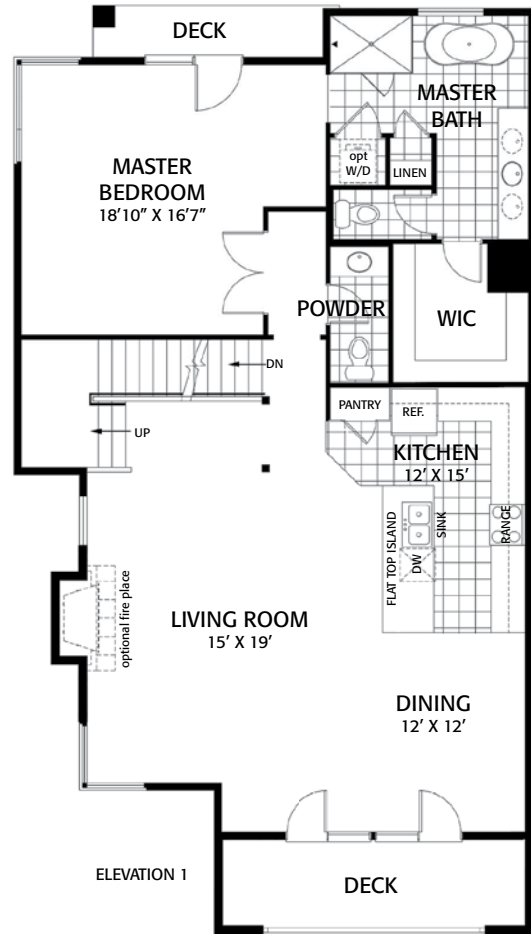
SOLACE II FLOOR PLAN



UPPER LEVEL



BASEMENT



MAIN LEVEL

3

Sundance

3 Bedrooms + Office

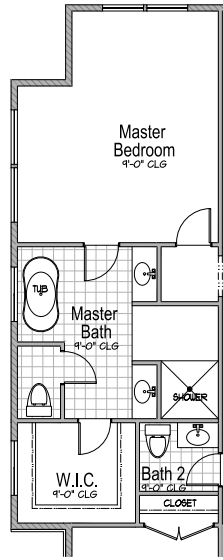
4 Bathrooms

2 Family Rooms

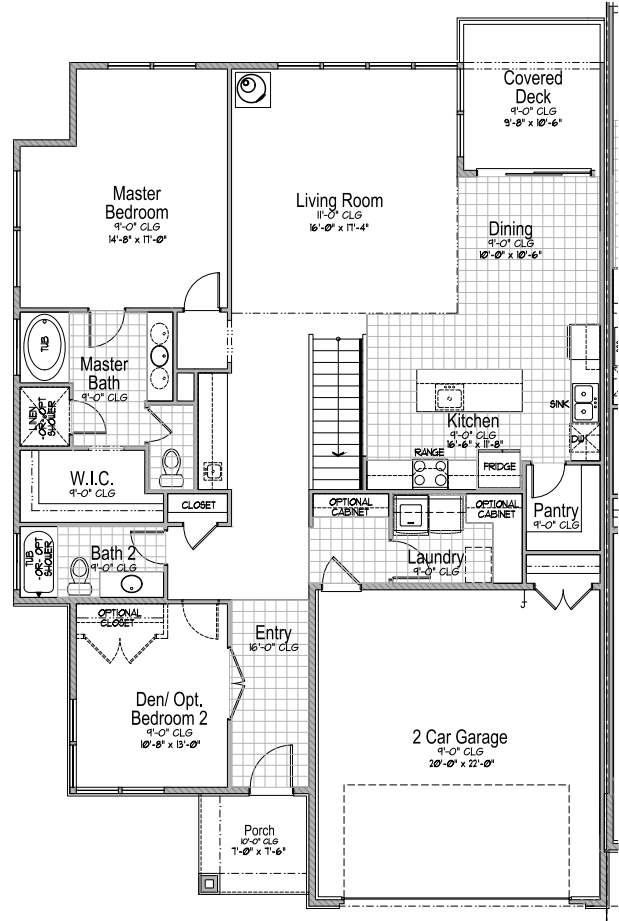
3,460 Square Feet



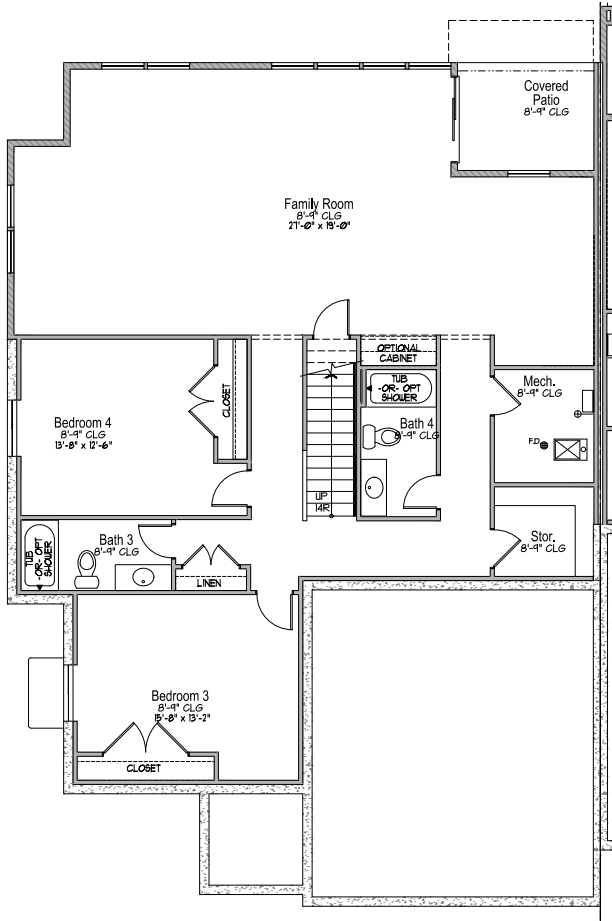
SUNDANCE FLOOR PLAN



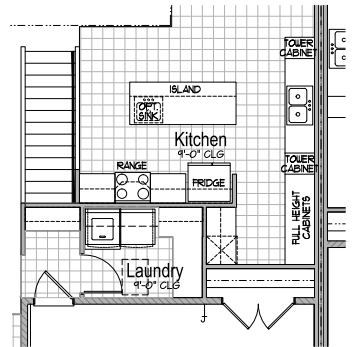
FIRST FLOOR - GRAND MASTER OPT.



FIRST FLOOR



BASEMENT FLOOR



FIRST FLOOR - GOURMET





Enjoy the quiet, gorgeous surroundings just outside of Park City, minutes away from the best attractions and outdoor recreation of Park City and Salt Lake.

TRAVEL TIME TO



2 minutes
to Mountain Biking



2 minutes
to Scenic Hiking



2 minutes
to Water Recreation



5 minutes
to Outlaw Golf Course



13 minutes
to Deer Valley®



15 minutes
to Park City Mtn.



12 minutes
to Park City Dining



40 minutes
to Downtown SLC



40 minutes
to SLC Airport



FREQUENTLY ASKED QUESTIONS

How many homes are planned for Deer Waters Resort?

There will be a total of 102 homes in the community.

How long do homes take to build?

Once foundations are poured, each building takes approximately 12-14 months to complete.

Is there a Deer Waters Resort model home available to view?

There are two fully furnished models at Deer Waters Resort open Monday – Saturday from 11am – 5pm.

Where is Deer Waters Resort located?

Deer Waters Resort is located off of HWY 248 in the City of Hideout. The community is just ten minutes from historic Park City. Visit our model at 337 E Overlook Loop, Hideout, UT 84036.

Are hot tubs allowed?

Yes, buyers may install hot tubs post closing, subject to appropriate space on each particular deck, CC&R and county guidelines.

Are Nightly Rentals Allowed?

Deer Waters Resort is located in Hideout City proper and only allows rentals under a 90-day minimum lease.

What amenities are nearby Deer Waters Resort?

Hiking and biking trails, skiing, golf and water sports are all within 2-5 minutes from the development.

Which school district services Deer Waters Resort?

Deer Waters Resort is in Wasatch County.

What are the anticipated HOA dues and what will they include?

Deer Waters Resort Community HOA dues are \$245 per month and include snow removal including driveways, ground maintenance, common area taxes and common area insurance. In addition, there is a quarterly HOA fee to the Hideout Master Plan of \$270/quarter. Lastly, there is a Hideout Master plan reinvestment fee of 1.25% due upon initial purchase and upon subsequent resales.

How will I receive mail at my new home?

Wasatch County will provide rural route mail services to cluster mailboxes.

Who is the developer for Deer Waters Resort?

Holmes Homes, a long time Utah developer has been building in Utah since 1890. Holmes Homes is an award-winning home builder winning Best of State, Builder of Integrity award and Parade of Homes awards several times over the years. Visit them at holmeshomes.com

Does Deer Waters Resort have a preferred lender?

Yes. Please contact TJ Shelley with First Colony Mortgage at 801.660.8661 or tjs@firstcolonymortgage.com.

What will my taxes be?

The tax rate in this district for Wasatch County is 1.2067%. If you will be a primary resident, you are entitled to a primary exemption in which your tax rate will be based off of 55% of your home's assessed market value.



Located in the town of Hideout just minutes from the iconic mountain lifestyle of Park City, lies a new development by Holmes Homes. Competitively priced, Deer Waters offers panoramic views of the Jordanelle Reservoir and Deer Valley® Resort's Mayflower runs.



*Floor plans, sizes, and prices are subject to change.





FUTURE DEVELOPMENT AREA

STATE ROAD 248

LONGVIEW DRIVE

PHASE 1

OVERLOOK LOOP

PHASE 2

STARBUZZEL DRIVE

59 60 61 62 63 64

PHASE 3

65 66

67 68

69 70

71 72

73 74

75 76

77 78

79 80

LONGVIEW DRIVE

PHASE 4

Summit | Sotheby's
INTERNATIONAL REALTY



A family tradition since 1890