

EDELWEISS

A T D R A P E R



COMMUNITY INFO PACKET



Edelweiss is a secluded community located on the southwest side of Lone Peak and is nestled high into the ridgeline. Being well above the inversion, this community has unobstructed views of Salt Lake Valley and the surrounding mountainside. With a variety of lot sizes, up to half an acre, and abundant open space encircling the community, you will be able to easily enjoy the simple pleasures that come along with owning your own home in a remote location. New homes in Edelweiss will be the very definition of curb appeal. All homes will include options for Utah traditional, contemporary, craftsman, and farmhouse exterior elevations. Each will beautifully complement the natural surroundings of the area. Within the community, great care has been taken to ensure lot and road placement preserves as much of the natural vegetation and ridgeline as possible, so you can enjoy all that Draper has to offer.

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Pomerelle	1,472	2,814	3	2	\$374,999
Largest	Deer Valley	3,158	5,026	4	3.5	\$514,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Corner Canyon	Oak Hollow	Draper Park	Corner Canyon

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Silverton	14752 South Haddington Road Draper, UT 84020	Suncrest HOA	\$133/Month

HOMESITE SIZE: PHASE 1	0.11 - 0.31 acres
HOMESITE SIZE: PHASE 2	0.14 - 0.24 acres
HOMESITE SIZE: PHASE 3	0.11 - 0.26 acres

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.

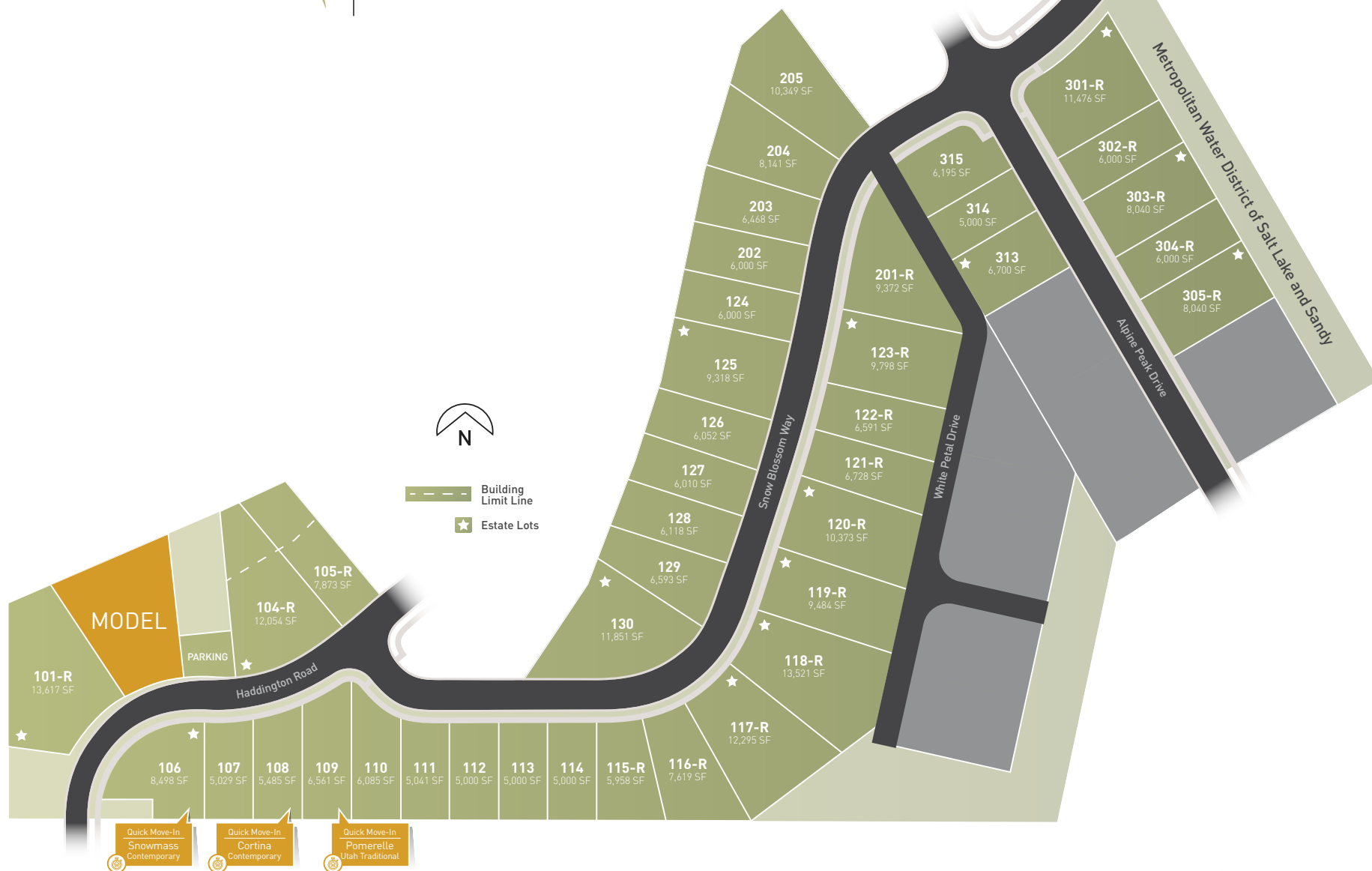


QUESTIONS? Ask Andrea & Dani
801.960.2751 | Sales@CandlelightHomes.com





COMMUNITY MAP



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ESTATES INCLUDED FEATURES

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 Undermount 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
- Grand Master Bath 1

Lighting Features

- Brushed Nickel or Oil-Rubbed Bronze Lighting Package
- Two-Bulb Melon Light Fixtures

Energy Efficiency

- 2"x6" 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 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

- Third Car Garage—12'x22'
- Fiber Cement Board with Cultured Stone Accents
- 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
- Composite Deck

Paint

- One-Tone Interior Paint — Satin Sheen

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NEIGHBORHOOD MAP



30 min Salt Lake City
via I-15

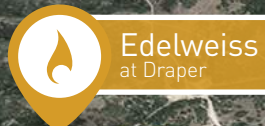
15 min Draper
via Mike Weir Drive

Highland Drive

9 min Coyote Hollow
Trailhead

15 min Rush Downhill
Bike Trail

20 min Right-Hand Fork
Hog Hollow



Mike Weir Drive

3 min Potato Hill
Trailhead

5 min South Mountain
Golf Course

2 min Fire Station
113

2 min Ridge
Market & Cafe

Suncrest Drive

4 min Autumn Fields
Park

4 min Eagle Crest
Trailhead

Traverse Ridge Road

3 min Maple Hollow
Trailhead Park

4 min Amber Crest
Mini Park

Deer Ridge Drive



South Bangerter Highway

Highland Drive

12 min Alpine
via Suncrest Drive

20 min Lehi
via I-15

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DRIVING DIRECTIONS

From the North via I-15

- Take exit 289 for UT-154 / Bangerter Highway
- Turn east onto UT-154 / Bangerter Highway
- Bangerter Highway changes to Traverse Ridge Rd
- Continue on Traverse Ridge Road for 3.4 miles
- Turn left onto Suncrest Dr
- Turn left onto Haddington Rd
- Edelweiss will be straight ahead

From the South via I-15

- Take exit 288 for UT-140 toward 14600 S
- Turn east onto UT-140 East (Draper)
- Continue onto Highland Dr for 0.7 miles
- Turn right onto Traverse Ridge Rd for 3.4 miles
- Turn left onto Suncrest Dr
- Turn left onto Haddington Rd
- Edelweiss will be straight ahead

