



firefly

LIFE UNPLUGGED.

COMMUNITY INFO PACKET





*firefly*

**WELCOME TO FIREFLY**  
A NEW KIND OF COMMUNITY



**TAP TO VIEW VIDEO**

*firefly*



A PLACE  
WHERE KIDS  
WILLINGLY  
DITCH THEIR  
DEVICES

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



*firefly*





A PLACE  
WHERE  
ACTIVITIES  
AND EVENTS  
ARE PLANNED

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

*firefly*

A PLACE  
FOR OUR  
KIDS TO  
REACH  
THEIR FULL  
POTENTIAL

**BY MINIMIZING  
THEIR TIME ON  
DIGITAL DEVICES**



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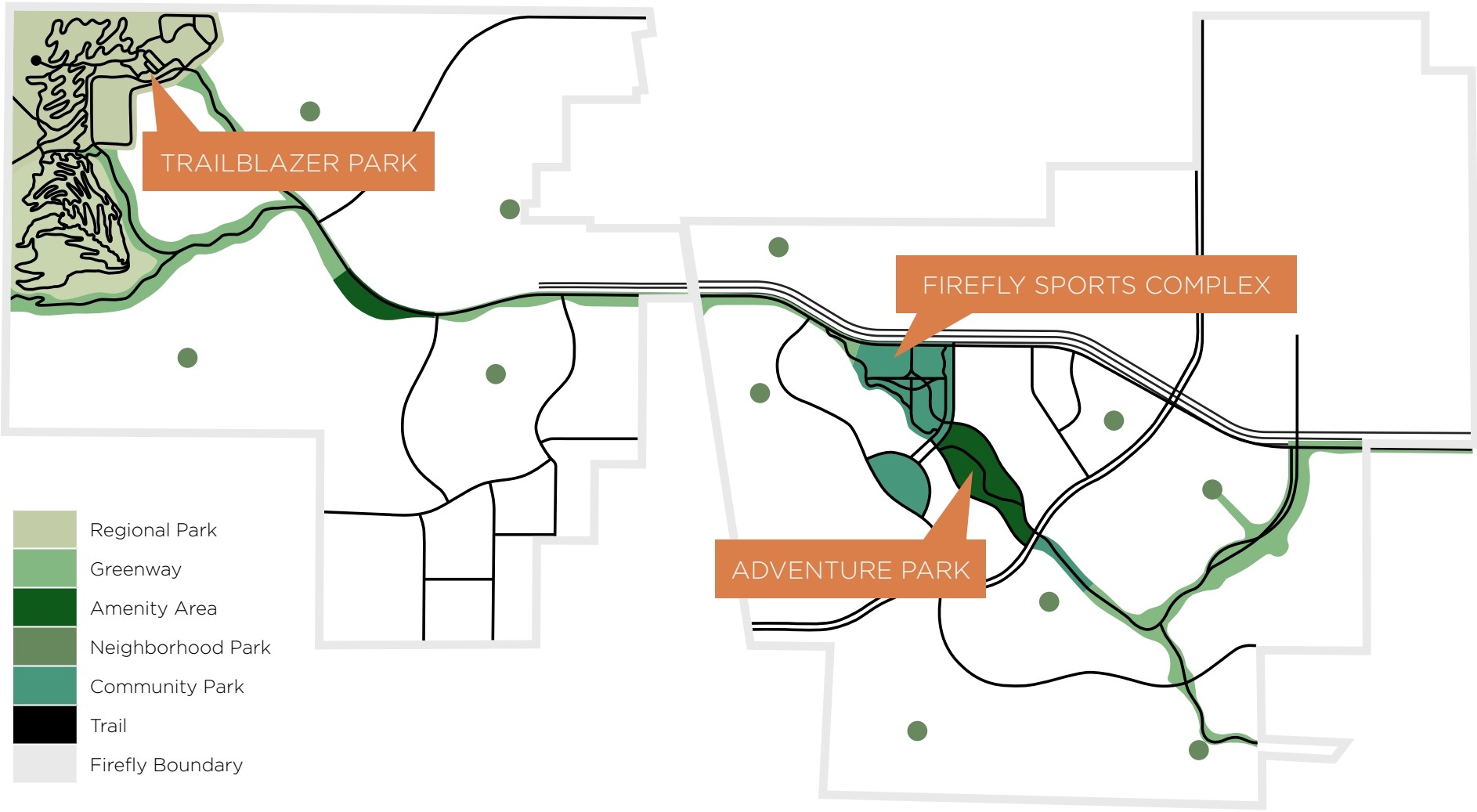


A PLACE WITH  
OVER 350  
ACRES OF  
PARKS, TRAILS  
AND OPEN  
SPACE

**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.



# TRAILBLAZER PARK

- DOWNHILL MOUNTAIN BIKE TRAILS
- 4H/FFA AGRICULTURE CENTER
- EQUESTRIAN TRAILS
- ARCHERY & AXE THROWING CENTER
- CAMPGROUND
- LOOKOUT POINT

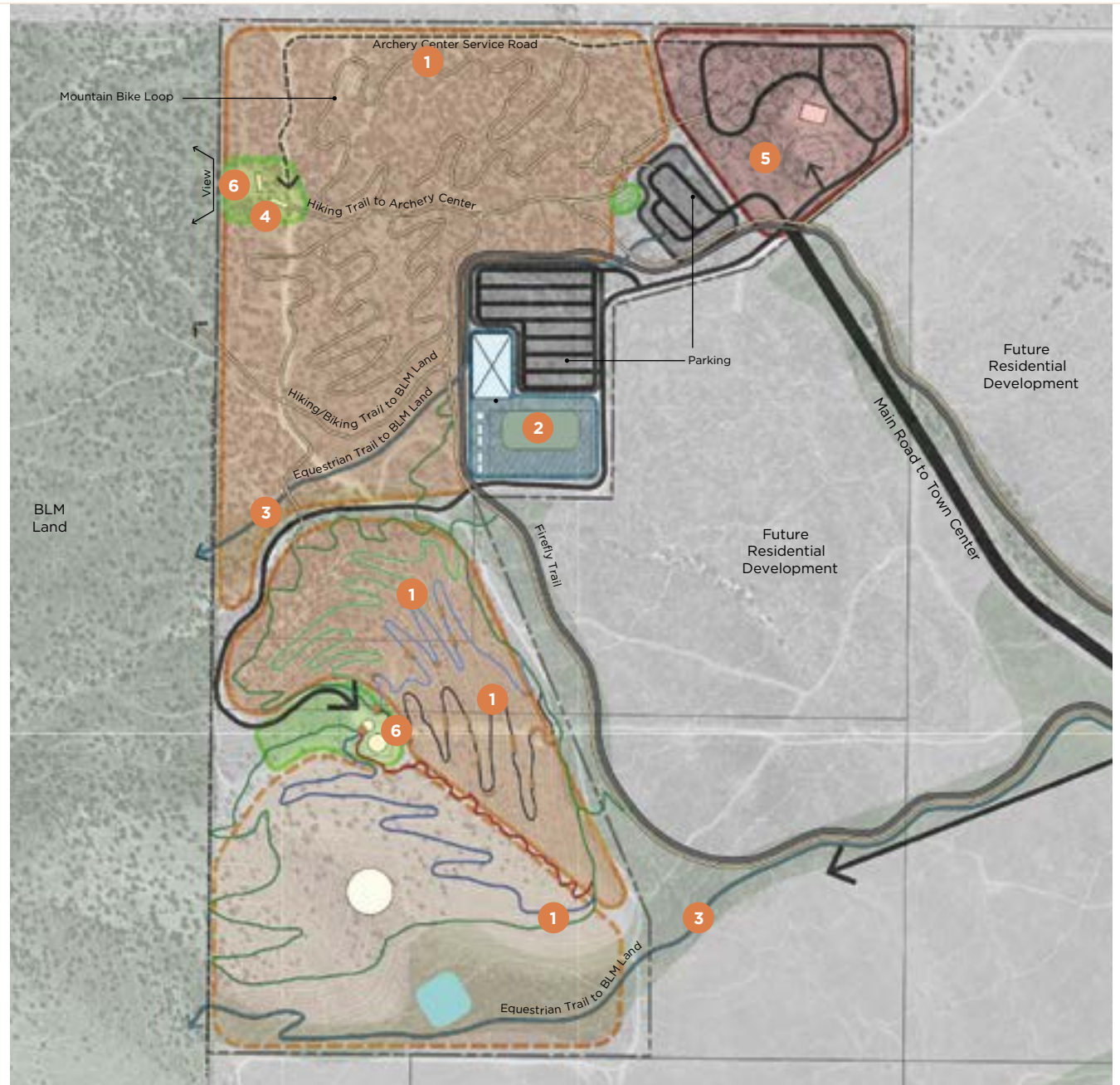
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# TRAILBLAZER PARK

- 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

LEGEND

Multi-Use Path from Firefly

Multi-Use Two-Way Trail

Downhill Beginner Flow

Downhill Intermediate Flow / Jump

Downhill Advanced Flow / Slopestyle

Downhill Inter / Adv Technical

Downhill Advanced Rock Garden

Equestrian Trail to BLM Land

Mountain Bike Start Hub

Timber Mountain Bike Feature



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

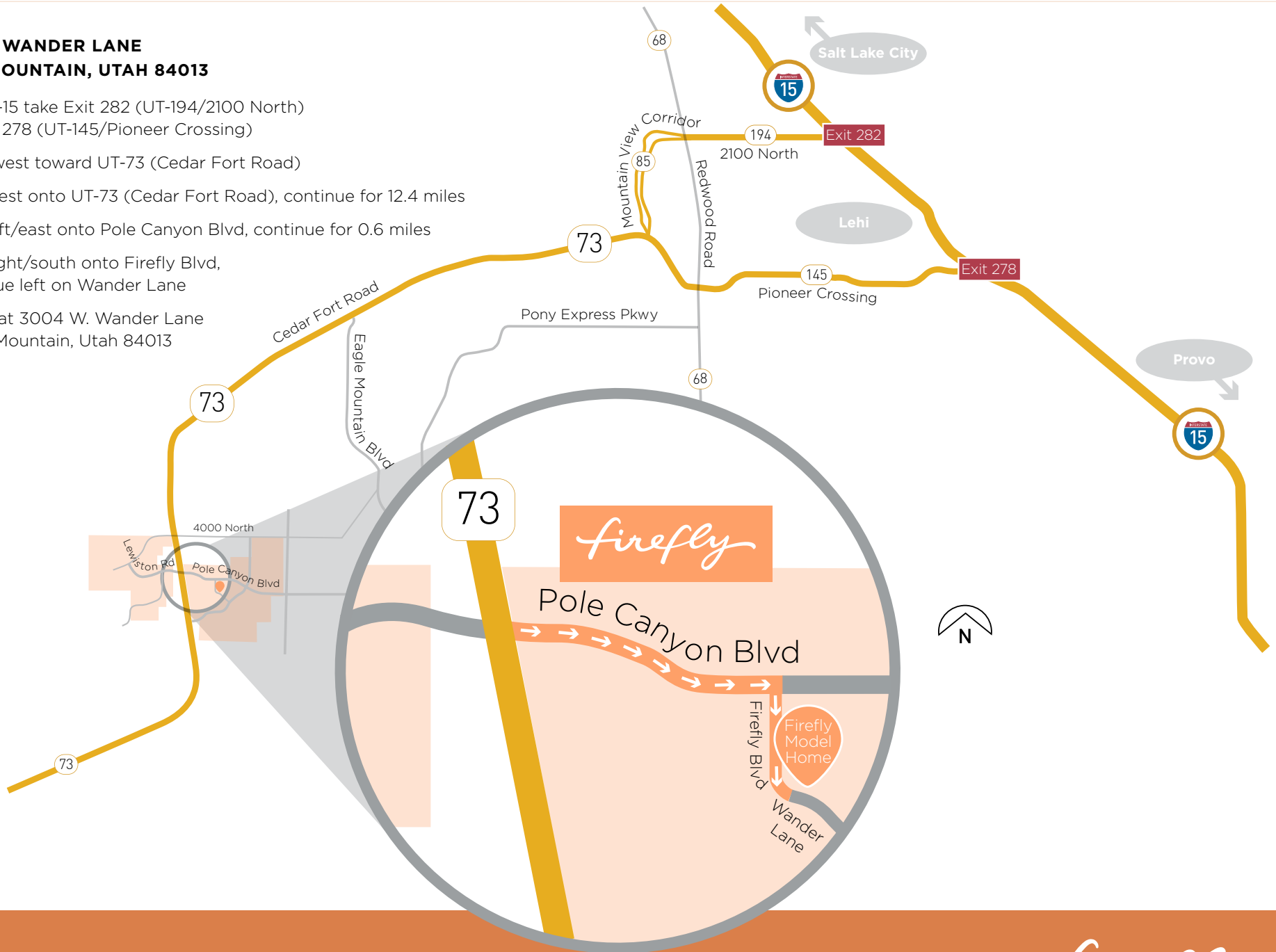
**AND KIDS THRIVE  
WITHOUT DEVICES**

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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**



*firefly*



SALT LAKE COUNTY POINTS OF INTEREST





UTAH COUNTY POINTS OF INTEREST



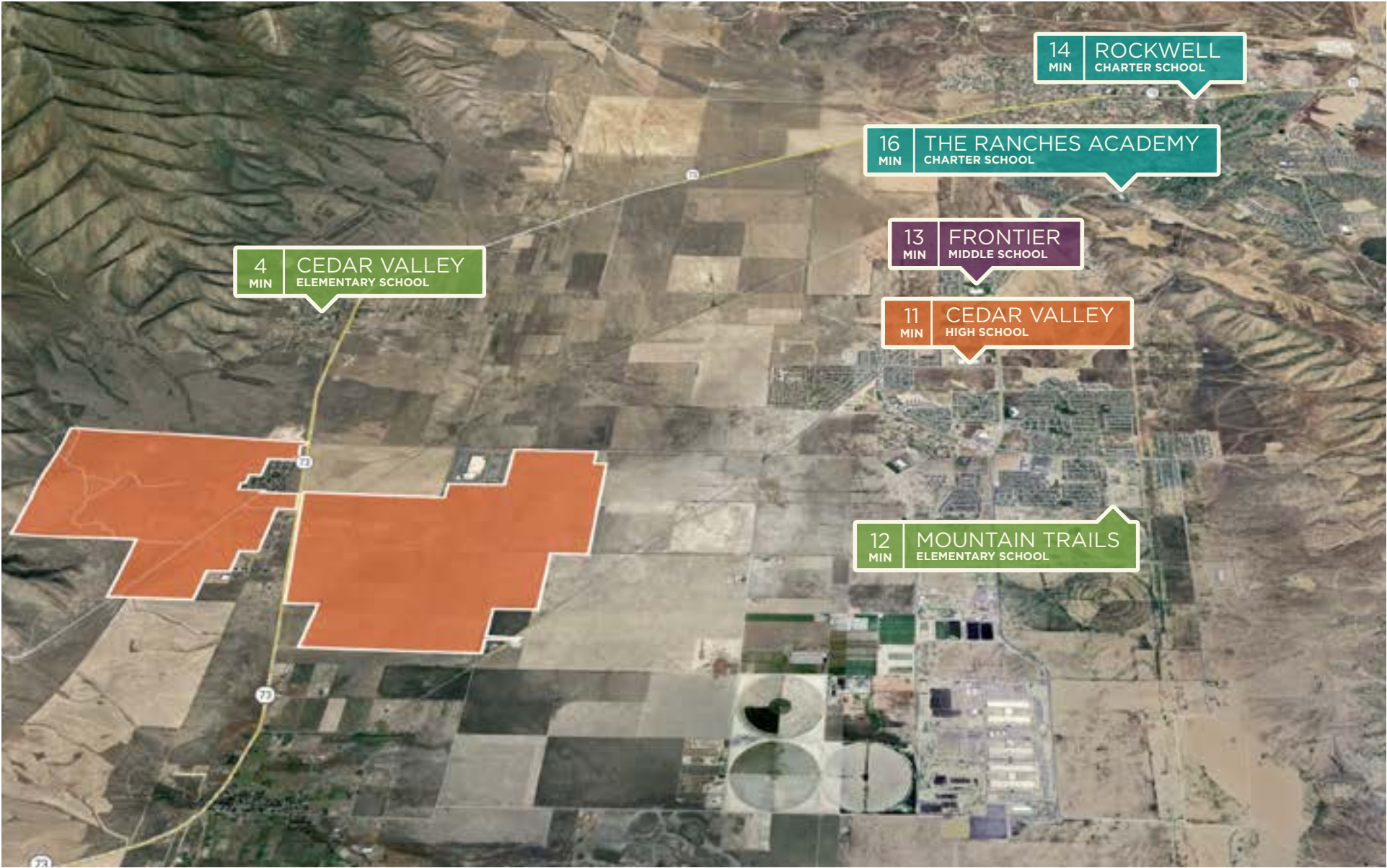


## TOOELE COUNTY POINTS OF INTEREST





LOCAL SCHOOLS





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



Candlelight<sup>TM</sup>homes<sup>TM</sup>  
*We Build Beautiful<sup>TM</sup>*



*We Build Beautiful*<sup>TM</sup>

**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*<sup>TM</sup>

## AWARD-WINNING HOMEBUILDER



*Ranked 1027 in the U.S. and  
12 in the Salt Lake City metro  
area in 2014 in the Inc. 5000  
Fastest-Growing Privately Held  
Companies in America*



*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*



*Professional Builder awards  
for Housing Giants and 40  
Under 40*



*Two consecutive years as Builder  
Magazine's Top 200 Builders in  
the nation*



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



*Utah Business Magazine's  
40 Under 40 award*



*Parade of Homes Winner in  
Best Architecture and Best  
Landscaping*



*Best of Houzz designations for five  
consecutive years*



## 18 FLOOR PLANS TO CHOOSE FROM



ENGELBERG



CHAMONIX



INNSBRUCK



ST. MORITZ



BANFF



BRECKENRIDGE



INTERLAKEN



MONARCH



NORTHSTAR



VAIL



POMERELLE



KEYSTONE



SNOWMASS



MAMMOTH



DURANGO



SUN VALLEY



ASPEN



SILVERTON

[VIEW ALL FLOOR PLANS ONLINE](#)

## 4 TOWNHOME FLOOR PLANS TO CHOOSE FROM



**CASCADE**



**COTTONWOOD**



**SIERRA**



**WASATCH**

[VIEW ALL FLOOR PLANS ONLINE](#)

**AVAILABLE HOMES** MORE COMING SOON

[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



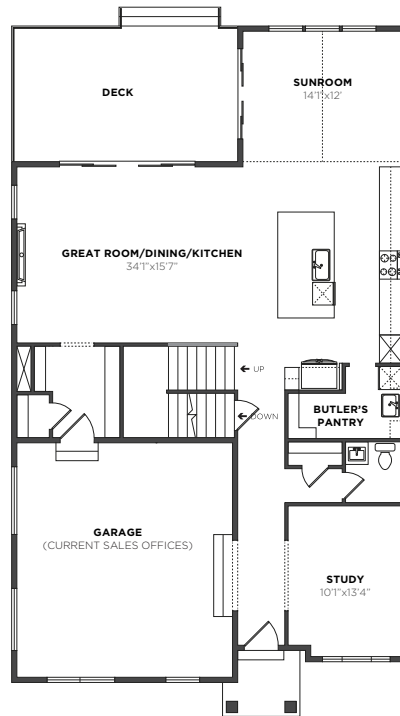
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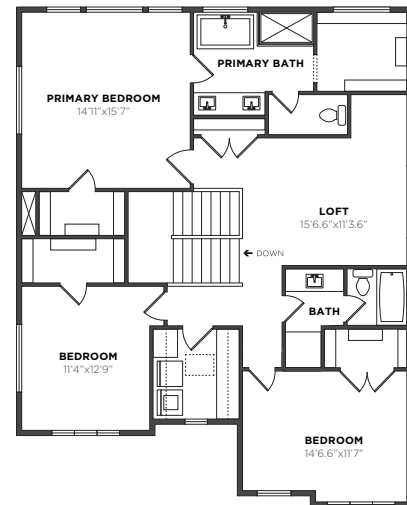
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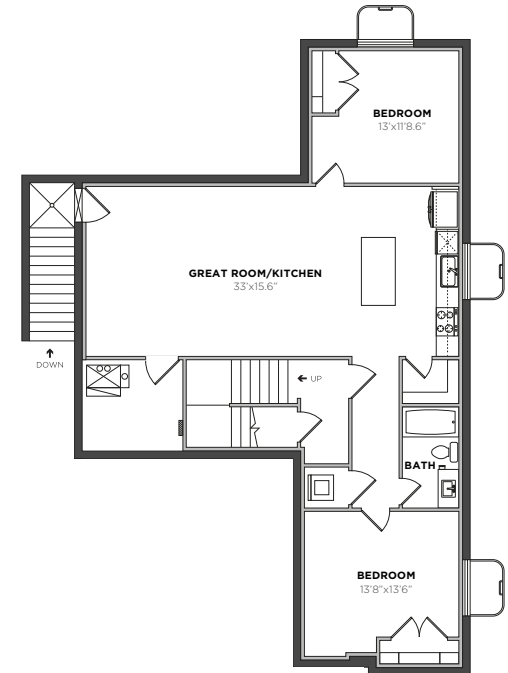
Plans are conceptual and  
subject to change.



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

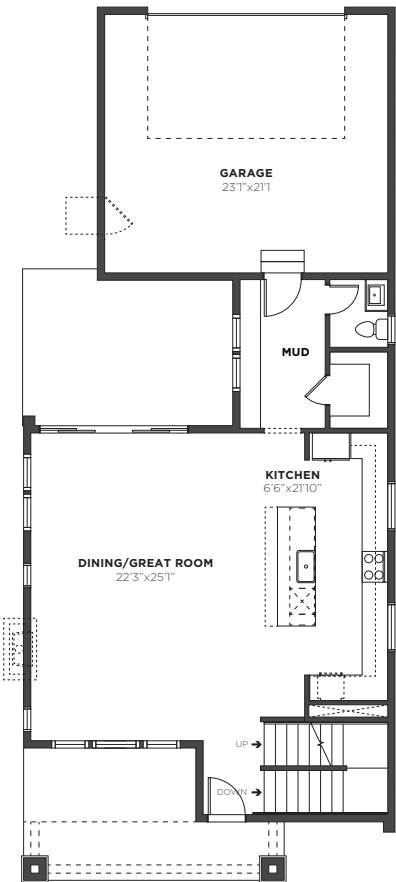
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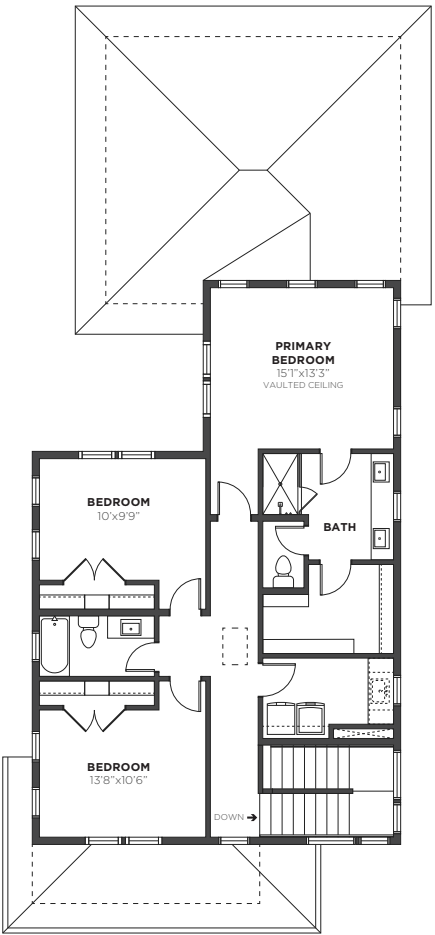
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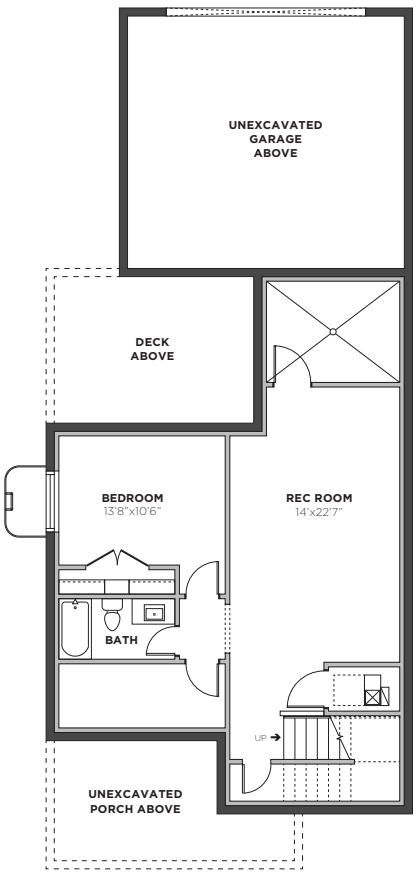
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FIRST FLOOR



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

FARMHOUSE



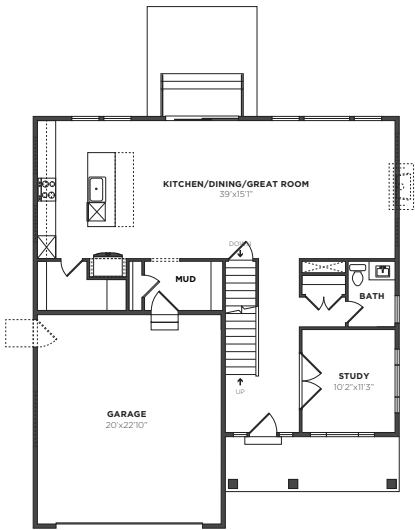
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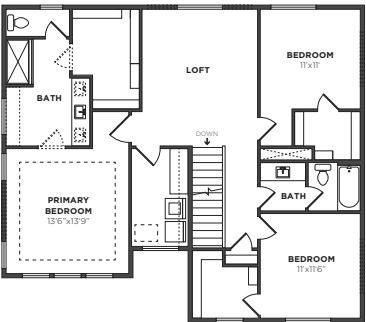
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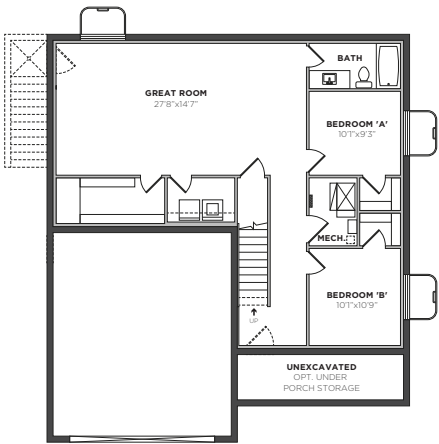
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FIRST FLOOR



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

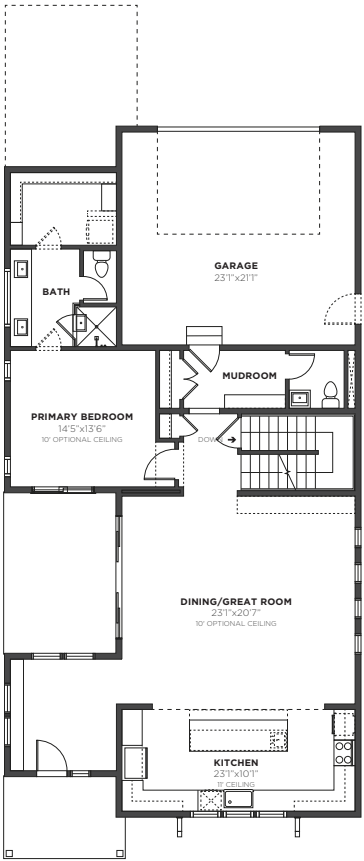
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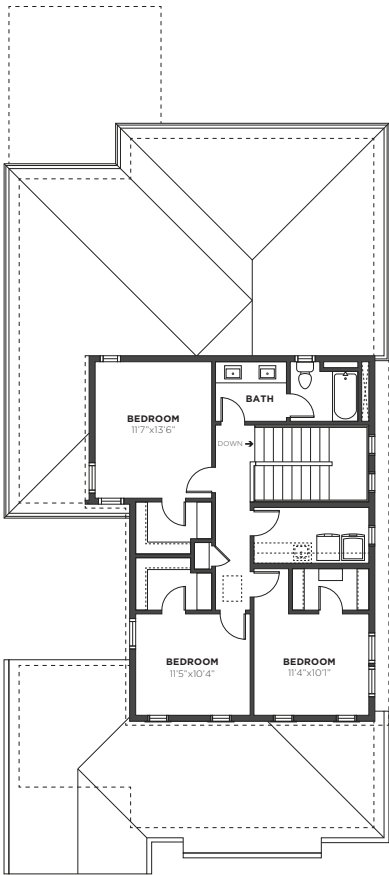
FARMHOUSE



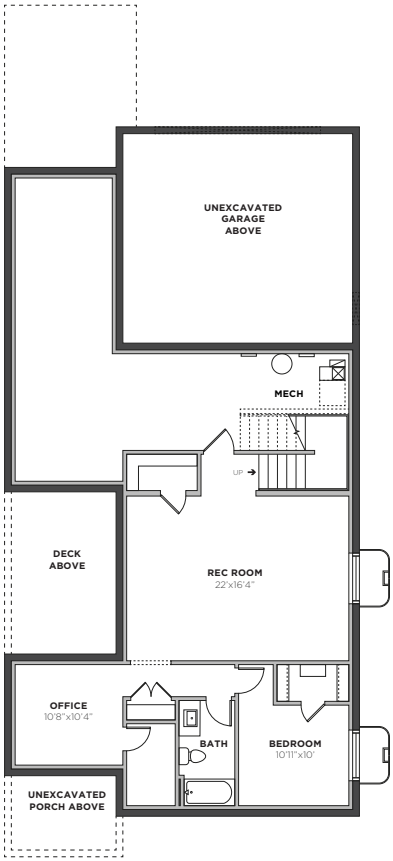
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FIRST FLOOR



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



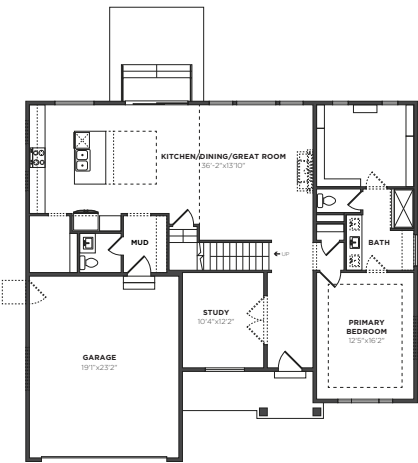
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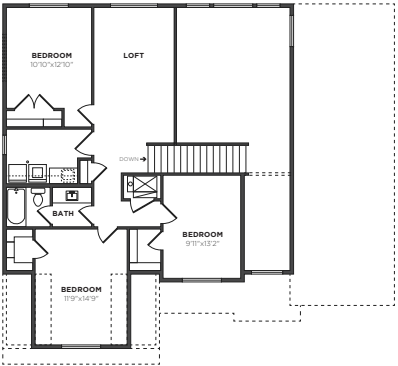
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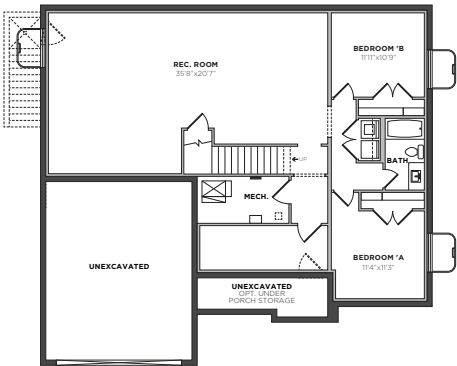
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT



# CASCADE | COTTONWOOD



TOWNHOMES

Candlelight *homes*  
*We Build Beautiful.*

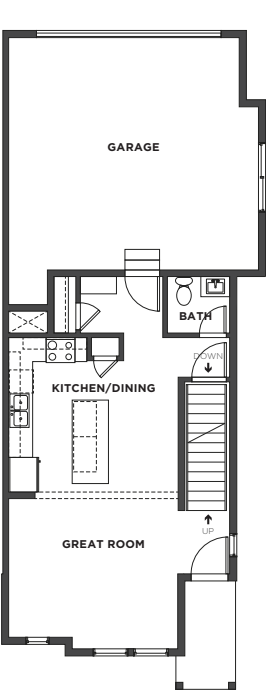
DETAILS

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

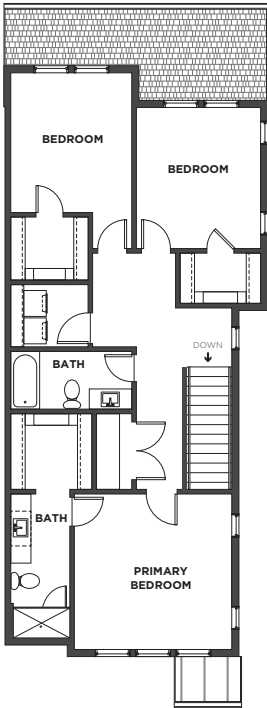
ELEVATIONS



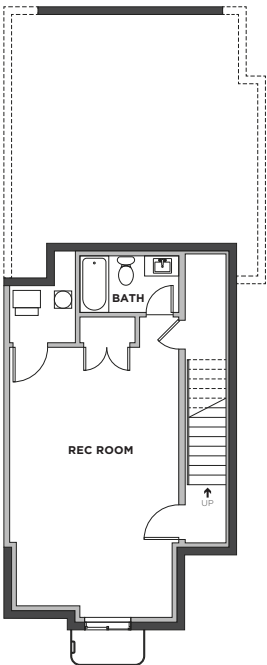
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT



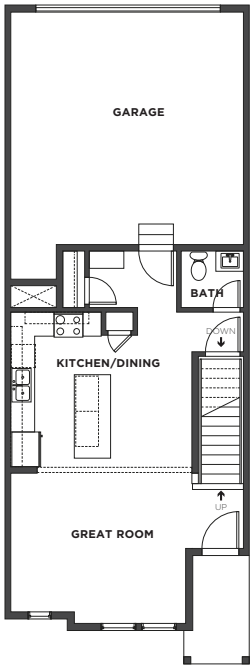
DETAILS

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

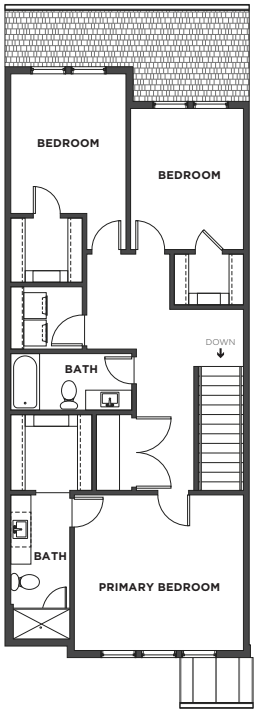
ELEVATIONS



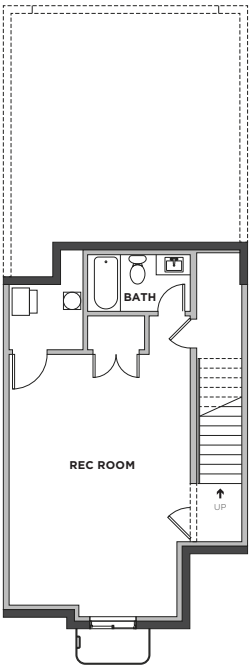
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

# SIERRA | WASATCH



TOWNHOMES

Candlelight *homes*  
*We Build Beautiful.*



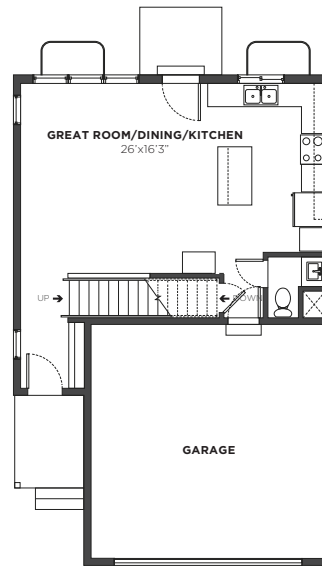
### DETAILS

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

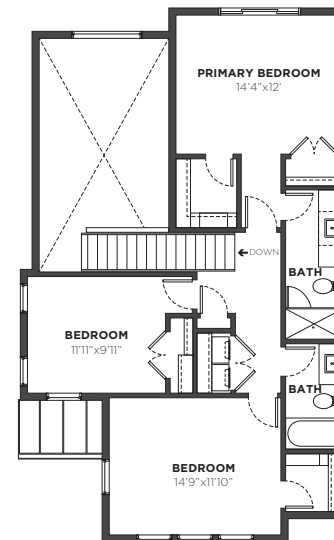
### ELEVATIONS



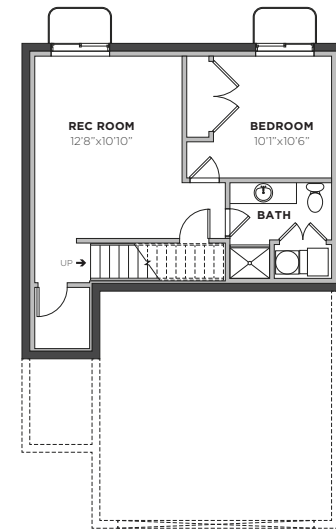
*Plans are conceptual and  
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**FIRST FLOOR**



**SECOND FLOOR**



**OPT. FINISHED BASEMENT**

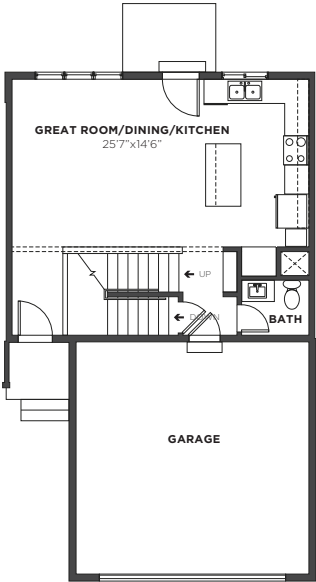
DETAILS

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

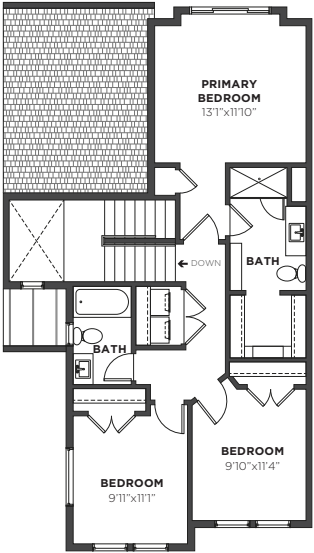
ELEVATIONS



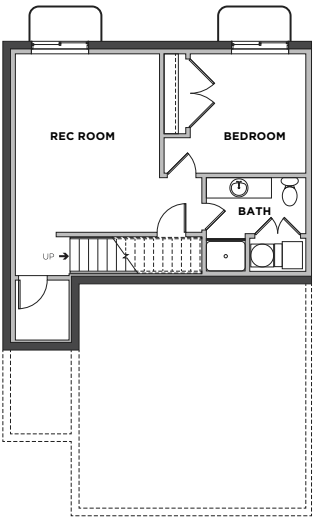
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FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT