



COMMUNITY INFO PACKET





COMMUNITY HIGHLIGHTS

Evans Ranch is a beautifully designed, master-planned community featuring meandering streets and walkways that connect nearly 23 acres of parks and trails throughout the neighborhood. Each of these 297 upscale homesites undulate with the landscape and feature small, distinctive driveways, keeping the focus on the surrounding beauty. In addition to the trail system, Evans Ranch includes a playground and sitting areas, making it a great environment for entertaining the family and connecting with the environment. As part of the future townhome development, the grounds will be equipped with a pool, pavilion, and central playground for those residents to enjoy. If you are an outdoor enthusiast, there are a number of quality trails within 10 minutes of the community, including the Jordan River Parkway connecting Salt Lake and Utah Lake through 15 cities, and the Utah Lake Parkway Trail, which has almost 50 paved miles that wrap around the north side of Utah Lake. The Mountain Ranch Bike Park is also only a few minutes away and includes 30 acres of tracks and trails, jump lines, and a skills area with 200 yards of wood features. There is something for everyone in Eagle Mountain!

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Townhome Unit M	1,463	2,047	3	2.5	\$224,999
Largest	Silverton	2,942	4,368	4	2.5	\$387,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpine	Pony Express	Frontier	Westlake

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Snowmass	4179 East Penny Lane Eagle Mountain, UT 84005	HOA Solutions	Estate/Cottage: \$40/month Village: \$75/month Townhome: \$120/month

HOMESITE SIZE: PLAT G-1	0.12 - 0.32 acres
HOMESITE SIZE: PLAT K-5 AND K-6	0.11 - 0.13 acres

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.

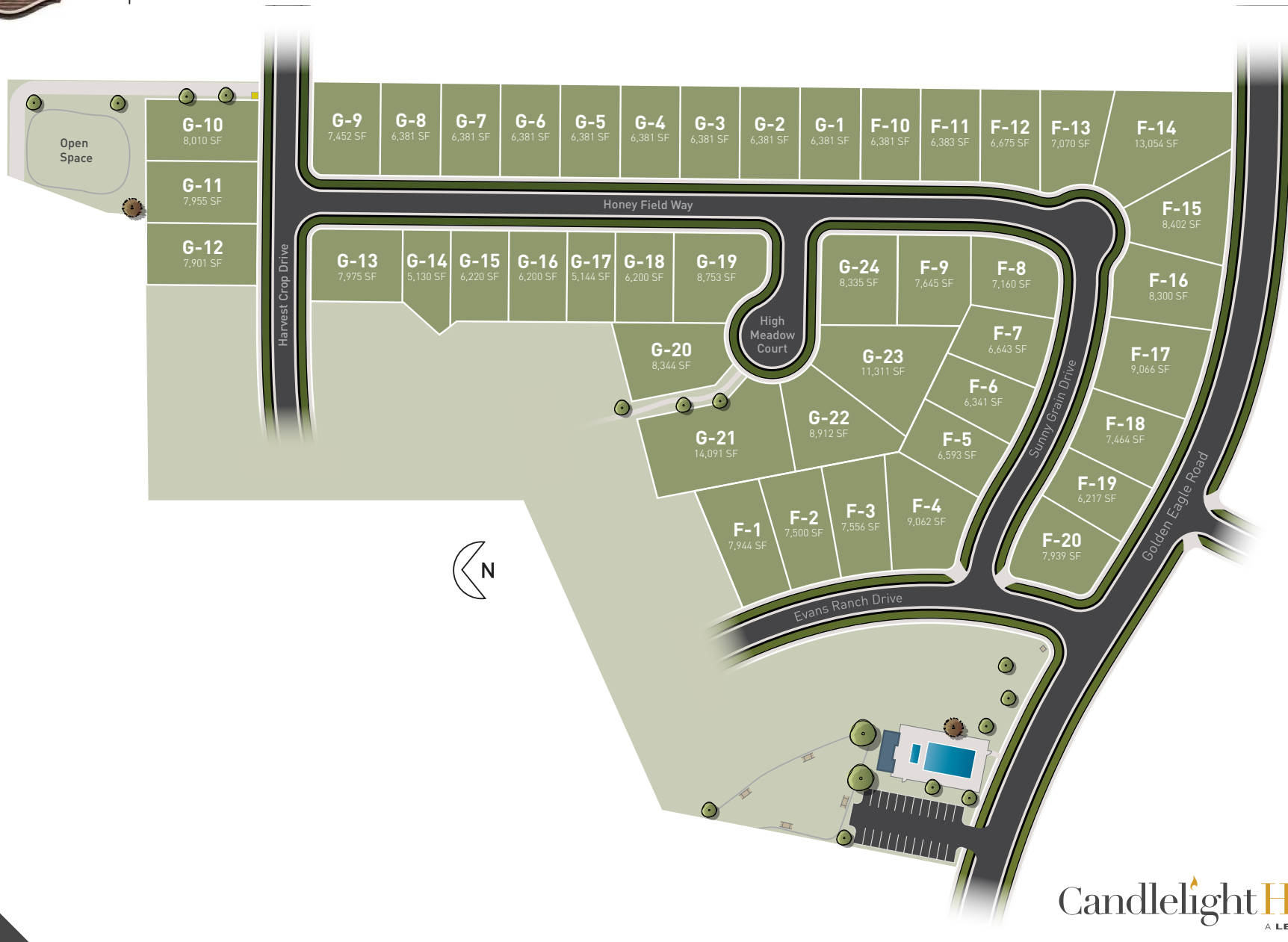


QUESTIONS? *Ask Andrea & Dani*
801.960.2751 | Sales@CandlelightHomes.com





COMMUNITY MAP



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TOWNHOME COMMUNITY MAP



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OVERALL COMMUNITY MAP



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INCLUDED FEATURES

Smart Home Features

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

Kitchen Features

- Whirlpool Manual Clean Range (White or Black)
- Whirlpool Dishwasher (White or Black)
- Whirlpool Microwave (White or Black)
- Maple or Oak Cabinets with Flat-Panel Door
- Laminate Countertops with Waterfall Edge
- 5 Can Lights
- 6" Stainless Steel Sink with Disposal
- Water Line to Refrigerator
- Moen Chateau Chrome Faucet with Sprayer
- Vinyl Flooring

Bath Features

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

- 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
- Vinyl 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

- Fiber Cement Board with Stone Accents
- 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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TOWNHOME INCLUDED FEATURES

Kitchen Features

- Whirlpool Self-Cleaning Range (White or Black)
- Whirlpool Dishwasher (White or Black)
- Whirlpool Microwave (White or Black)
- Maple or Oak Cabinets with Flat-Panel Door
- Laminate Countertops
- Can Lights in Living / Family Room, Kitchen and Master Bedroom
- Rough-In Fan in Living / Family Room and Master Bedroom
- 6" Stainless Steel Sink with Disposal
- Water Line to Refrigerator
- Moen Chateau Chrome Faucet with Sprayer
- Vinyl Flooring
- Telephone (Cat 5E Wiring) in Kitchen

Bath Features

- Moen Chateau Chrome Faucets
- Porcelain White Sinks
- One-Piece Fiberglass Tub / Shower Surrounds
- Maple or Oak Cabinets with Flat-Panel Door
- Vinyl Flooring
- Bar Lights
- Lighting Features
- Brushed Nickel or Oil-Rubbed Bronze Lighting Package
- Two-Bulb Melon Light Fixtures

Energy Efficiency

- The Nest Learning Thermostat
- 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

Paint

- One-Tone Interior Paint—Satin Sheen

Other Interior Features

- 9' Ceilings on Main Floor
- Combination Smoke / Carbon Monoxide Detection System
- Multi-Media and Structured Wiring in Living / Family Room, Master Bedroom and Bedrooms
- Attic Pre-Wire for Satellite TV
- Craftsman Base and Casing with Two-Panel Doors
- Wood Closet Shelving in Bedroom Closets, Pantry and Coat Closet
- Vinyl 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

- Fiber Cement Exterior with Stone Accents
- Aluminum Soffit and Fascia
- Full Coverage Rain Gutters
- 40 Year Architectural Shingles
- 8' Garage Door with Opener
- 2 Freezeless Exterior Hose Bib
- Satin Nickel Exterior Door Knobs and Hinges
- Exterior Weatherproof Electrical Outlet
- Full Yard Sod and Irrigation

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NEIGHBORHOOD MAP



12 min Eagle Mountain
via Pony Express Parkway

5 min Eagle Mountain Ranch
Bike Park

6 min Nolan
Park

4 min Chevron
Gas Station

Ranches
Parkway

3 min Eagle Mountain
Fire Department

2 min Ridley's
Family Market

2 min Ace
Hardware

2 min Domino's Pizza
Restaurant

2 min Subway
Restaurant

8 min The Ranches
Golf Club

6 min Maverik
Gas Station

6 min Rockwell
Charter High School

Cedar
Fort
Road

Golden
Eagle
Road

2 min Pony Express
Elementary

Smith
Ranch
Road

Porters
Crossing
Parkway

Evans
Ranch
Drive

Evans Ranch
at Eagle Mountain

68 min Salt Lake City
via I-15

17 min Lehi
via Pony Express Parkway

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DRIVING DIRECTIONS

From I-15

- Take I-15 Exit 282 toward Lehi
- Go west on 2100 North
- Stay to the left when the road splits
- Turn left or south onto UT-68 S/Redwood Road
- Turn right or west onto Pony Express Parkway
- Turn left or south onto Porters Crossing Parkway
- Turn left or east onto Penny Lane
- Model is located at 4179 Penny Lane

