



# juniperacres

COMMUNITY INFO PACKET





# COMMUNITY HIGHLIGHTS

Juniper Acres is a new home development centrally positioned between the Wasatch and Oquirrh Mountains in the heart of West Valley City. Within the community, many homesites are located in cul-de-sacs with no through traffic. Homesites are wide and range up to a quarter acre, which means most lots will accommodate a 3-car garage or RV pad, perfect for families in need of space. The kids will love the massive sledding hill just east of the community, and you'll love the safety and security of the family-friendly location. In Juniper Acres, you definitely get more home for your money!

## COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Pomerelle	1,472	2,814	3	2	\$309,999
Largest	Sun Valley	2,561	4,036	5	2.5	\$373,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Granite	Hillside	Hunter	Hunter

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Snowmass	5988 West Juniper Vista Drive West Valley City, UT 84128	None	None

HOMESITE SIZE: PHASE ONE	0.19 - 0.25 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](mailto:Sales@CandlelightHomes.com)









# INCLUDED FEATURES

## Smart Home Features

- The Nest Learning Thermostat
- Ring Video Doorbell Pro
- Kevo Touch-to-Open Smart Lock
- Liftmaster 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 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

- 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

- 8' Ceilings on Main Floor
- Combination Smoke / Carbon Monoxide Detection System
- 2 TV / Data Combos
- 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 with Stone Accents on Front
- Stucco on Sides and Back
- Aluminum Soffit and Fascia
- Full Coverage Rain Gutters
- 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
- Tempered Glass Windows

## Paint

- One-Tone Interior Paint—Satin Sheen

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# NEIGHBORHOOD MAP



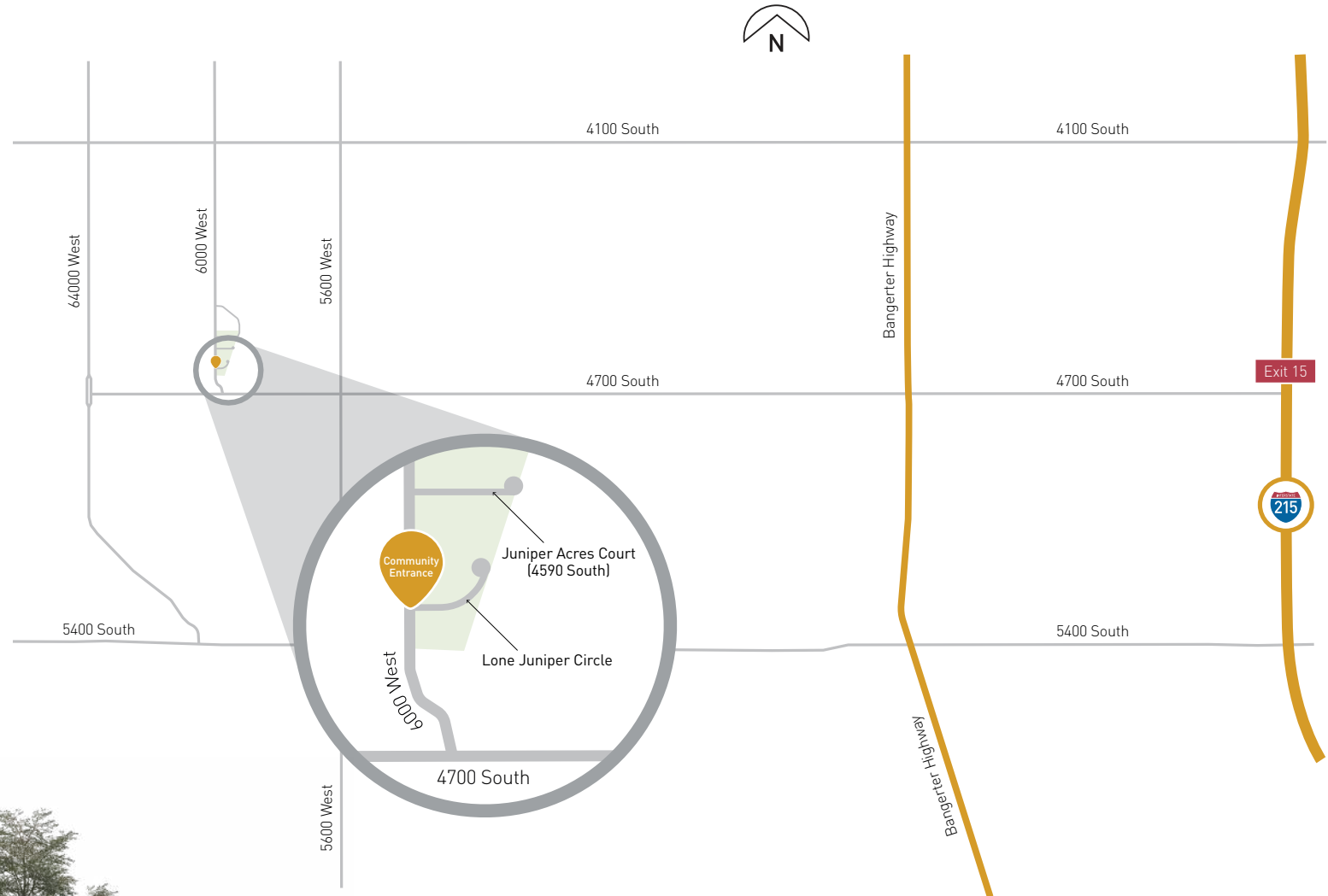




## DRIVING DIRECTIONS

### From I-215

- Take exit 15 for UT-266/4700 South
- Use the left two lanes to turn west onto UT-266 W/ 4700 South
- Continue on 4700 South for 2.5 miles
- Turn right onto 6000 West
- Juniper Acres will be located directly to your right



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