



firefly

LIFE UNPLUGGED.

COMMUNITY INFO PACKET



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WELCOME TO FIREFLY

The Community Built For Kids



TAP TO VIEW VIDEO

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A place
where kids
willingly ditch
their devices

**AND CHOOSE A
LIFE OF ADVENTURE
AND ACTIVITY**



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A place where
activities and
events are
planned

**FOR OUR KIDS
BY A FULL-TIME
ACTIVITIES DIRECTOR**

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A place for
our kids to
reach their
full potential

**BY MINIMIZING
THEIR TIME ON
DIGITAL DEVICES**



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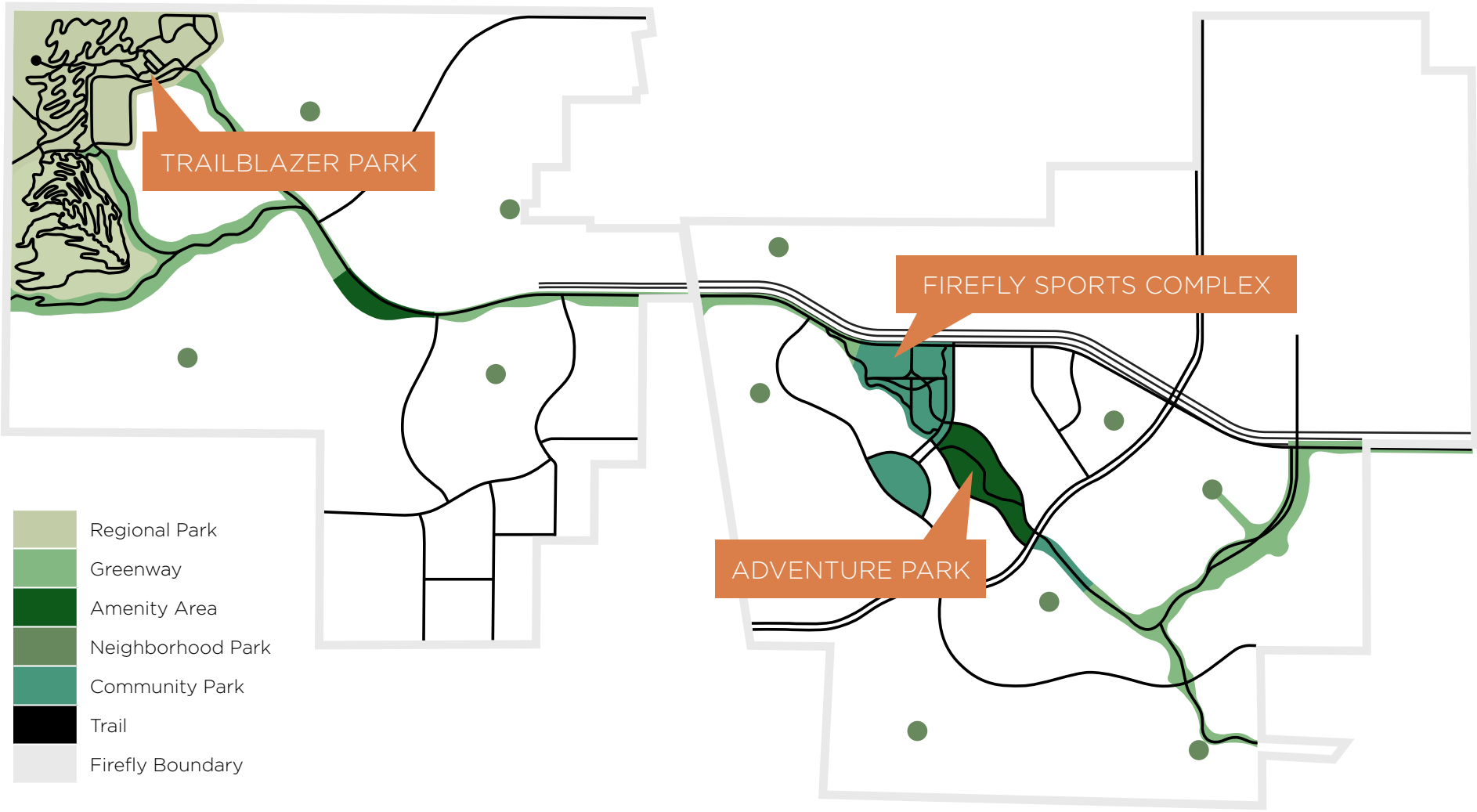


A place with
over 350 acres
of parks, trails
and open space

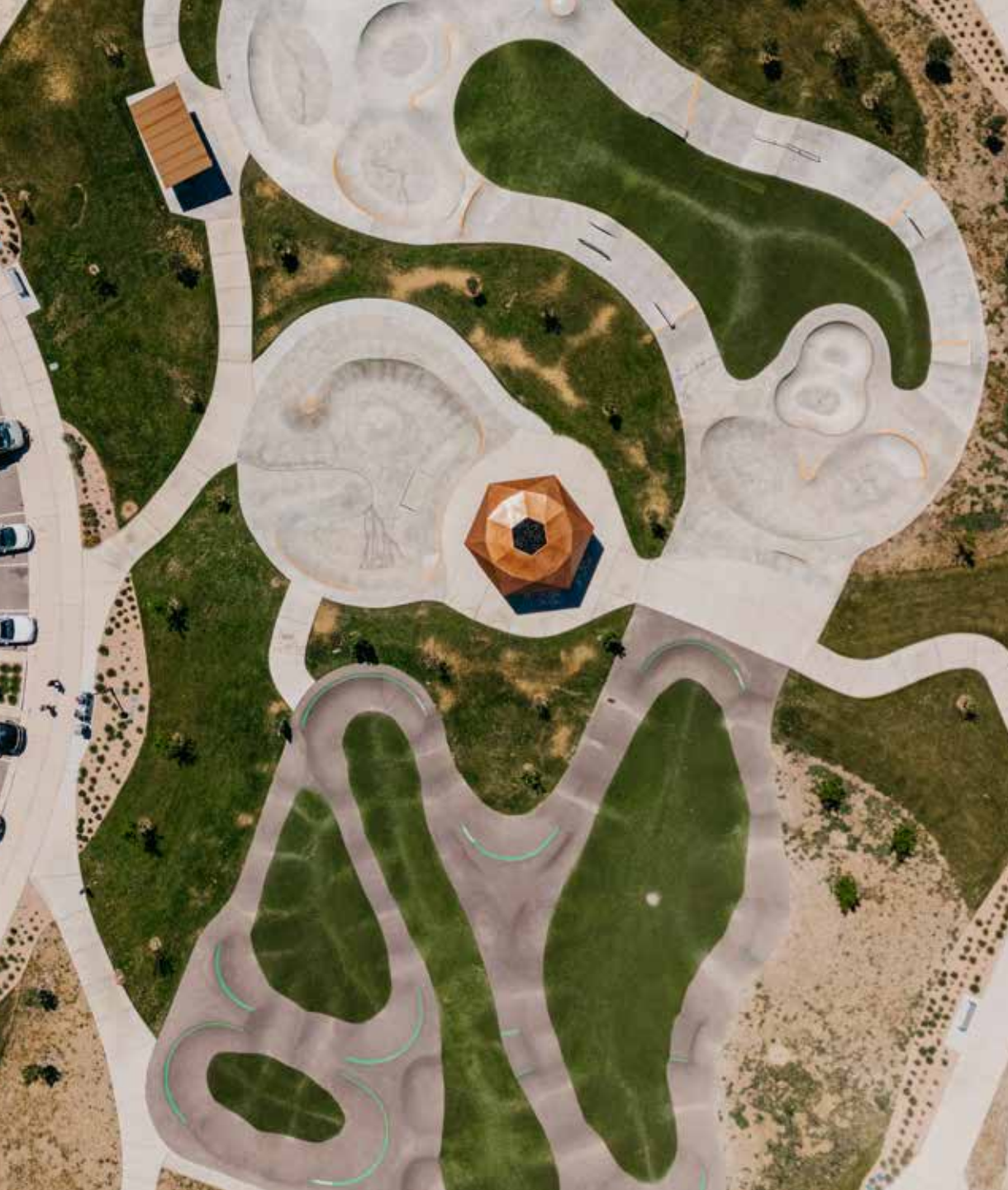
**INCLUDING MODERN
AMENITIES DESIGNED
TO GET KIDS OUTSIDE
WITHOUT DIGITAL
DEVICES**

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PARKS, TRAILS & OPEN SPACE MAP



Plan is conceptual and subject to change.



FIREFLY SPORTS COMPLEX

- Soccer Fields
- Playground
- 9 Pickleball Courts
- 2 Basketball Courts
- Skate/Wheels Park
- Boulder Climbing Wall
- Covered Picnic Pavilion
- Trail System

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FIREFLY SPORTS COMPLEX

- 1 Soccer Fields
- 2 Playground
- 3 9 Pickleball Courts
- 4 2 Basketball Courts
- 5 Skate/Wheels Park
- 6 Boulder Climbing Wall
- 7 Covered Picnic Pavilion
- 8 Trail System

Plan is conceptual and subject to change.

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PICKLEBALL COURTS FIREFLY SPORTS COMPLEX



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SOCCER FIELDS FIREFLY SPORTS COMPLEX



Plan is conceptual and subject to change.

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SKATE/WHEELS PARK FIREFLY SPORTS COMPLEX



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ADVENTURE PARK

- Indoor/Outdoor Playland
- Splashtown
- Soccer Fields
- Outdoor Amphitheater

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ADVENTURE PARK



- 1 Indoor/Outdoor Playland
- 2 Splashtown
- 3 2 Soccer Fields
- 4 Outdoor Amphitheater

Plan is conceptual and subject to change.

A person wearing a helmet and dark clothing is captured mid-air on a mountain bike, performing a jump over a wooden box. The scene is set against a dramatic sunset sky with orange and blue hues. The ground is a dirt trail with some rocks and sparse vegetation.

TRAILBLAZER PARK

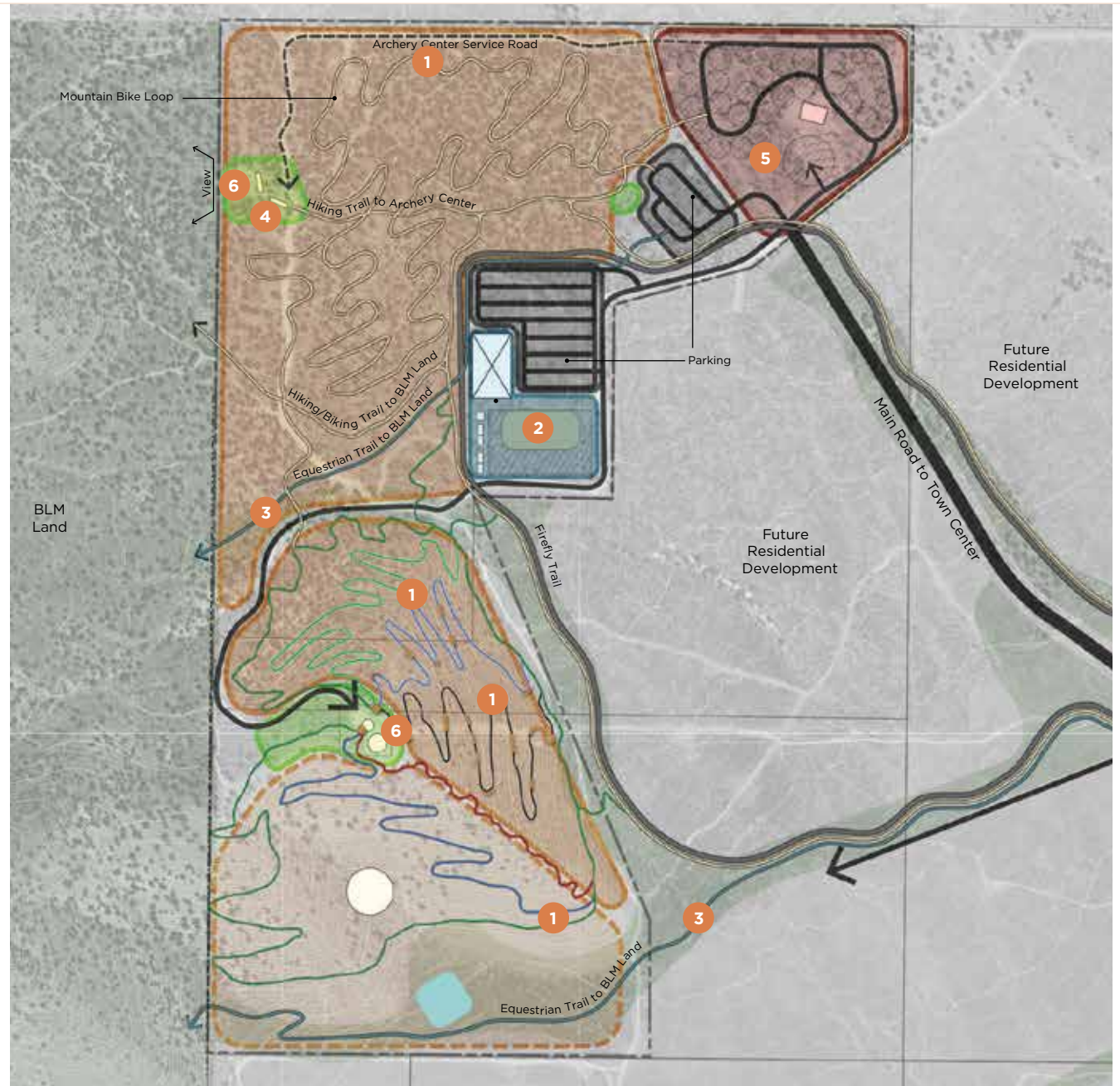
- Downhill Mountain Bike Trails
- 4H/FFA Agriculture Center
- Equestrian Trails
- Archery & Axe Throwing Center
- Campground
- Lookout Point

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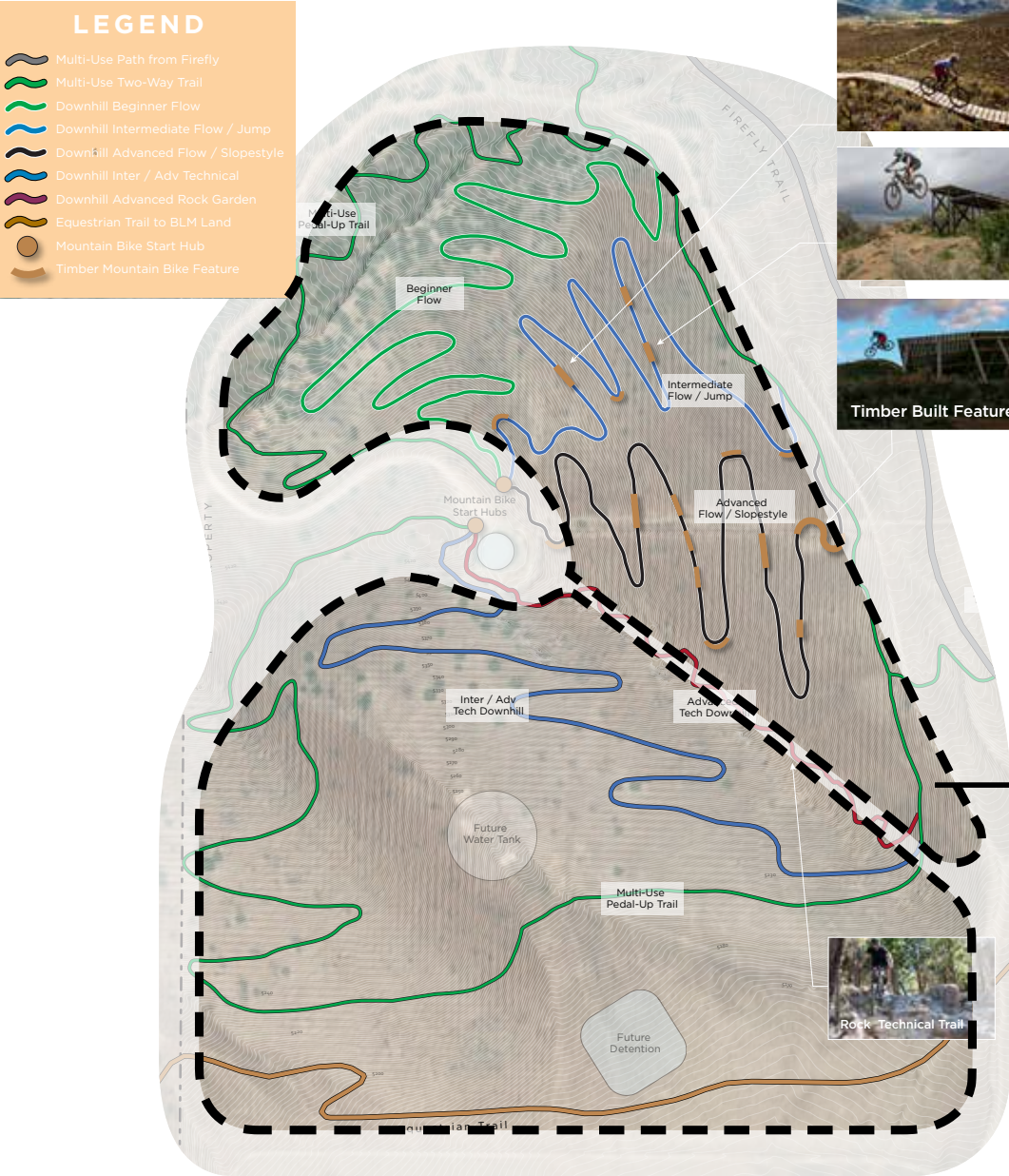
TRAILBLAZER PARK

- 1 Downhill Mountain Bike Trails
- 2 4H/FFA Agriculture Center
- 3 Equestrian Trails
- 4 Archery & Axe Throwing Center
- 5 Campground
- 6 Lookout Point

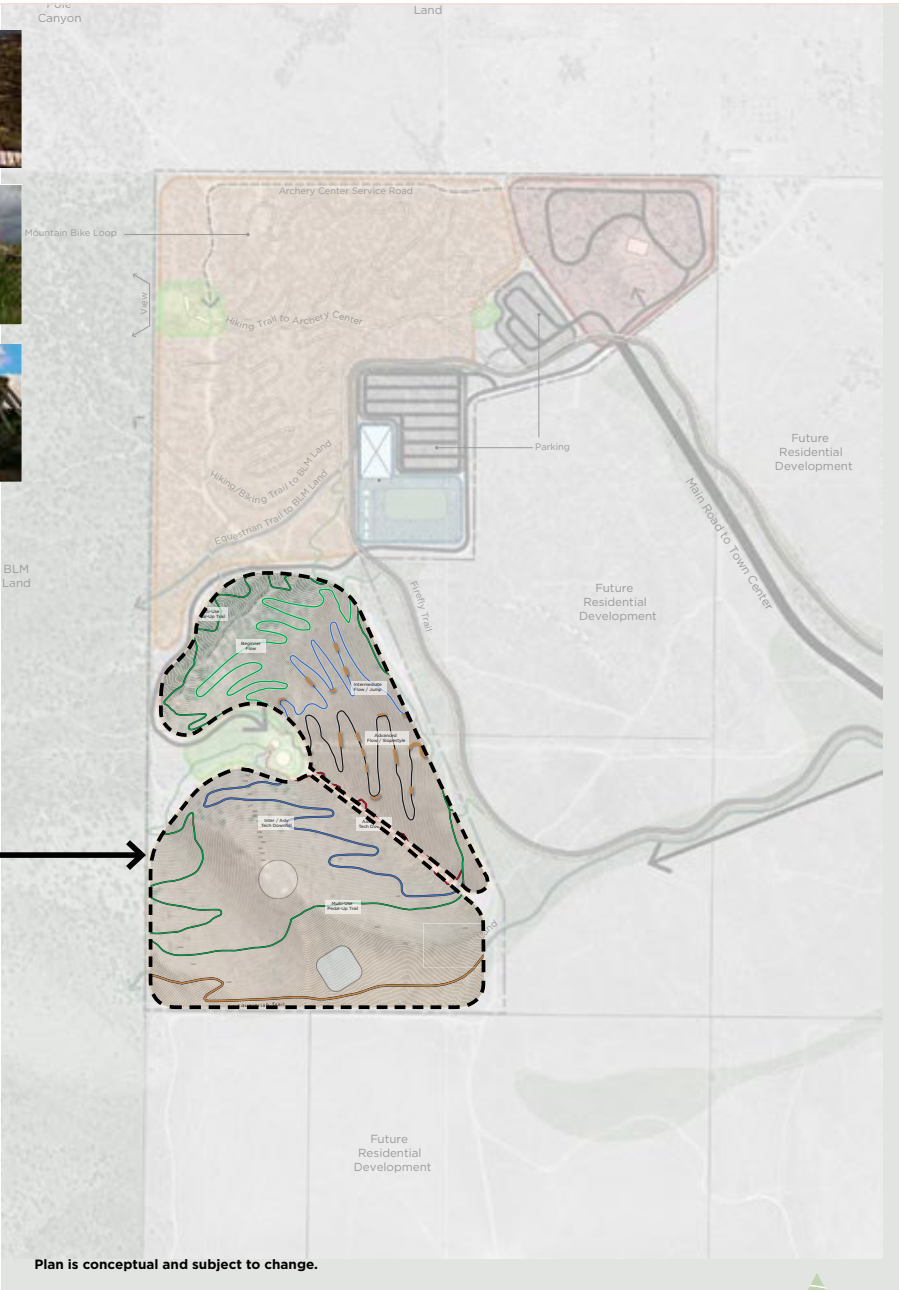
Plan is conceptual and subject to change.



MOUNTAIN BIKE TRAILS TRAILBLAZER PARK



Timber Built Features



Plan is conceptual and subject to change.

DOWNHILL MOUNTAIN BIKE COURSE



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RECREATIONAL AREAS TRAILBLAZER PARK



Plan is conceptual and subject to change.



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A place
where families
connect
without wifi

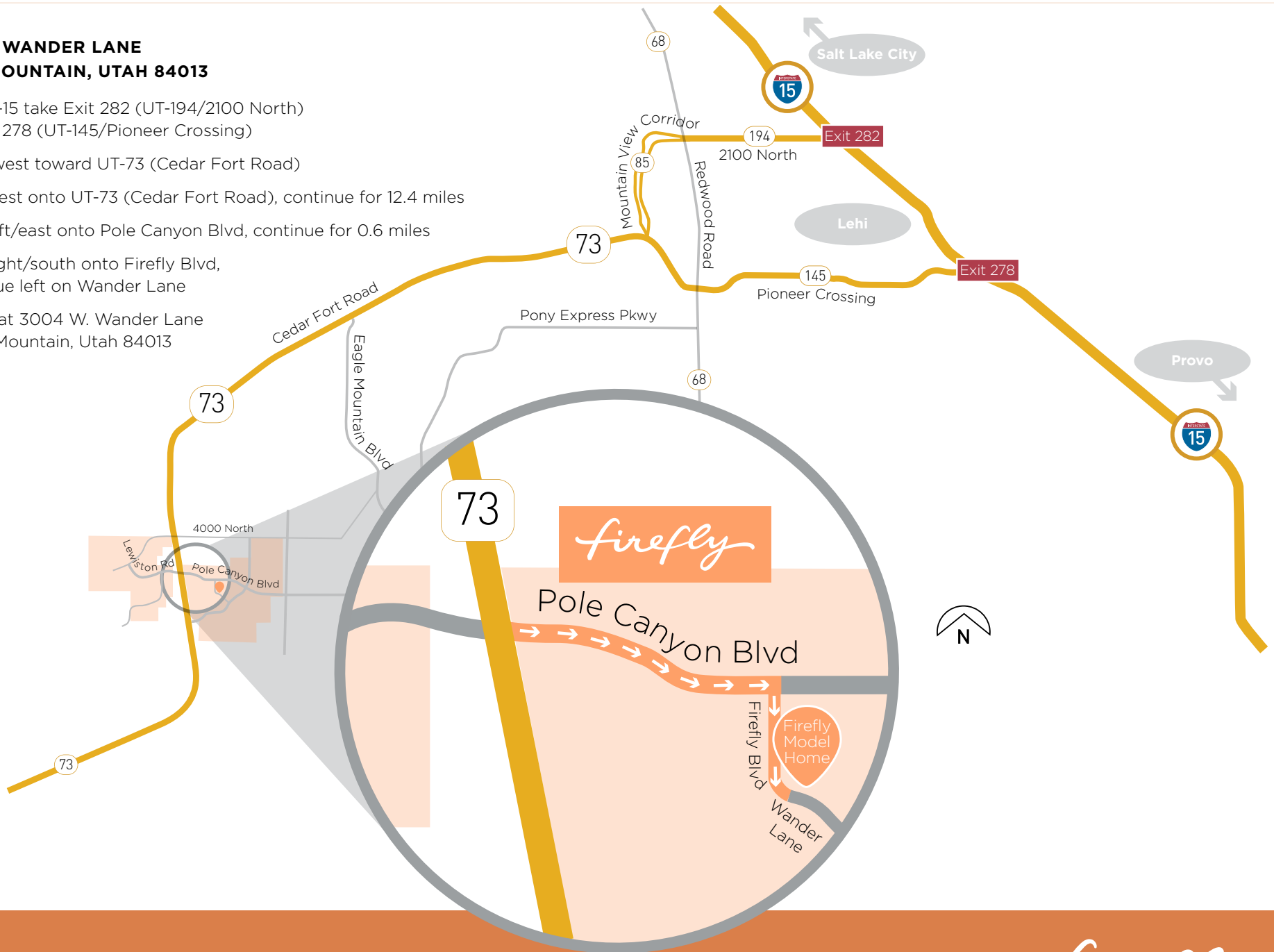
**AND KIDS THRIVE
WITHOUT DEVICES**

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DRIVING DIRECTIONS TO FIREFLY FROM I-15

3004 W. WANDER LANE EAGLE MOUNTAIN, UTAH 84013

1. From I-15 take Exit 282 (UT-194/2100 North) or Exit 278 (UT-145/Pioneer Crossing)
2. Head west toward UT-73 (Cedar Fort Road)
3. Turn west onto UT-73 (Cedar Fort Road), continue for 12.4 miles
4. Turn left/east onto Pole Canyon Blvd, continue for 0.6 miles
5. Turn right/south onto Firefly Blvd, continue left on Wander Lane
6. Arrive at 3004 W. Wander Lane Eagle Mountain, Utah 84013



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PHASE ONE DEVELOPMENT



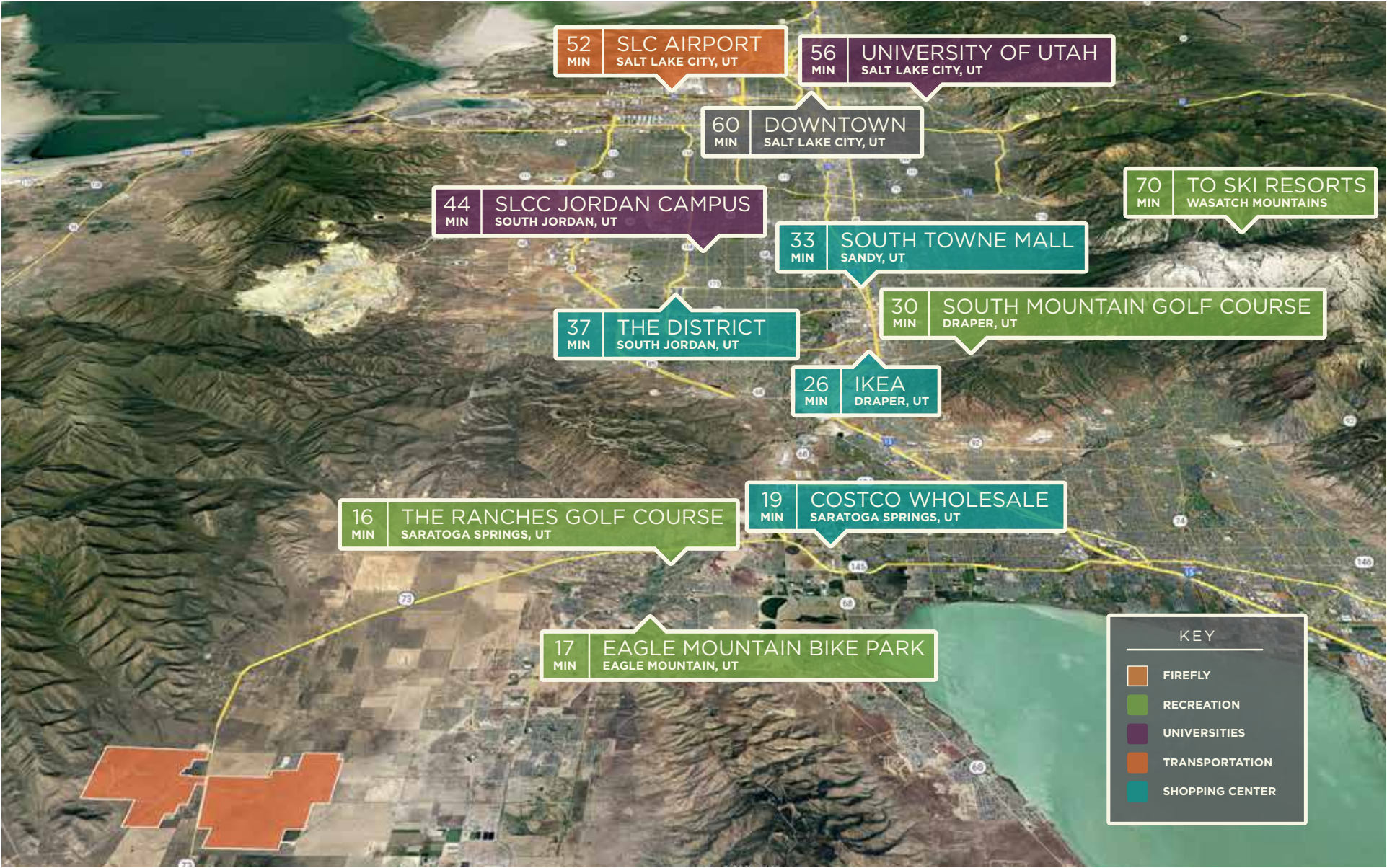
A place with
so many ways
to be active

**RIGHT IN YOUR
OWN BACKYARD**



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SALT LAKE COUNTY POINTS OF INTEREST



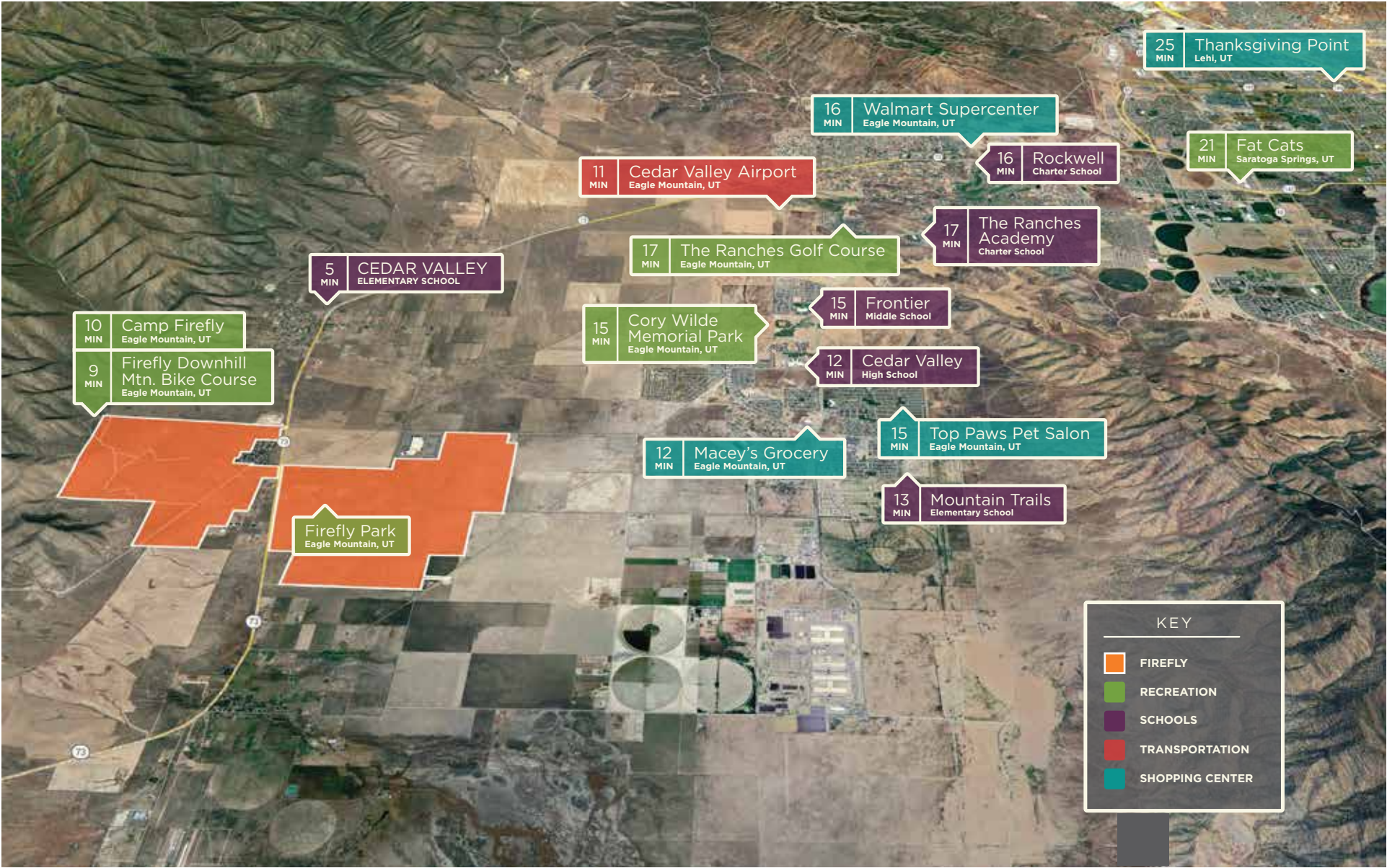
UTAH COUNTY POINTS OF INTEREST



TOOELE COUNTY POINTS OF INTEREST



FIREFLY - EXPLORE WHAT'S NEARBY



When kids
grow up, they'll
have the best
stories to tell

**IMAGINE A NEW STORY
FOR YOUR LIFE AND
START LIVING IT**



firefly

HOMEBUILDER

CandlelightTMhomesTM
We Build BeautifulTM

We Build Beautiful™

Candlelight Homes is building more than beautiful homes at Firefly. We're building a place where families can easily disconnect from the digital world and spend meaningful time together.

Each Candlelight home is carefully crafted with unique design features and high quality materials ensuring your home remains a place of quality and comfort for years to come.

We're confident you'll be proud of your home and you'll want to share your positive building experience with family and friends.



Candlelight *homes*
We Build Beautiful™

AWARD-WINNING HOMEBUILDER



Named the Advocacy Business of the Year by the Valley Crossroads Chamber of Commerce



Winner of the 2026 Utah Valley Parade of Homes Judges' Choice Award for the Solitude floor plan



Utah Valley Parade of Homes Judges' Choice - Northstar



Utah Valley Parade of Homes Judges' Choice - St. Moritz



3 Gold Nugget Awards - Home of the Year, Best Single-Family Detached Home, and Excellence in Design - Chamonix



Three consecutive years as one of Utah Business Magazine's Fast 50 companies and two consecutive years as one of Utah's Emerging 8 companies



Three consecutive years as one of the Emerging Elite Companies and three consecutive years as one of the Utah 100 by MountainWest Capital Network



Best of Houzz designations for five consecutive years



Four consecutive years as one of Utah Valley Magazine's Best Home Builders

18 FLOOR PLANS TO CHOOSE FROM



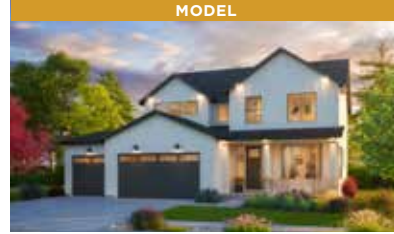
INTERLAKEN



MONARCH



NORTHSTAR



KEYSTONE



ENGELBERG



SNOWMASS



CHAMONIX



DURANGO



BRECKENRIDGE



INNSBRUCK



SUN VALLEY



SILVERTON



ST. MORITZ



SOLITUDE



ALTA



BRIGHTON



NORDIC



SUNDANCE

[VIEW ALL FLOOR PLANS ONLINE](#)

4 TOWNHOME FLOOR PLANS TO CHOOSE FROM



CASCADE



COTTONWOOD



SIERRA



WASATCH

[VIEW ALL FLOOR PLANS ONLINE](#)

QUICK MOVE-IN HOMES READY TO MOVE IN NOW?

[VIEW ALL AVAILABLE HOMES ONLINE](#)

NORTHSTAR



MODEL HOME | DESIGNER SERIES

Candlelight *homes*
We Build Beautiful.

DETAILS	
First Floor Sq Ft	1,344
Second Floor Sq Ft	1,419
Total Finished Sq Ft	4,116
Basement Sq Ft	1,353
Bedrooms	5
Baths	3.5
Width	35'

ELEVATIONS

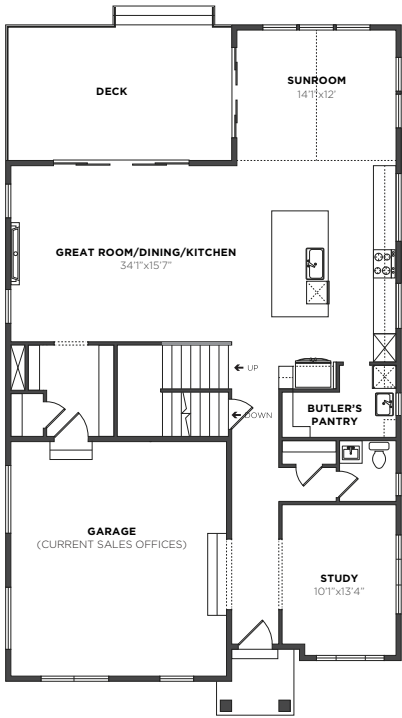
FARMHOUSE



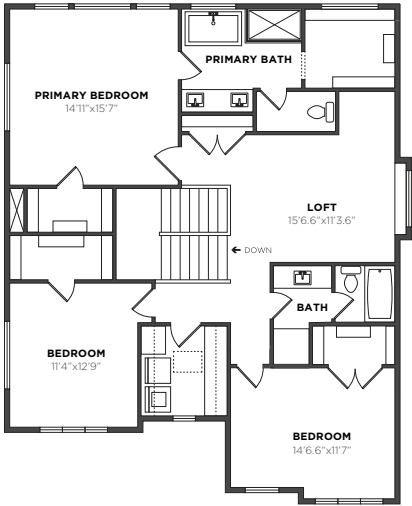
CONTEMPORARY



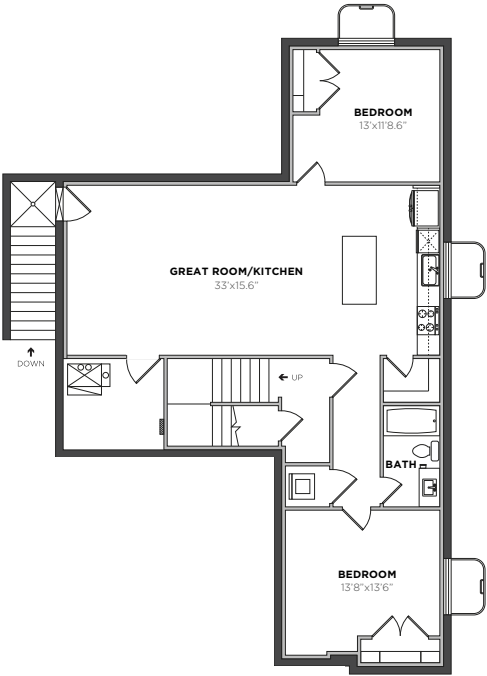
Plans are conceptual and
subject to change.



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

CHAMONIX



MODEL HOME | ARCHITECTURAL SERIES

Candlelight *homes*
We Build Beautiful.

DETAILS

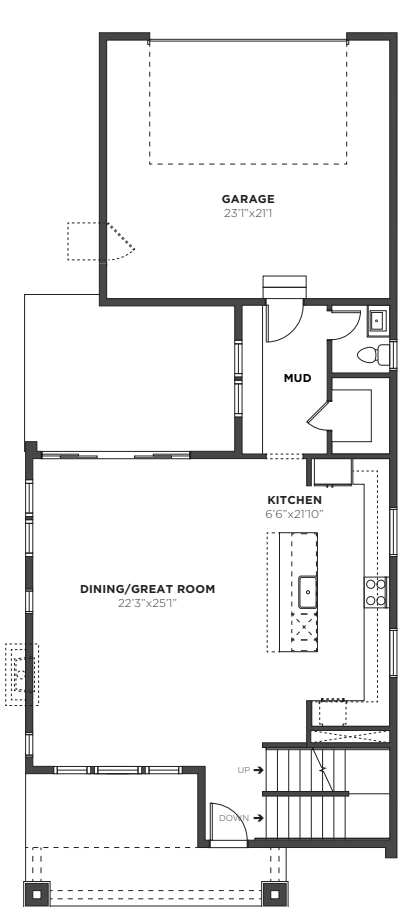
First Floor Sq Ft	1,038
Second Floor Sq Ft	1,184
Total Finished Sq Ft	2,241
Basement Sq Ft	1,029
Bedrooms	3
Baths	2.5
Width	30'

ELEVATIONS

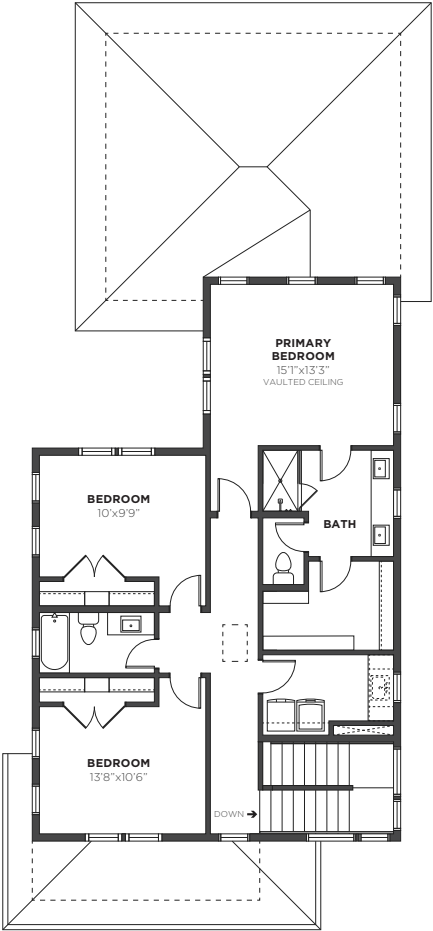
SCANDINAVIAN



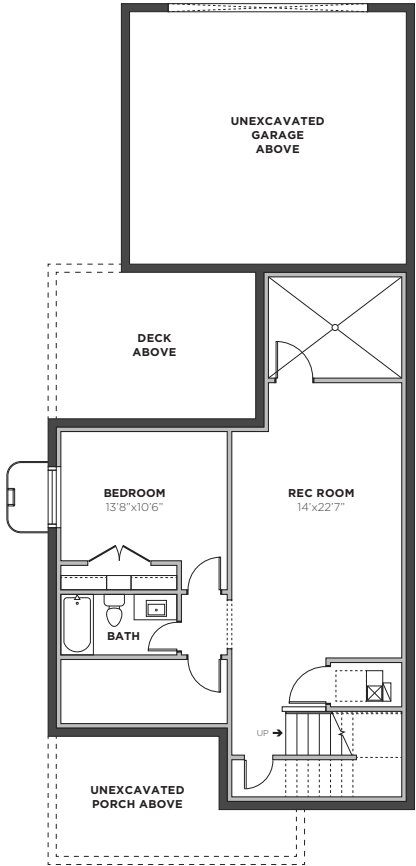
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

KEYSTONE



MODEL HOME | DESIGNER SERIES

Candlelight *homes*
We Build Beautiful.

DETAILS	
First Floor Sq Ft	1,126
Second Floor Sq Ft	1,281
Total Finished Sq Ft	2,407
Basement Sq Ft	1,140
Bedrooms	3
Baths	2.5
Width	40'

ELEVATIONS

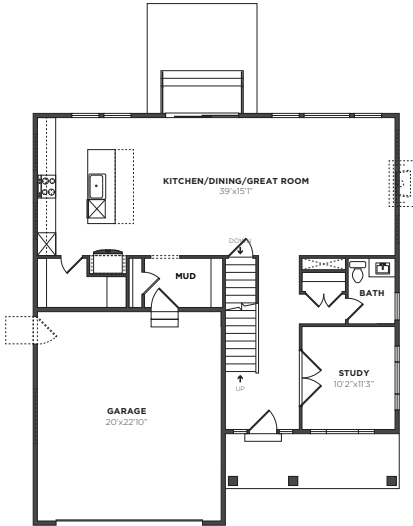
CRAFTSMAN



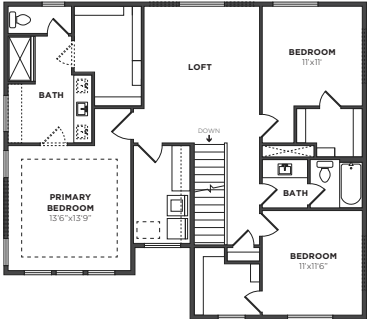
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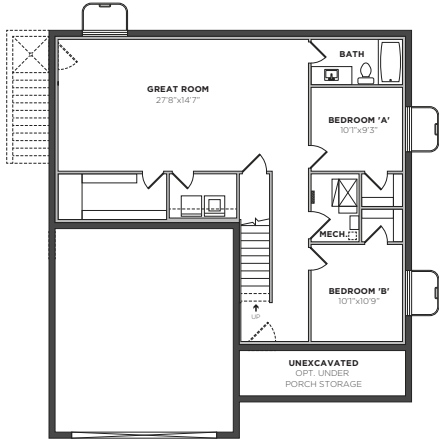
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

ST. MORITZ



MODEL HOME | ARCHITECTURAL SERIES

Candlelight *homes*
We Build Beautiful.

DETAILS	
First Floor Sq Ft	1,607
Second Floor Sq Ft	919
Total Finished Sq Ft	2,526
Basement Sq Ft	1,619
Bedrooms	4
Baths	2.5
Width	35'

ELEVATIONS

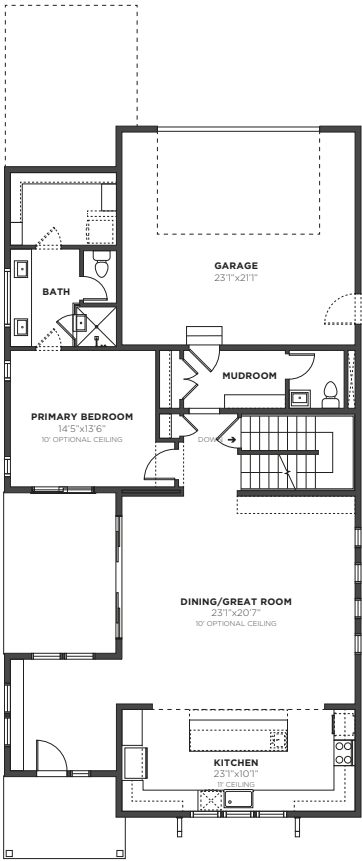
SCANDINAVIAN



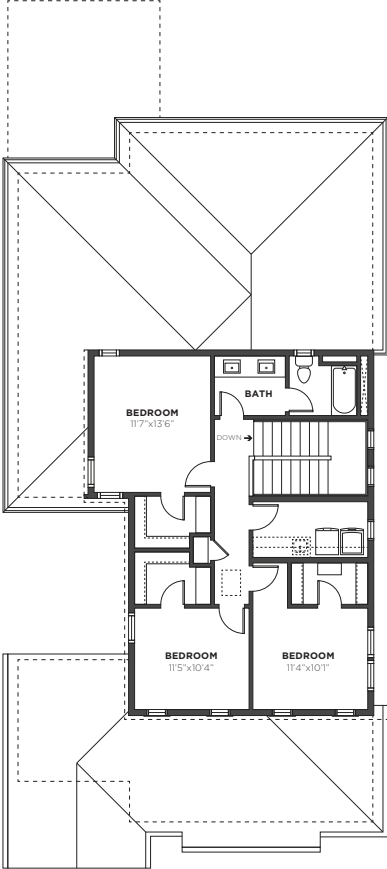
FARMHOUSE



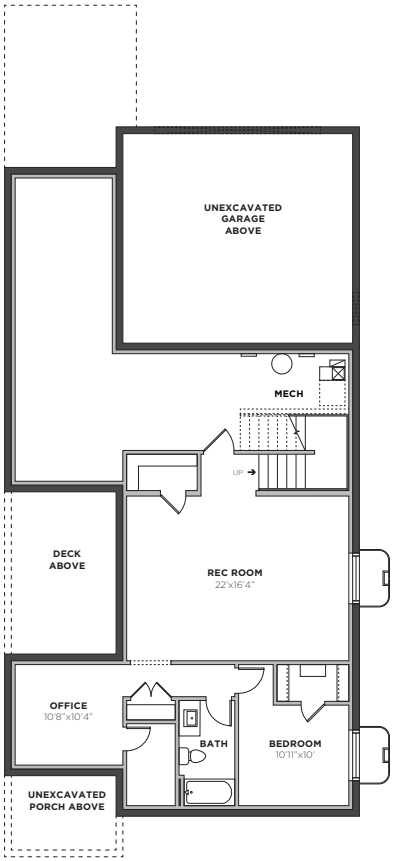
Plans are conceptual and
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

SUN VALLEY



MODEL HOME | DESIGNER SERIES

Candlelight *homes*
We Build Beautiful.

DETAILS	
First Floor Sq Ft	1,541
Second Floor Sq Ft	1,043
Total Finished Sq Ft	2,584
Basement Sq Ft	1,553
Bedrooms	4
Baths	2.5
Width	50'

ELEVATIONS

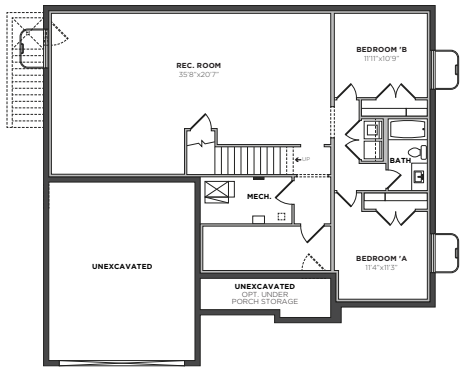
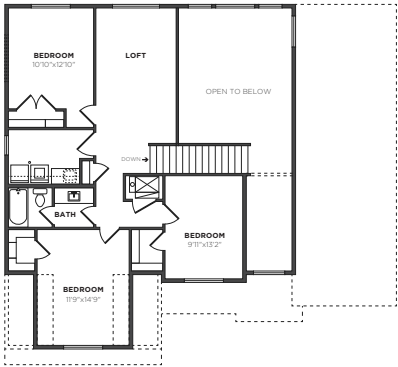
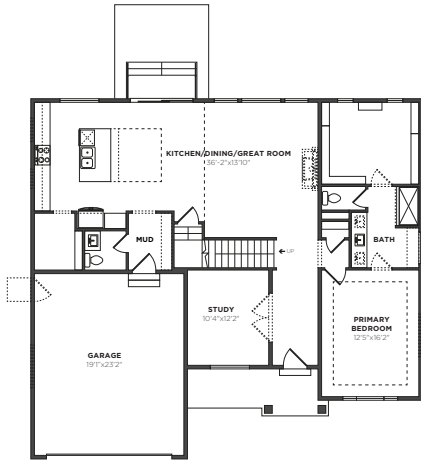
FARMHOUSE



CRAFTSMAN



Plans are conceptual and
subject to change.



SOLITUDE



MODEL HOME | DESIGNER SERIES

Candlelight *homes*
We Build Beautiful.

DETAILS	
First Floor Sq Ft	2,339
Total Finished Sq Ft	4,529
Basement Sq Ft	2,190
Bedrooms	3
Baths	2.5
Width	---

ELEVATIONS

SCANDINAVIAN



CRAFTSMAN



Plans are conceptual and
subject to change.



FIRST FLOOR



OPT. FINISHED BASEMENT

CASCADE | COTTONWOOD



TOWNHOMES

Candlelight *homes*
We Build Beautiful.

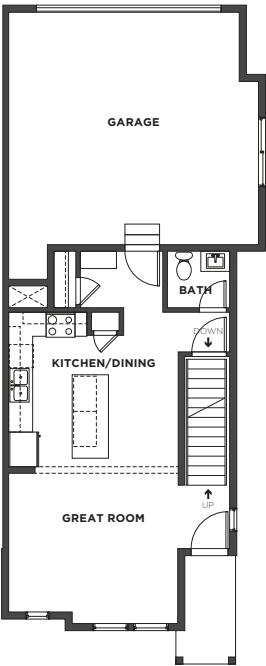
DETAILS

First Floor Sq Ft	621
Second Floor Sq Ft	987
Total Finished Sq Ft	1,608
Basement Sq Ft	563
Bedrooms	3
Baths	2.5

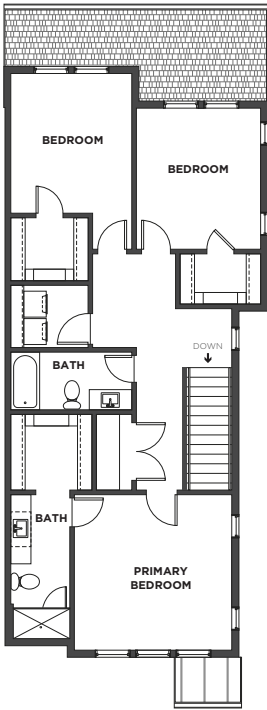
ELEVATIONS



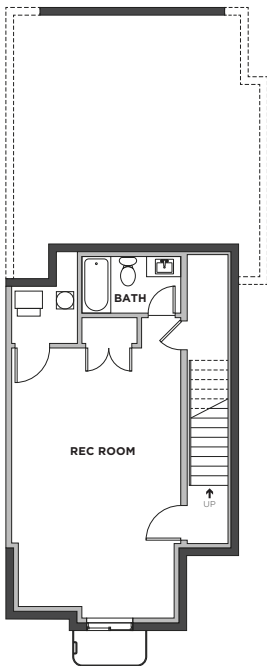
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

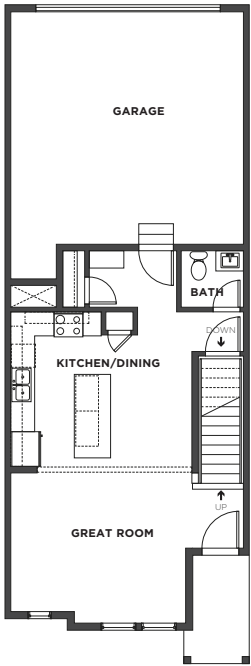
DETAILS

First Floor Sq Ft	644
Second Floor Sq Ft	981
Total Finished Sq Ft	1,625
Basement Sq Ft	610
Bedrooms	3
Baths	2.5

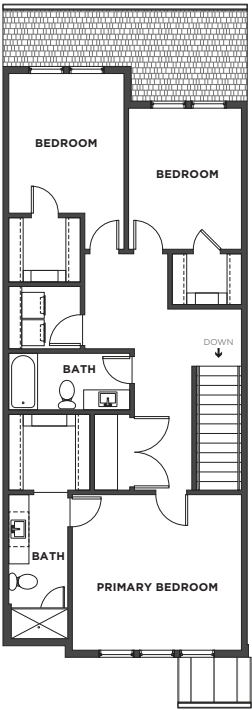
ELEVATIONS



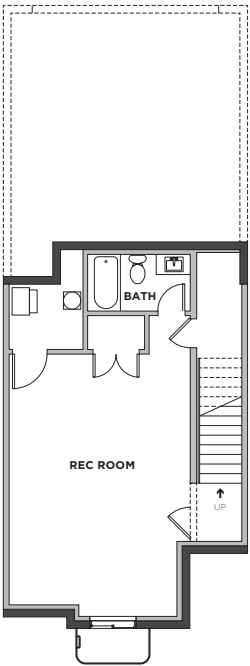
Plans are conceptual and
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

SIERRA | WASATCH



TOWNHOMES

Candlelight *homes*
We Build Beautiful.

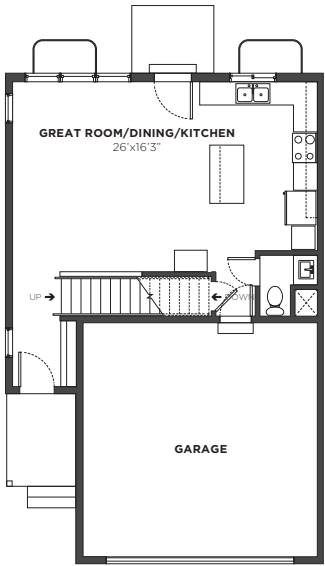
DETAILS

First Floor Sq Ft	602
Second Floor Sq Ft	866
Total Finished Sq Ft	1,468
Basement Sq Ft	544
Bedrooms	3
Baths	2.5

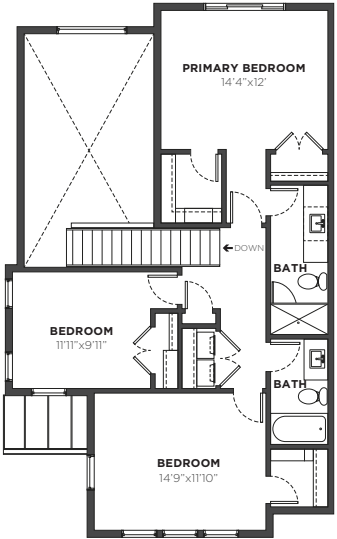
ELEVATIONS



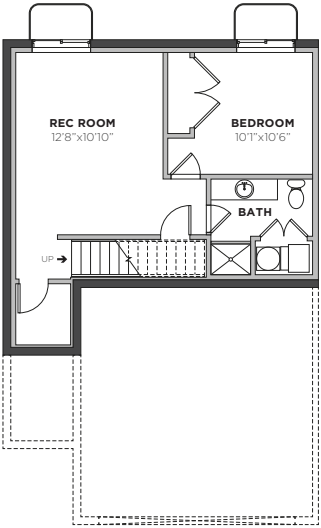
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

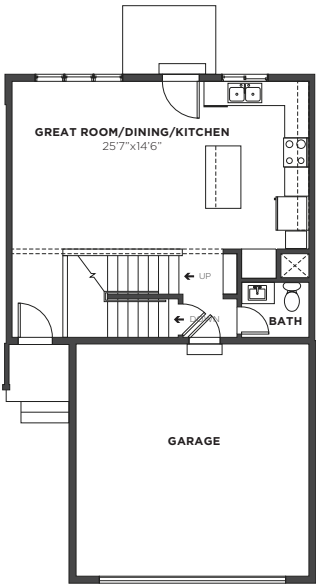
DETAILS

First Floor Sq Ft	603
Second Floor Sq Ft	763
Total Finished Sq Ft	1,366
Basement Sq Ft	568
Bedrooms	3
Baths	2.5

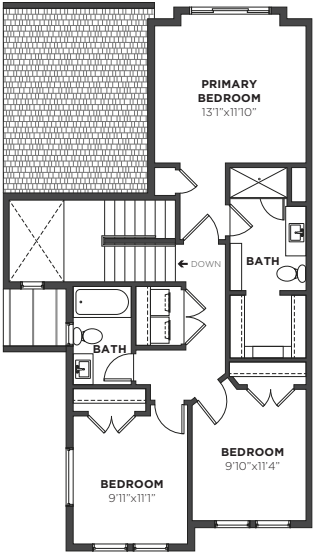
ELEVATIONS



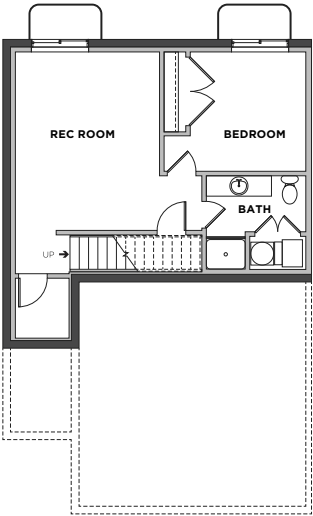
Plans are conceptual and subject to change.



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT