

Cobalt village

COMMUNITY INFO PACKET





COMMUNITY HIGHLIGHTS

Cobalt Village is a new townhome development located in Bluffdale at Independence at the Point, a master-planned community spanning over 294 acres. This charming community is perfect for first-time homebuyers or empty nesters looking to simplify their lives. This neighborhood boasts the beautiful Wasatch mountains as a backdrop, and great care has been taken to incorporate the area's natural beauty by using subdued yet contemporary color schemes and elements. A large park and playground will be constructed on the west side of the community and a large neighborhood pool will be installed to the east. Independence portrays a sense of American patriotism throughout the community with parks, monuments, and streets named after American values and ideals. Cobalt Village continues this tradition with street names honoring the blues of the American flag. You might find yourself driving down Lapis Fields Way or taking a walk down Sapphire Peaks Boulevard.

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Unit B	1,037	1,342	2	2	\$214,999
Largest	Unit C	1,782	2,740	4	2	\$290,999

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

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Tahoe A	15154 South Freedom Point Way Bluffdale, UT 84065	HOA Solutions	\$125/month

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.

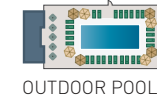


QUESTIONS? Ask Andrea & Dani
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COMMUNITY MAP



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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 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 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

- 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
- 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
- 1 Freezeless Exterior Hose Bib
- Satin Nickel Exterior Door Knobs and Hinges
- Exterior Weatherproof Electrical Outlet
- Full Yard Sod and Irrigation

Home Owners Association

- Maintains Parks, Roads, and Other Common Areas
- Maintains Front Yard Landscaping
- Includes Internet

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NEIGHBORHOOD MAP



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)

