

THE RIDGE

A T I N D E P E N D E N C E

COMMUNITY INFO PACKET



The Ridge at Independence is a separate neighborhood located within Independence at the Point, a master-planned community at the point of the mountain. This upscale neighborhood is set apart from the connecting areas with custom entry features flanking the entrances. The Wasatch mountains are a beautiful backdrop to all the homes in this area, but the homesites in The Ridge back up to the river and feature breathtaking views overlooking the Jordan River Valley. Every home includes enhanced exterior features including matching mailboxes, upgraded elevations, additional front yard landscaping, and extra lighting. Inside each home, the standard interior features include stainless steel appliances, granite countertops in the kitchen, and tile flooring in all wet areas. All combined, these homes are substantially more elegant and have an extra bit of curb appeal, making the neighborhood even more beautiful.

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Alta	1,690	3,254	3	2	\$388,999
Largest	Silverton	2,942	4,368	4	2.5	\$449,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Jordan	Bluffdale	South Hills	Riverton

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Tahoe A	15154 S Freedom Point Way Bluffdale, UT 84065	HOA Solutions	\$35/month

HOMESITE SIZE: M-1	0.13 – 0.32 acres
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HOMESITE SIZE: M-2	0.15 – 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



COMMUNITY MAP



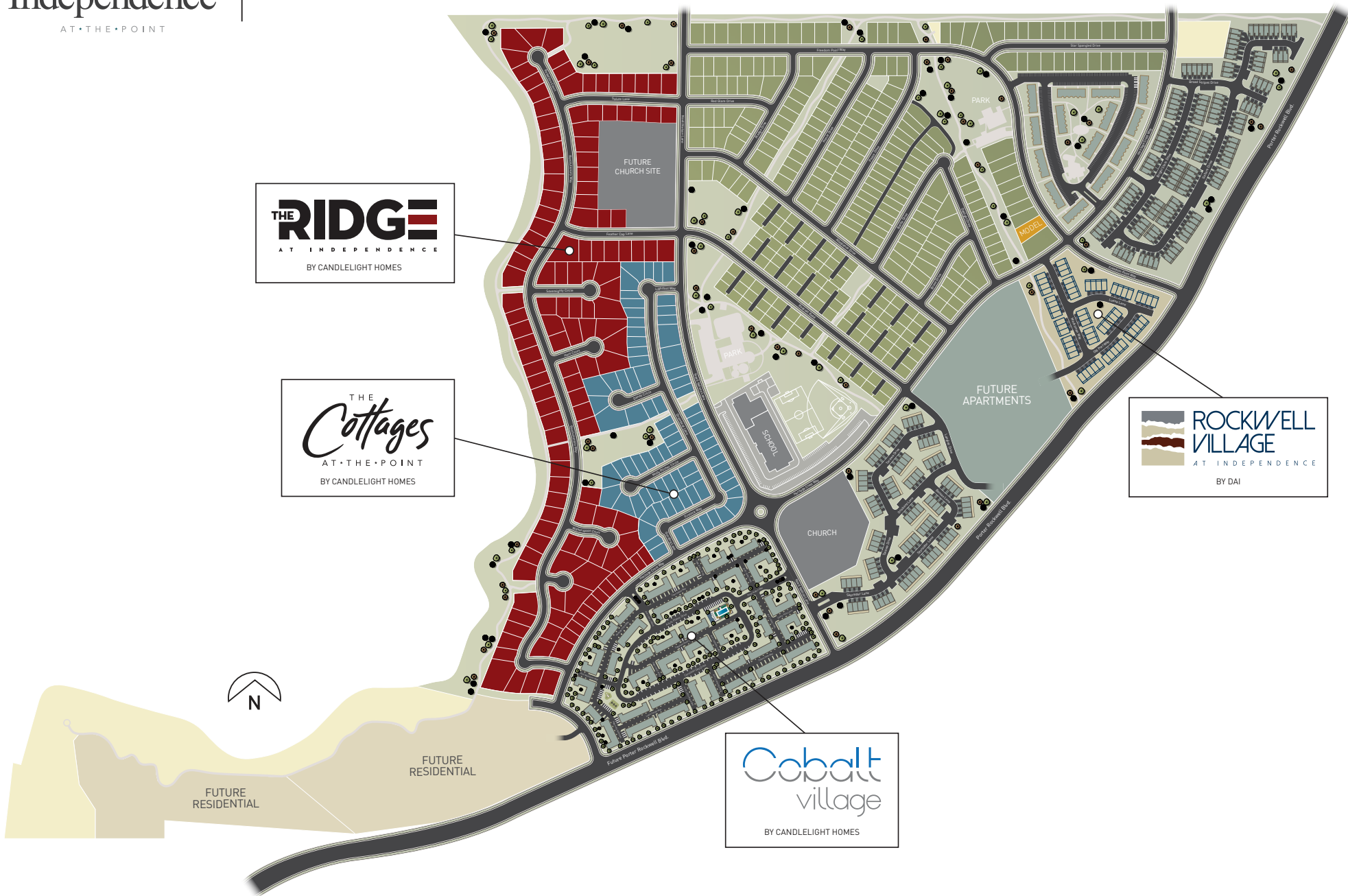
COMMUNITY MAP

THE RIDGE
AT INDEPENDENCE
BY CANDLELIGHT HOMES

THE
Cottages
AT THE POINT
BY CANDLELIGHT HOMES

ROCKWELL VILLAGE
AT INDEPENDENCE
BY DAI

Cobalt
village
BY CANDLELIGHT HOMES



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 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 Laundry Room, Entry, Dining Room and Mudroom
- 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

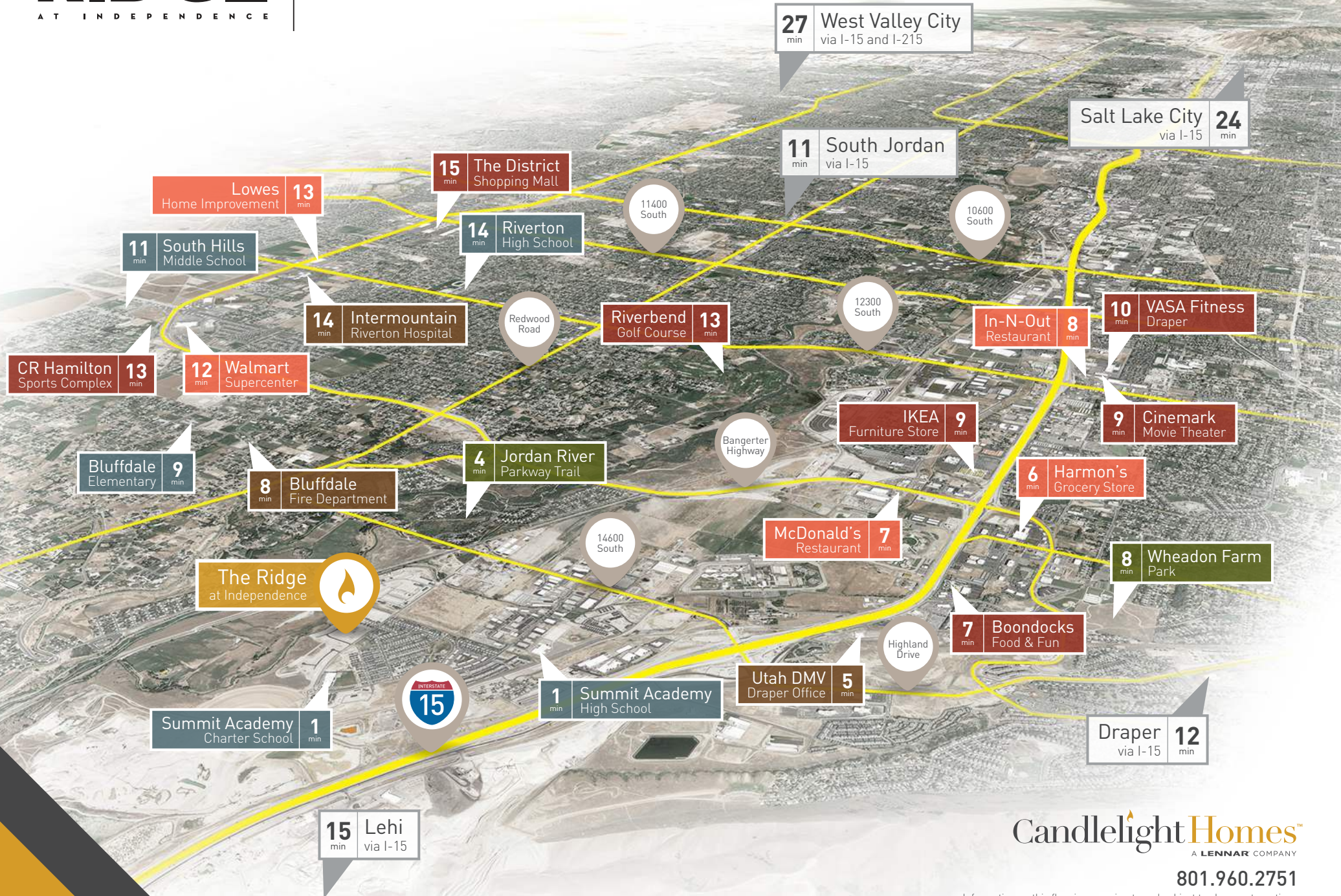
- Fiber Cement Board with Stone Accents on Front
- Aluminum Soffit and Fascia
- Full Coverage Rain Gutters
- 40 Year Architectural Shingles
- 8' Garage Door with Opener
- 2 Freezeless Exterior Hose Bibs
- Satin Nickel or Oil-Rubbed Bronze Exterior Door Knobs and Hinges
- Exterior Weatherproof Electrical Outlet
- Front Yard Sod and Irrigation
- Aluminum Balmoral Mailbox
- Exterior Recessed Lights Centered on Columns
- Upgraded Exterior Elevations
- Composite Deck

Paint

- One-Tone Interior Paint — Satin Sheen

Note: All information is approximate and subject to change at anytime without notice. Consult a Candlelight Homes Sales Representative for details.





DRIVING DIRECTIONS

From I-15

- From I-15, take exit 288 (Bluffdale 14600 South)
- Go west on 14600 South
- Turn left onto Porter Rockwell Boulevard
- Turn right onto Freedom Point Way
- Model home will be on your left (located at 15154 South Freedom Point Way)

