

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 | \$294,999 |

| 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.



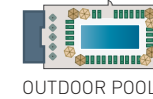
QUESTIONS? *Ask Andrea & Dani*
801.960.2751 | Sales@CandlelightHomes.com



COMMUNITY MAP



COMMUNITY MAP



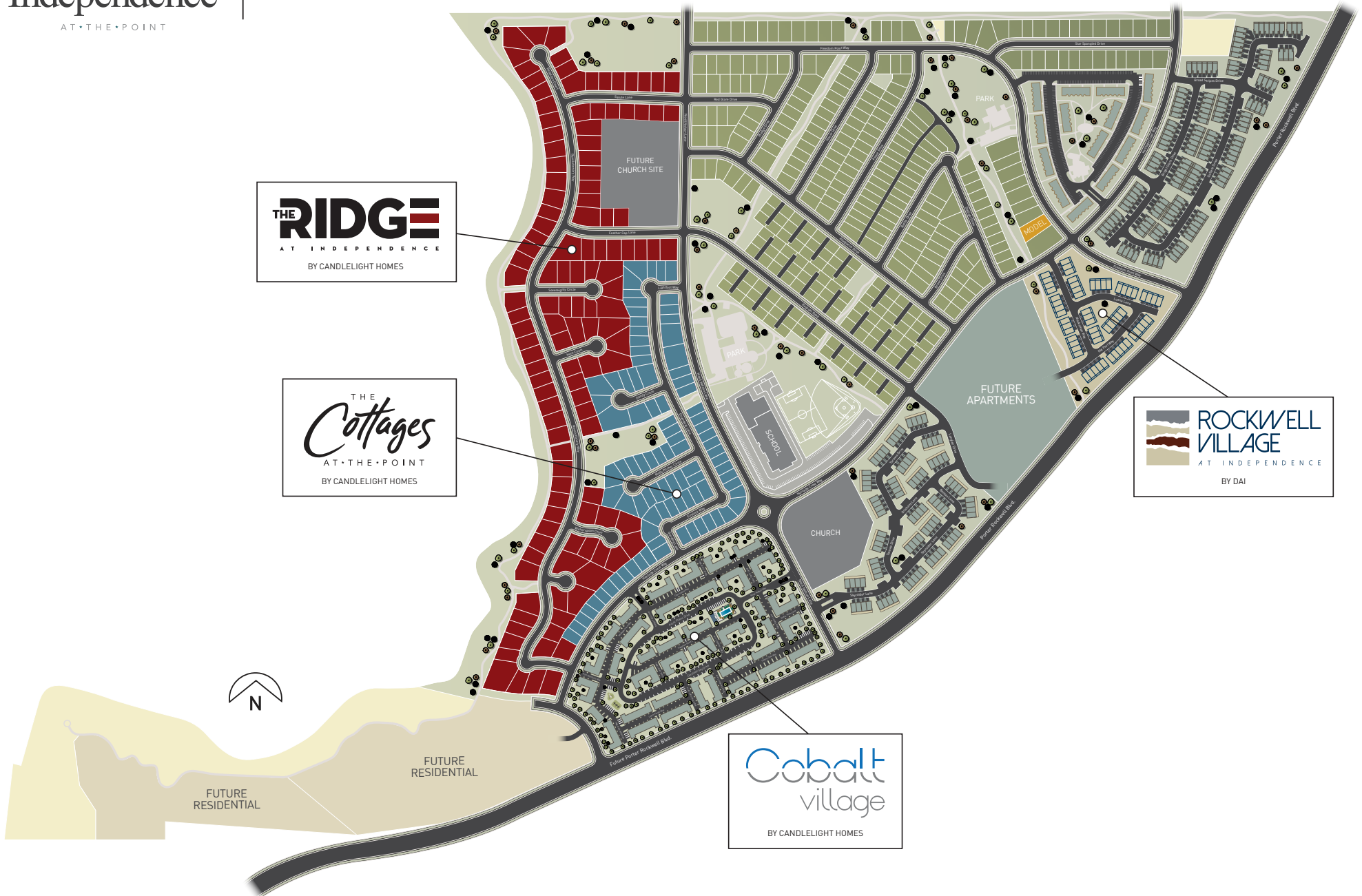
COMMUNITY MAP

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





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

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

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NEIGHBORHOOD MAP



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801.960.2751

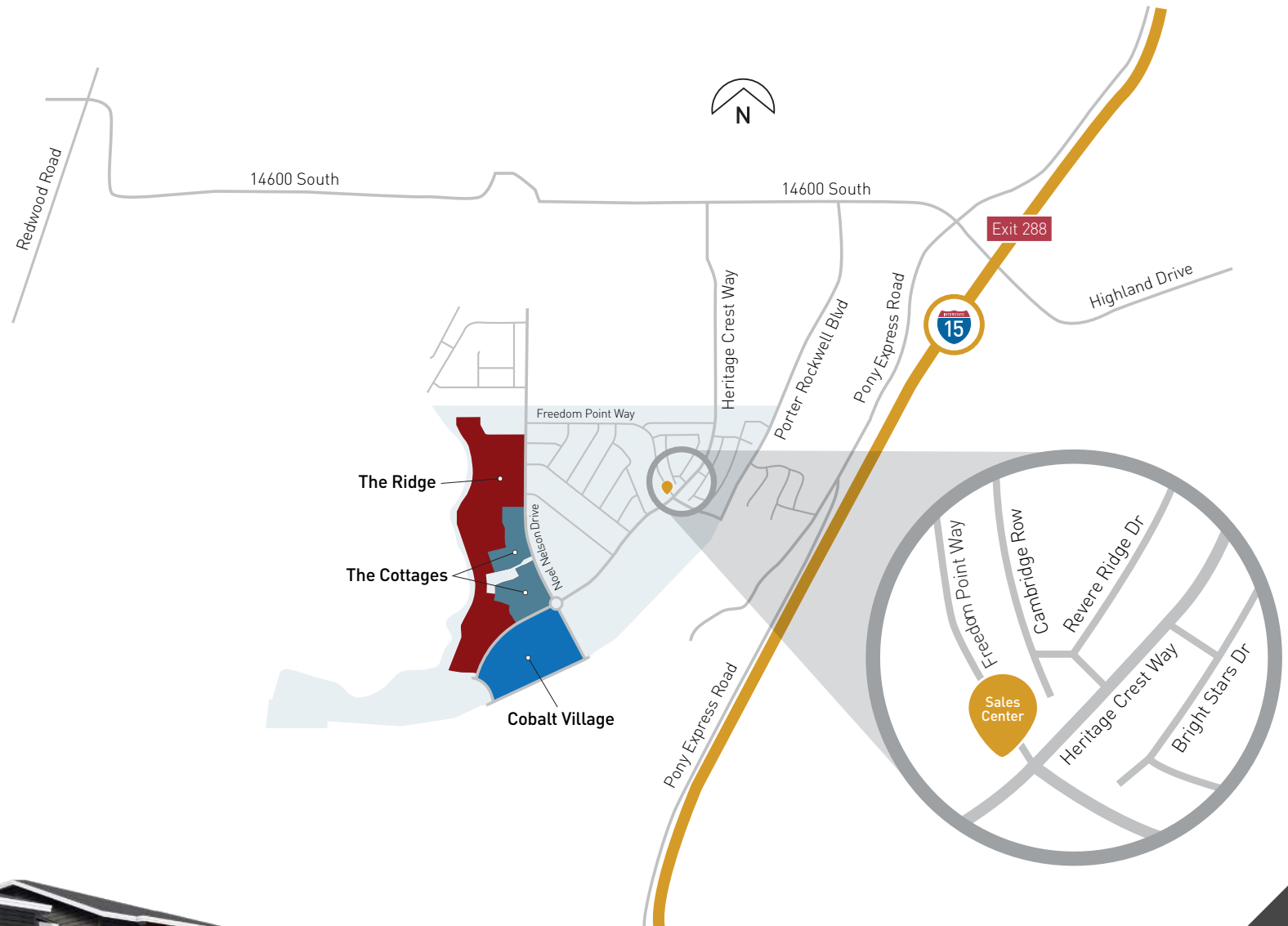
Information on this flyer is approximate and subject to change at any time.
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DRIVING DIRECTIONS

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)



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