



Copper Ridge

AT HERRIMAN

COMMUNITY INFO PACKET





COMMUNITY HIGHLIGHTS

Copper Ridge is a gorgeous new community, located just off 13400 South in Herriman. It is perfectly perched on the hillside, overlooking the Salt Lake Valley and featuring breathtaking views of the Wasatch mountain range. This secluded community is comprised of larger homesites, ranging from .27 acres to .41 acres. It will steal your heart with its meandering streets and abundant of walking trails. It is an attractive option for those who like the feel of small town living, but don't want to be too far from larger city attractions. Candlelight Homes in Copper Ridge come in a variety of stunning elevations. Utah traditional, European, craftsman, and contemporary are all wonderful options that can express your individual style and personality. Each home also comes with a three-car garage, so you have plenty of room for your growing family.

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Snowmass	2,486	3,505	5	2.5	\$404,999
Largest	Deer Valley	3,158	5,166	4	3.5	\$470,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Jordan	Butterfield Canyon	Fort Herriman	Herriman

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Sun Valley	14608 South 6730 West Herriman, UT 84096	N/A	N/A

HOMESITE SIZE	0.27 – 0.58 acres
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All information including, but not limited to, pricing, renderings, and square footages are approximate and are subject to change at anytime without notice. Consult a Candlelight Homes Sales Representative for details.



QUESTIONS? *Ask Andrea & Dani*
801.960.2751 | Sales@CandlelightHomes.com



COMMUNITY MAP





INCLUDED FEATURES

Smart Home Features

- Learning Thermostat
- Video Doorbell
- Touch-to-Open Smart Lock
- Garage Door Opener with MyQ Technology

Kitchen Features

- Whirlpool Self-Cleaning Range (Stainless)
- Whirlpool Dishwasher (Stainless)
- Whirlpool Microwave (Stainless)
- Maple or Oak Cabinets with Flat-Panel Door
- Granite Countertops
- 5 Can Lights
- 8" Stainless Steel Undermount Sink with Disposal
- Water Line to Refrigerator
- Integra Chrome 67315C Faucet
- Tile Flooring

Bath Features

- Moen Chateau Chrome Faucets
- Porcelain White Sinks
- One-Piece Fiberglass Tub / Shower Surrounds
- Maple Cabinets with Flat-Panel Door
- Tile Flooring
- Bar Lights

Lighting Features

- Brushed Nickel or Oil-Rubbed Bronze Lighting Package
- Two-Bulb Melon Light Fixtures

Energy Efficiency

- 2" x 6" Exterior Wall Framing
- R-19 Fiberglass Wall Insulation
- R-38 Blown-In Ceiling Insulation
- Central Air Conditioning
- 93% Efficiency Natural Gas Furnace
- Low-E Energy Efficient Dual-Pane Windows

Other Interior Features

- 9' Ceilings on Main Floor
- Combination Smoke / Carbon Monoxide Detection System
- TV / Data Combo
- Colonial Base and Casing with Six-Panel Doors
- Wood Closet Shelving in Bedroom Closets, Pantry and Coat Closet
- Shaw Red Bud—Shaw's Home Foundation Gold Line Carpet
- Tile Flooring in Entry and Dining Room
- Old World Drywall Texture
- Rounded Drywall Corners
- 40 Gallon Water Heater
- PEX Anti-Corrosion Plumbing System
- Satin Nickel or Oil-Rubbed Bronze Hardware

Exterior Features

- Third Car Garage—12x22
- Fiber Cement Board with Stone Accents on Front
- Stucco on Sides and Back
- Aluminum Soffit and Fascia
- Full Coverage Rain Gutters
- 40 Year Architectural Shingles
- 8' Garage Door with Opener
- 2 Freezeless Exterior Hose Bibs
- Satin Nickel or Oil-Rubbed Bronze Exterior Door Knobs and Hinges
- Exterior Weatherproof Electrical Outlet
- Front Yard Sod and Irrigation

Paint

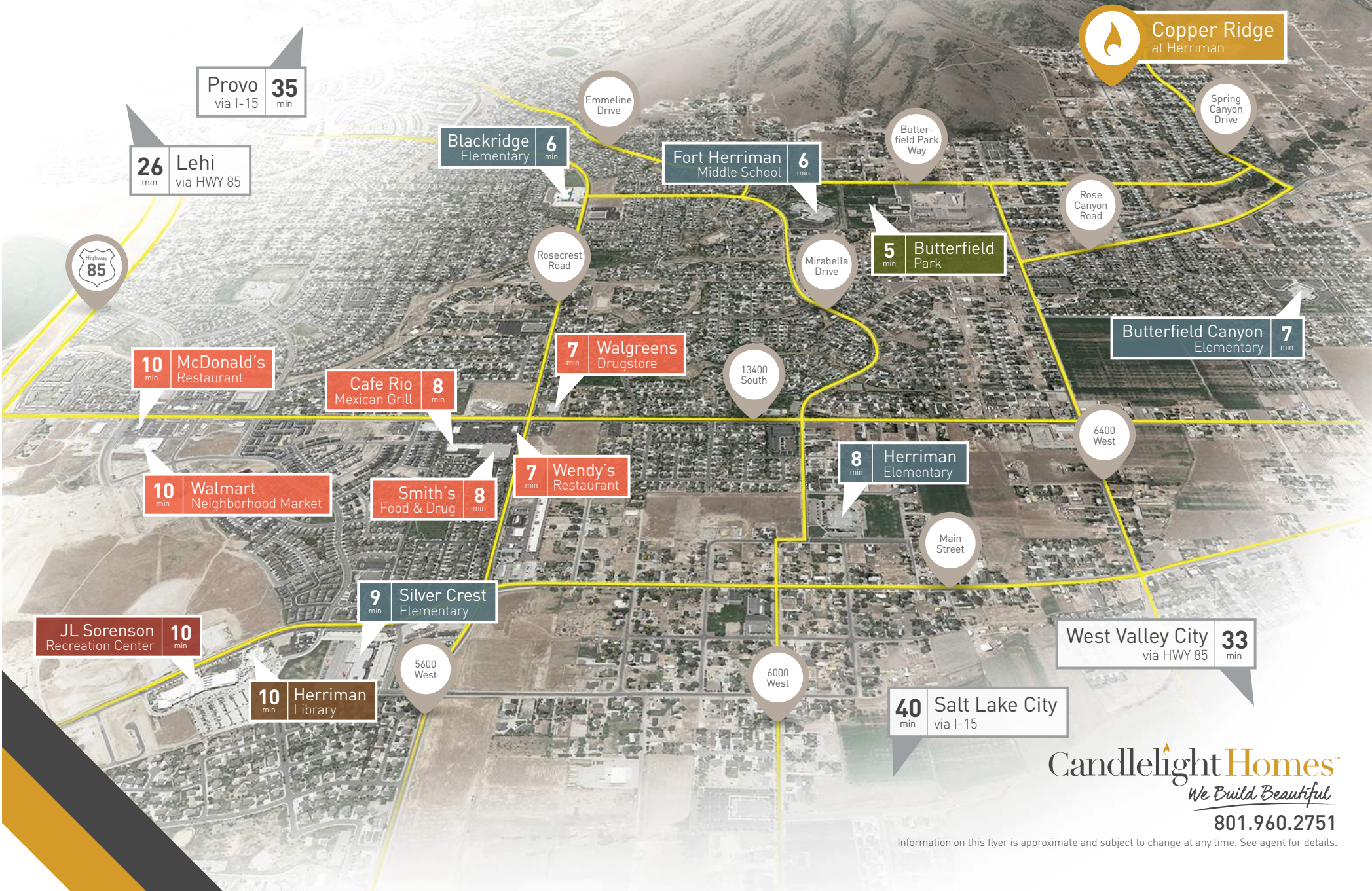
- One-Tone Interior Paint—Satin Sheen

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Candlelight Homes™
We Build Beautiful



NEIGHBORHOOD MAP



DRIVING DIRECTIONS

From I-15

- Take Exit 289 to UT-154/
Bangerter Highway
Westbound
- Use the left two lanes to
turn slightly left toward
13400 S
- Use any lane to turn left at
the first cross street onto
13400 South
- Turn left or south onto
6400 West/Rose Canyon
Road
- Turn right or west onto
Butterfield Park Way
- Turn left or south onto
Palo Alto Drive
- Turn right or west onto
Temecula Lane
- Turn left or south at the
fork

