

STEELY *Terrace*

COMMUNITY INFO PACKET





COMMUNITY HIGHLIGHTS

Steely Terrace is a new community centrally located between the Wasatch and Oquirrh Mountains in the heart of West Valley City. It's the ideal place for those who enjoy suburban living, but don't want the responsibility of maintaining the grounds. Steely Terrace's playground and close proximity to loads of entertainment venues ensures that you'll never run out of things to do. This small, close-knit community prides itself on beautiful homes and well-kept homesites that enhance the experience of all its residents. Craftsman-style and contemporary elevations are available and can be personalized with stone, stucco, and siding to match your personal style. Whether you're looking for a place to start out or a place to settle down, Steely Terrace is perfect for you!

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Jasper	1,848	2,602	3	2.5	\$289,999
Largest	Snowmass	2,486	3,505	5	2.5	\$315,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Granite	Redwood	Granite Park	Granger

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Cortina	2329 South Brass Birch Lane West Valley City, UT 84119	HOA Solutions	\$140/month

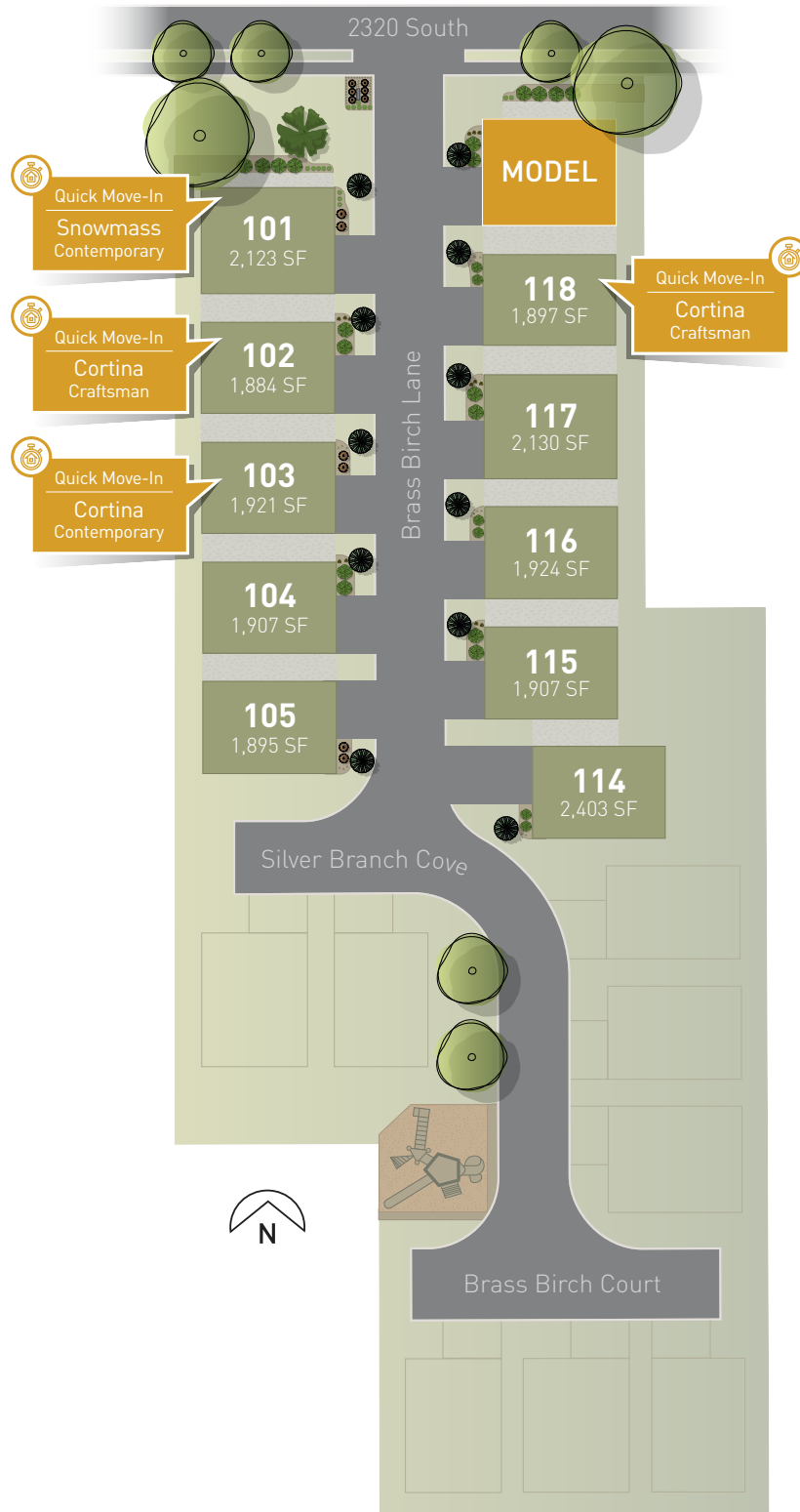
HOMESITE SIZE:	TBD
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All information including, but not limited to, pricing, renderings, and square footages are approximate and are subject to change at anytime without notice. Consult a Candlelight Homes Sales Representative for details.



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







INCLUDED FEATURES

Smart Home Features

- 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 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

Paint

- One-Tone Interior Paint—Satin Sheen

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 Board
- 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
- Full Yard Sod and Irrigation
- White Vinyl Railing on Front Porch

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Candlelight Homes™
We Build Beautiful

STEELY *Terrace*

NEIGHBORHOOD MAP

Salt Lake City
via 2100 South Freeway **10 min**

8 min International Airport
via I-215

Seven Peaks
Waterpark **5 min**

 **Steely Terrace**
at West Valley City

9 min Costco
Wholesale

INTERSTATE
80 **5 min**

9 min Best Buy
Electronics Store

3 min River Trail
Trax Station

INTERSTATE
15 **4 min**

Decker Lake
Park **3 min**

Redwood
Elementary **3 min**

4 min Redwood
Recreation Center

3300
South

Maverik Center
Arena **6 min**

7 min Central Valley
Golf Course

INTERSTATE
215 **3 min**

Redwood
Road

5 min Super Saver
Grocery Store

1300
West

Burger King
Restaurant **5 min**

7 min Redwood Drive-in Theatre
and Swap Meet

Cafe Rio
Mexican Grill **10 min**

9 min Valley Fair
Shopping Mall

In-N-Out
Restaurant **9 min**

9 min Megaplex Theaters
at Valley Fair Mall

Costco
Wholesale **10 min**



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From I-15

- Use the second from the right lane to take exit 305 A-D for 1300 South/UT-201 West toward West Valley
- Continue onto UT-201 West
- Use the middle lane to take exit 15B-C for UT-68/Redwood Road
- Turn left or south onto Redwood Road
- Turn left or east onto 2320 South
- Continue on past 1480 West
- Steely Terrace will be on the right

