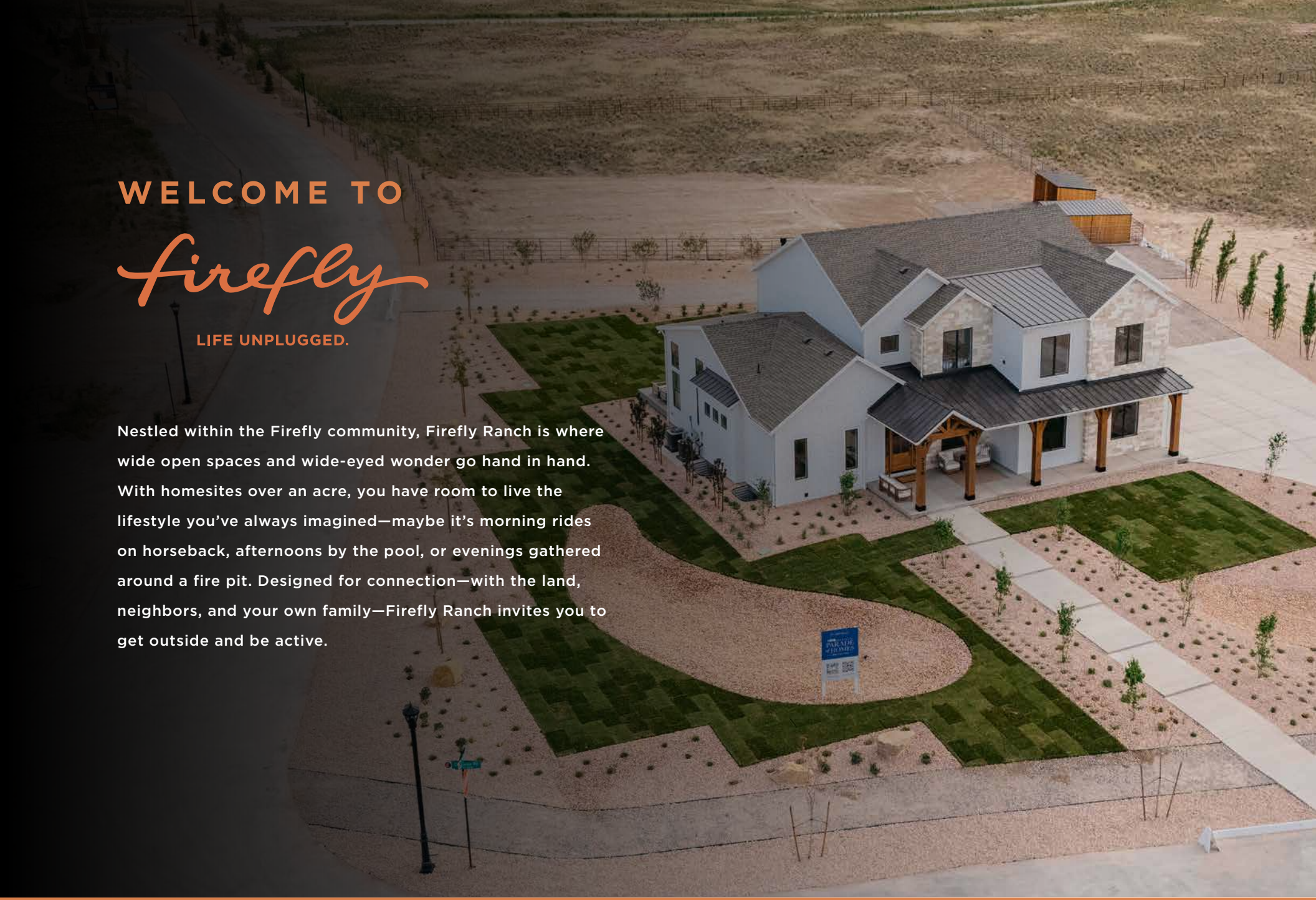


A Firefly Neighborhood —Welcome to Life Unplugged.



WELCOME TO

Firefly

LIFE UNPLUGGED.

Nestled within the Firefly community, Firefly Ranch is where wide open spaces and wide-eyed wonder go hand in hand. With homesites over an acre, you have room to live the lifestyle you've always imagined—maybe it's morning rides on horseback, afternoons by the pool, or evenings gathered around a fire pit. Designed for connection—with the land, neighbors, and your own family—Firefly Ranch invites you to get outside and be active.

FIREFLY RANCH



TWO LOT TYPES. ONE SHARED VISION.

Choose between Ranch Lots and Lifestyle Lots, each offering something special. Ranch Lots give you space for animals like horses, goats, pigs, chickens—even llamas. It's your chance to bring a little homestead life home. Prefer relaxation and recreation? Lifestyle Lots are perfect for pools, sport courts, gardens, and more.

BUILD WITH CANDLELIGHT HOMES OR BRING YOUR OWN BUILDER

However you build, Firefly Ranch is your place to unplug, explore, and create the home of your dreams.

firefly

LIFE UNPLUGGED.

FIREFLY RANCH

AVAILABLE LOTS

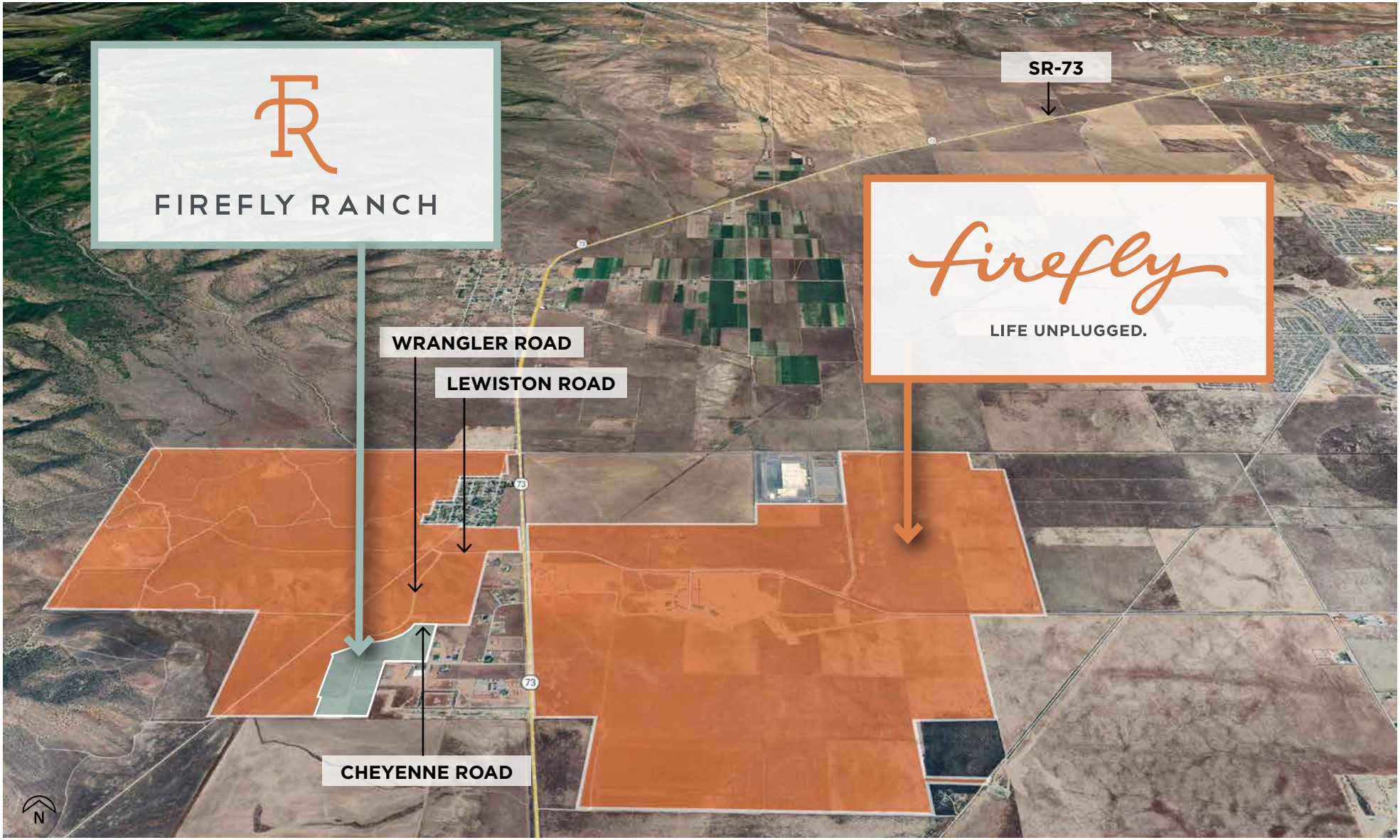


FIREFLY RANCH

WHERE WE ARE LOCATED GOOGLE MAPS



WHERE WE ARE LOCATED GOOGLE MAPS



AVAILABLE LOTS



FIREFLY RANCH

LOT DETAILS PRICING & STATUS

TYPE OF LOTS	
	Lifestyle
	Ranch
	Arena
🔥	Candlelight Homes only

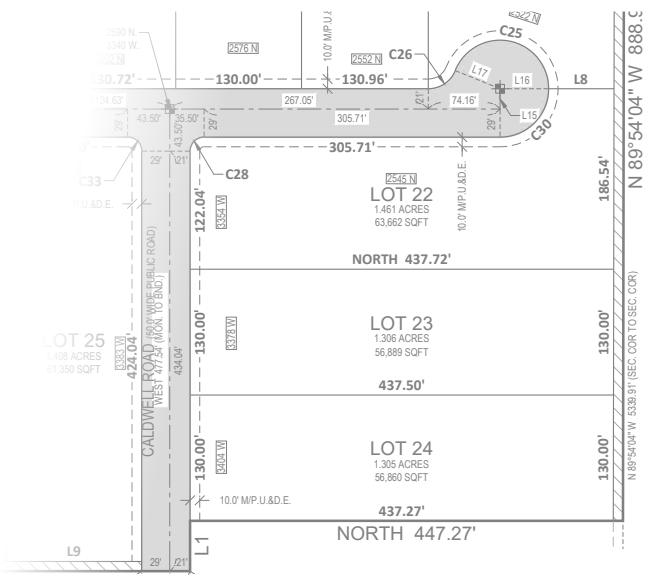
PRICING KEY	
	Reserved
	Sold

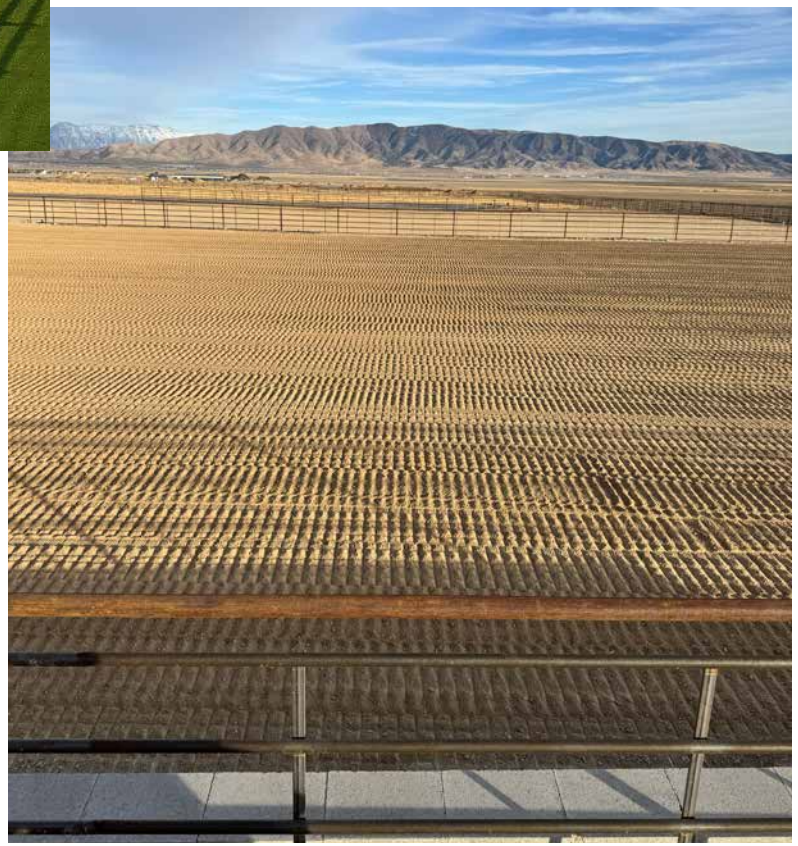
LOT	ACRES	SQ. FT.	PRICE	LOT DEPTH
1	1.527	66,526	$365,000.00	496.76’
2	1.308	56,972	$300,000.00	440.69’
3	1.313	57,214	$350,000.00	439.53’
4	1.310	57,063	$350,000.00	438.37’
5	2.029	88,368	SOLD	436.56’
6	2.014	87,732	SOLD	560.54’
7	1.234	53,761	$350,000.00	309.58’
8	1.149	50,050	$365,000.00	385.00’
9	1.149	50,050	$365,000.00	385.00’
10	1.407	61,280	SOLD	385.00’
11	1.461	63,656	$360,000.00	452.84’
12 🔥	1.559	67,912	TBD	414.88’
13	1.346	58,624	$350,000.00	440.41’
14	1.333	58,076	$300,000.00	436.53’
15	1.331	57,961	$350,000.00	438.66’
16	1.328	57,845	$350,000.00	437.78’

LOT	ACRES	SQ. FT.	PRICE	FRONTAGE WIDTH
17	1.418	61,783	$365,000.00	437.78’
18	1.518	66,129	$365,000.00	435.51’
19	1.298	56,560	$300,000.00	434.65’
20	1.305	56,866	$350,000.00	433.78’
21	1.82	79,298	$430,000.00	432.50’
22	1.461	63,662	$430,000.00	437.72’
23	1.306	56,889	$430,000.00	437.50’
24	1.305	56,860	$430,000.00	437.27’
25	1.408	61,350	$300,000.00	438.54’
26	1.395	60,784	$310,000.00	438.54’
27	1.402	61,089	$310,000.00	438.54’
28	1.402	61,089	$360,000.00	438.54’
29	1.402	61,089	$360,000.00	438.54’
30	1.622	70,649	$365,000.00	438.54’
31 🔥	1.531	66,695	TBD	438.54’
32 🔥	1.367	59,550	TBD	392.01’

ARENA LOTS







Lots 22, 23, and 24 at Firefly Ranch offer a rare opportunity for buyers looking for space, functionality, and added value. Each of these premium lots comes with a professionally installed arena, complete with leveled arena sand and fencing — ready for ranch use or other recreational needs.

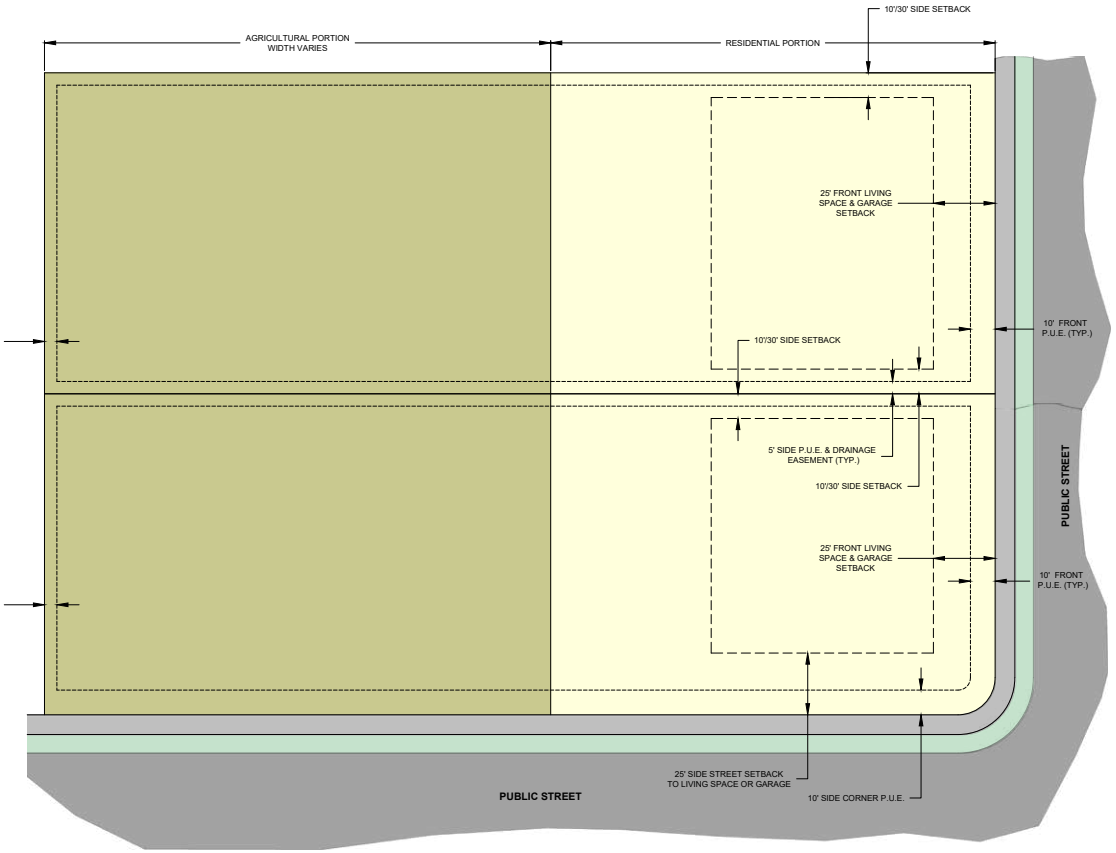
These lots are ideal for buyers seeking additional space for horses, hobbies, or outdoor activities while still enjoying the cohesive aesthetic and high standards of the Firefly Ranch community. With their unique features, the arena lots are a standout offering in an already exceptional neighborhood.

FIREFLY RANCH

RANCH LOT SETBACK DETAIL

DETAILS

1. Rear and side yard setbacks for accessory buildings including barns, shops, and accessory dwelling units (ADUs) is 5 feet.
2. Each lot's dimensions are set up to maximize the space with a 130' arena that spans the width of the lot with drill pipe fence on both sides.
3. Each lot has a 10' gate leading to the horse trail system.
4. Structures or corrals housing animals must be 50' from neighboring residences.



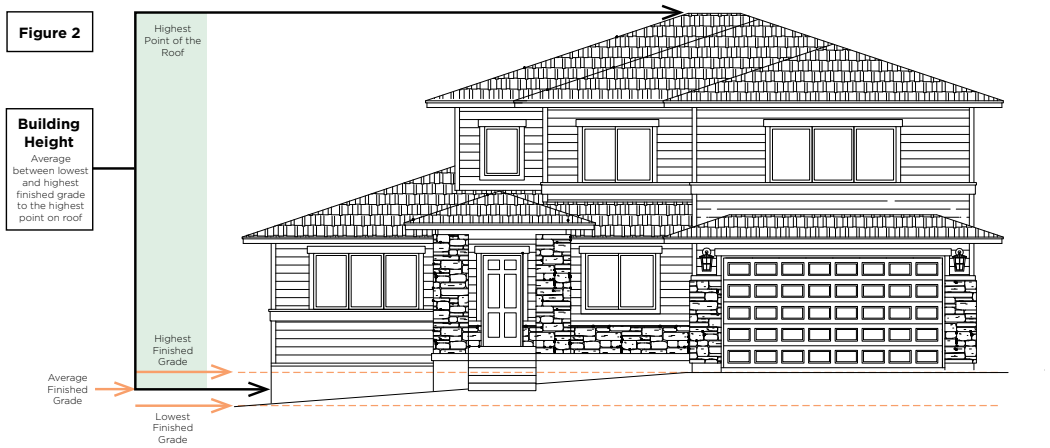
FIREFLY RANCH

BUILDING SETBACKS

SINGLE-FAMILY AND ACCESSORY BUILDING SETBACKS								
Type of Building	**Front**	**Garage**	**Rear**	**Side**	**Corner**	**Minimum Lot Width[1]**	**Minimum Lot Size**	**Maximum Building Height[2]**
Single-Family Home	25′	25′	35′	10′/30′	25′	90′	21,780 sf	35′
Barns	N/A	N/A	5’	5′	N/A	N/A	N/A	35′
ADU	N/A	N/A	5’	5′	N/A	N/A	N/A	35′

Reference Notes

1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line
2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures.



DRIVING DIRECTIONS TO FIREFLY RANCH FROM I-15

WRANGLER ROAD
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 right/west onto Lewiston Road
5. Turn left/south on Wrangler Road
6. See Firefly Ranch signs



FIREFLY RANCH

AMENITIES & VISION



firefly
LIFE UNPLUGGED.

FIREFLY RANCH

A place where kids willingly ditch their devices

AND CHOOSE A LIFE OF ADVENTURE AND ACTIVITY



FIREFLY RANCH

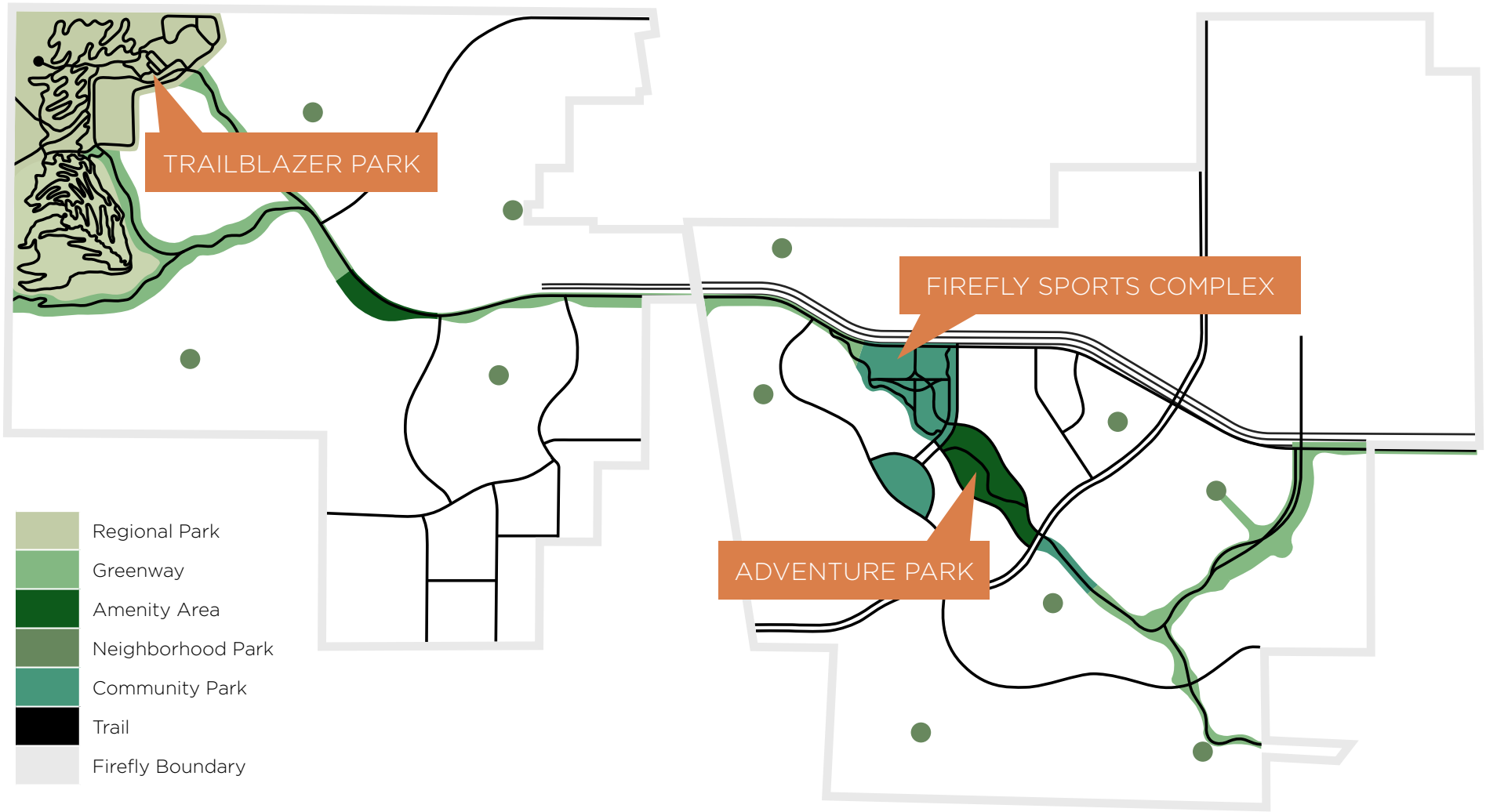


A place where activities and events are planned

FOR OUR KIDS BY A FULL-TIME ACTIVITIES DIRECTOR

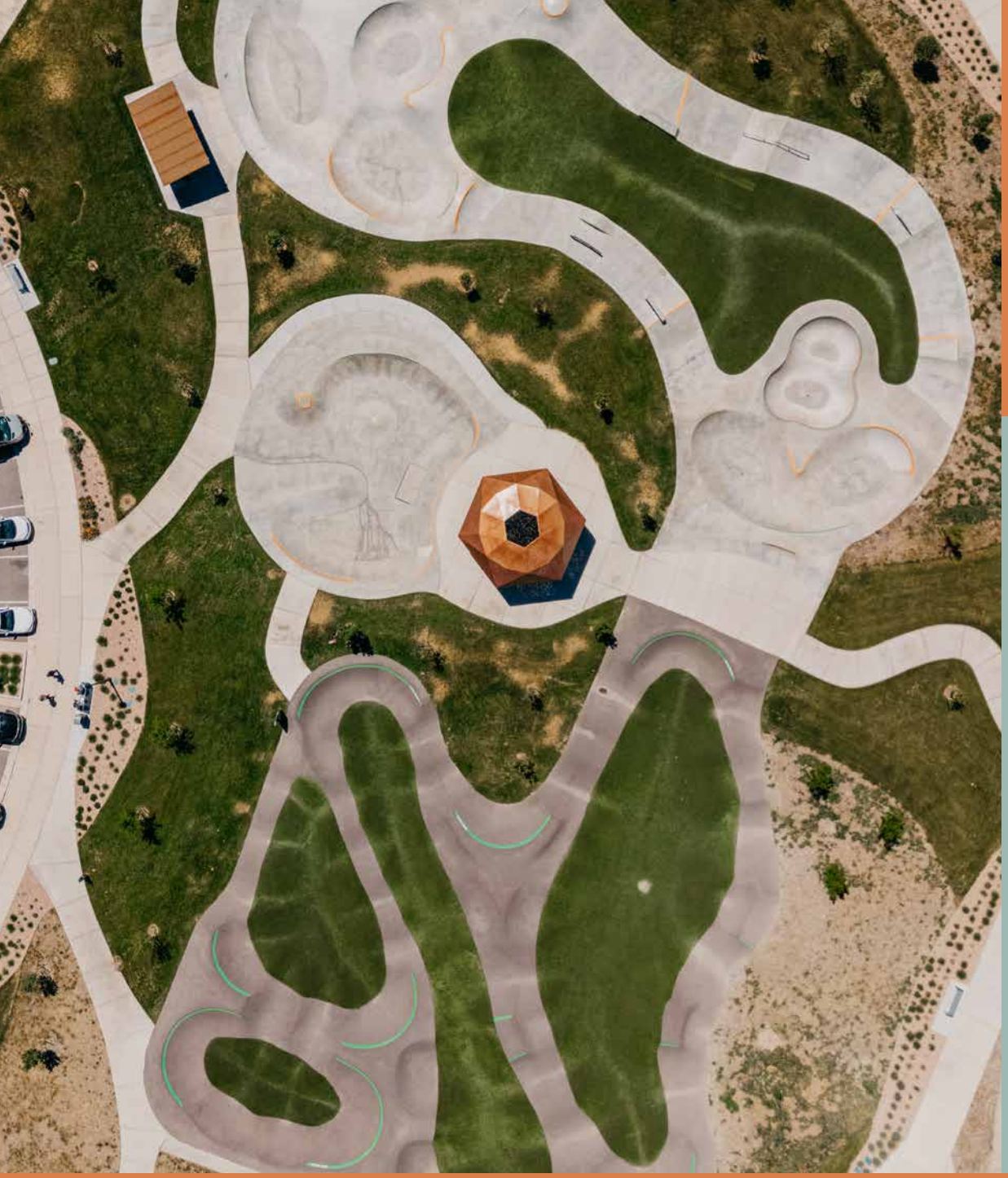
FIREFLY RANCH

FIREFLY MAP PARKS AND AMENITIES



Plan is conceptual and subject to change.

FIREFLY RANCH



FIREFLY SPORTS COMPLEX

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

FIREFLY RANCH

OUTDOOR AMENITIES FIREFLY SPORTS COMPLEX



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

Plan is conceptual and subject to change.

FIREFLY RANCH

PICKLEBALL COURTS FIREFLY SPORTS COMPLEX



FIREFLY RANCH

SOCCER FIELDS FIREFLY SPORTS COMPLEX



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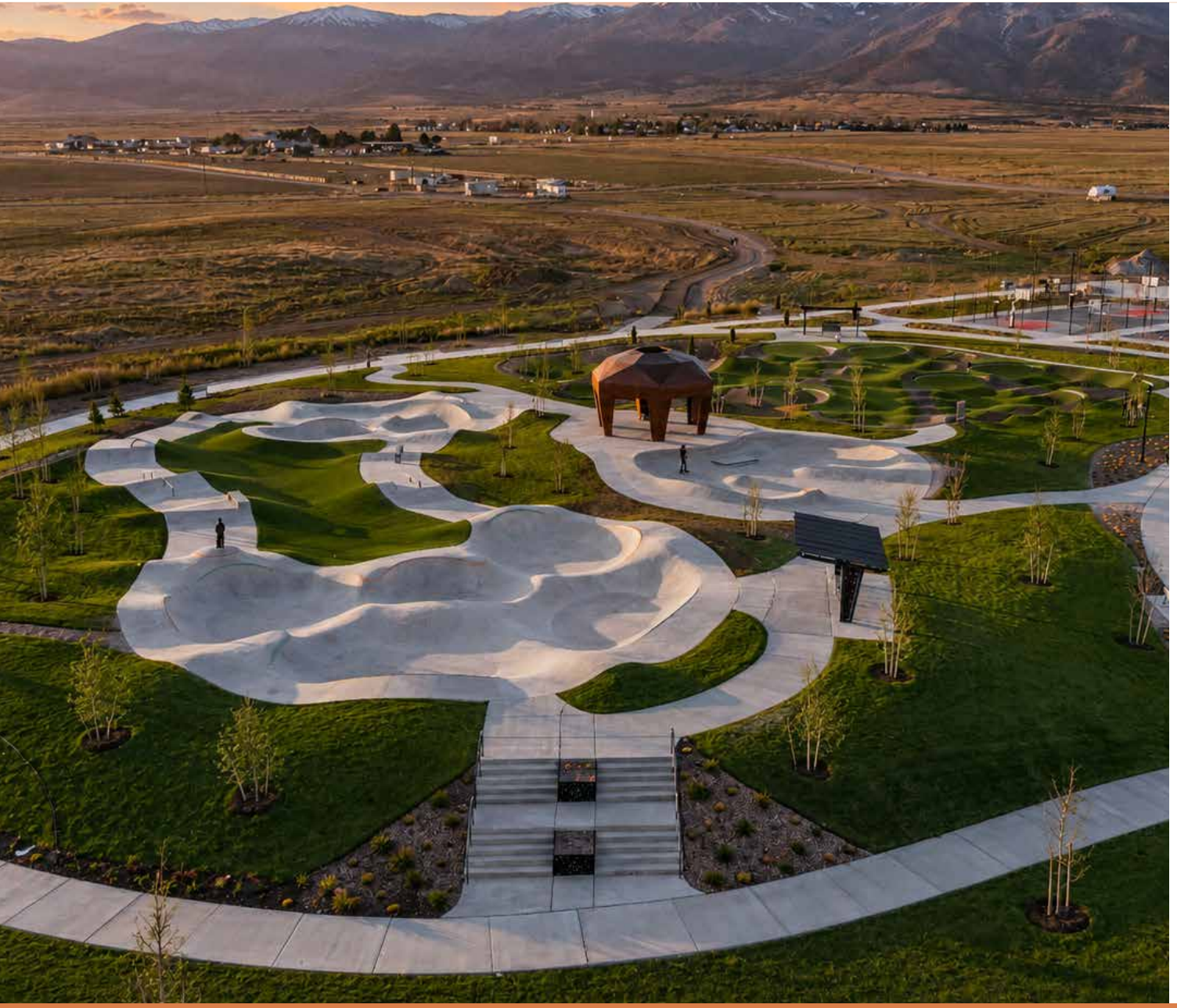
FIREFLY RANCH

SKATE/WHEELS PARK FIREFLY SPORTS COMPLEX









FIREFLY RANCH



ADVENTURE PARK

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

FIREFLY RANCH

ADVENTURE PARK



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

Plan is conceptual and subject to change.

FIREFLY RANCH

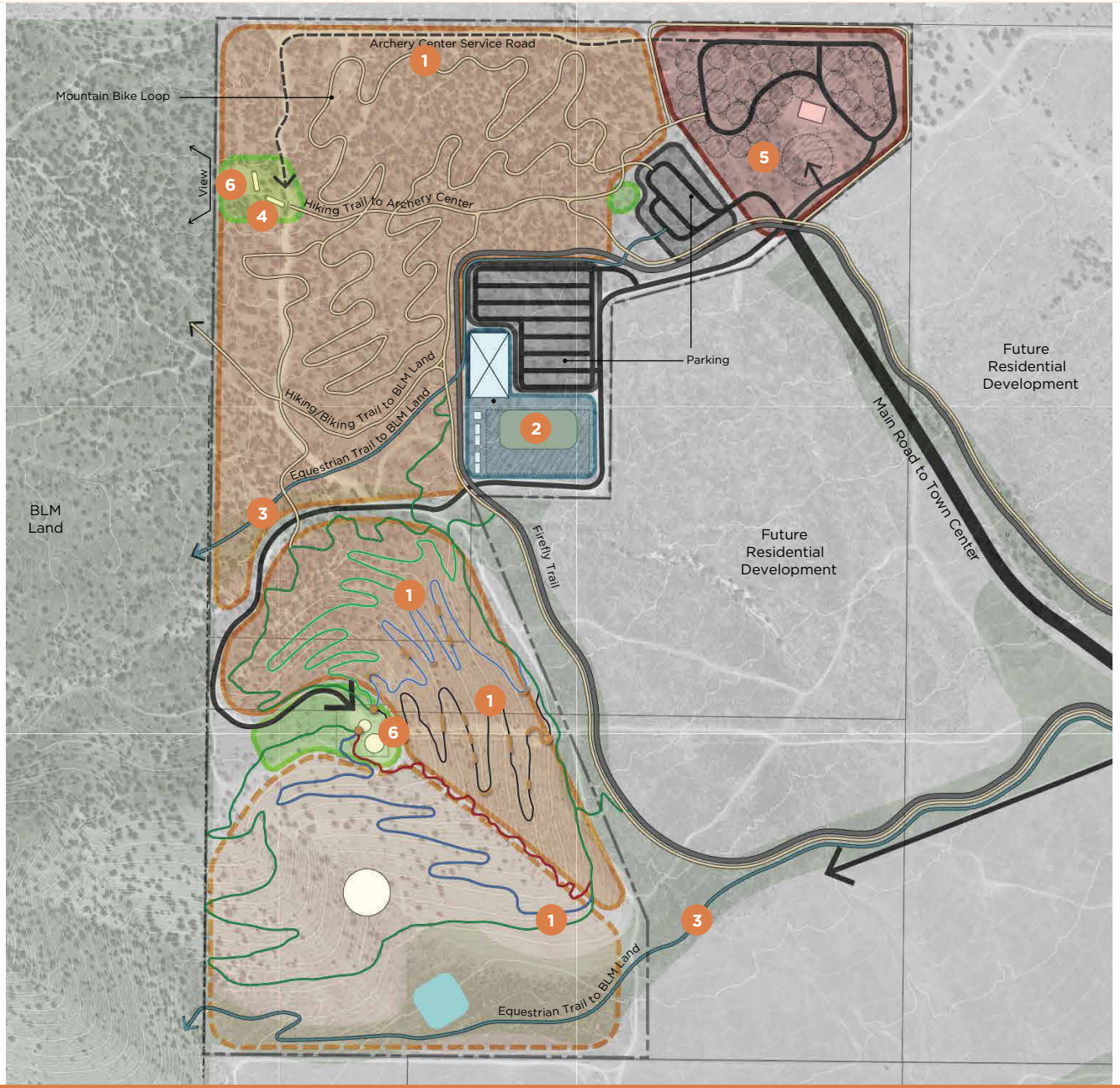


TRAILBLAZER PARK

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

FIREFLY RANCH

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

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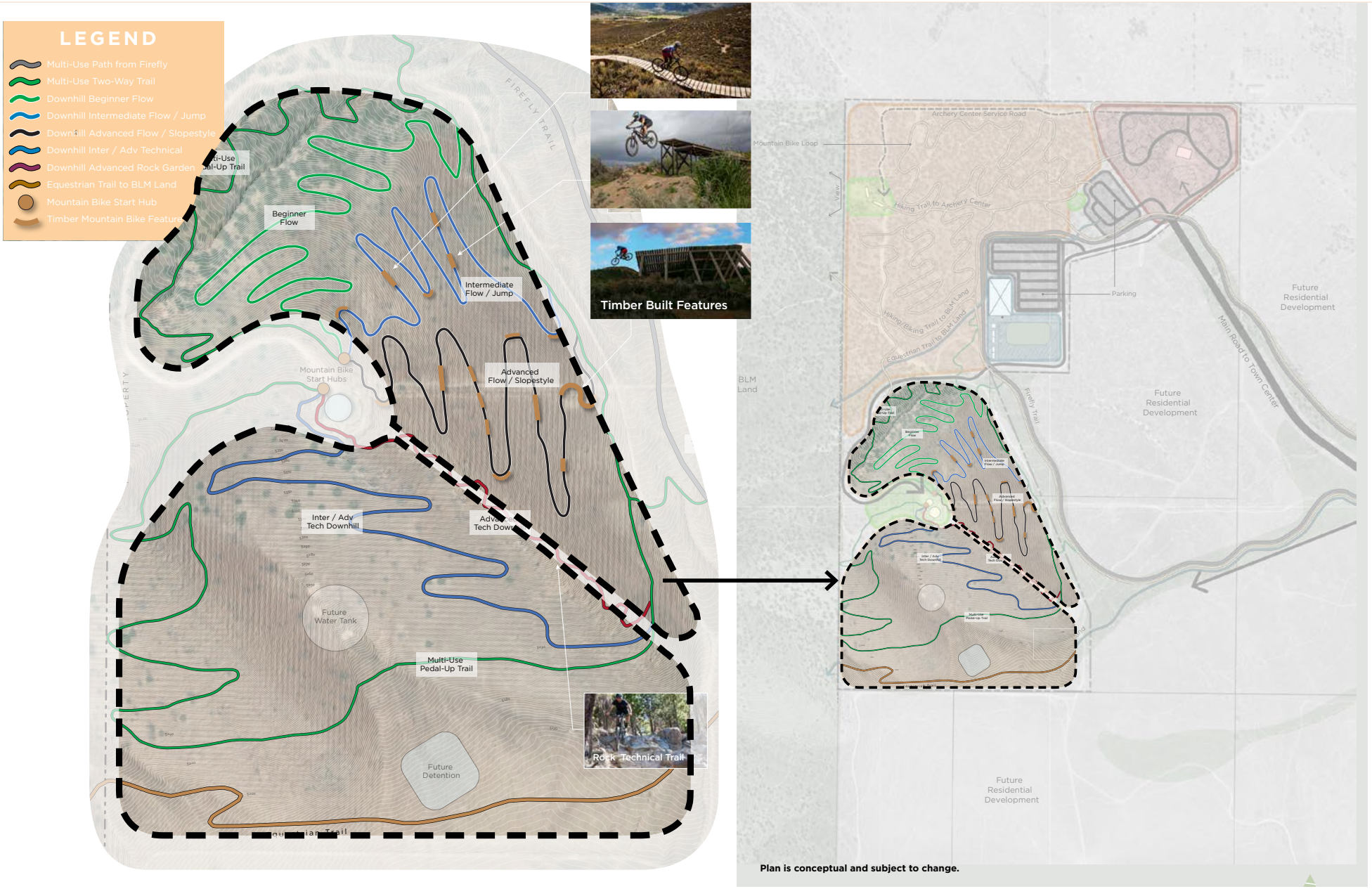
FIREFLY RANCH

MOUNTAIN BIKE TRAILS TRAILBLAZER PARK



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FIREFLY RANCH

DOWNHILL MOUNTAIN BIKE COURSE



FIREFLY RANCH

RECREATIONAL AREAS TRAILBLAZER PARK









Plan is conceptual and subject to change.



FIREFLY RANCH



A place where families connect without wifi

AND KIDS THRIVE WITHOUT DEVICES

FIREFLY RANCH

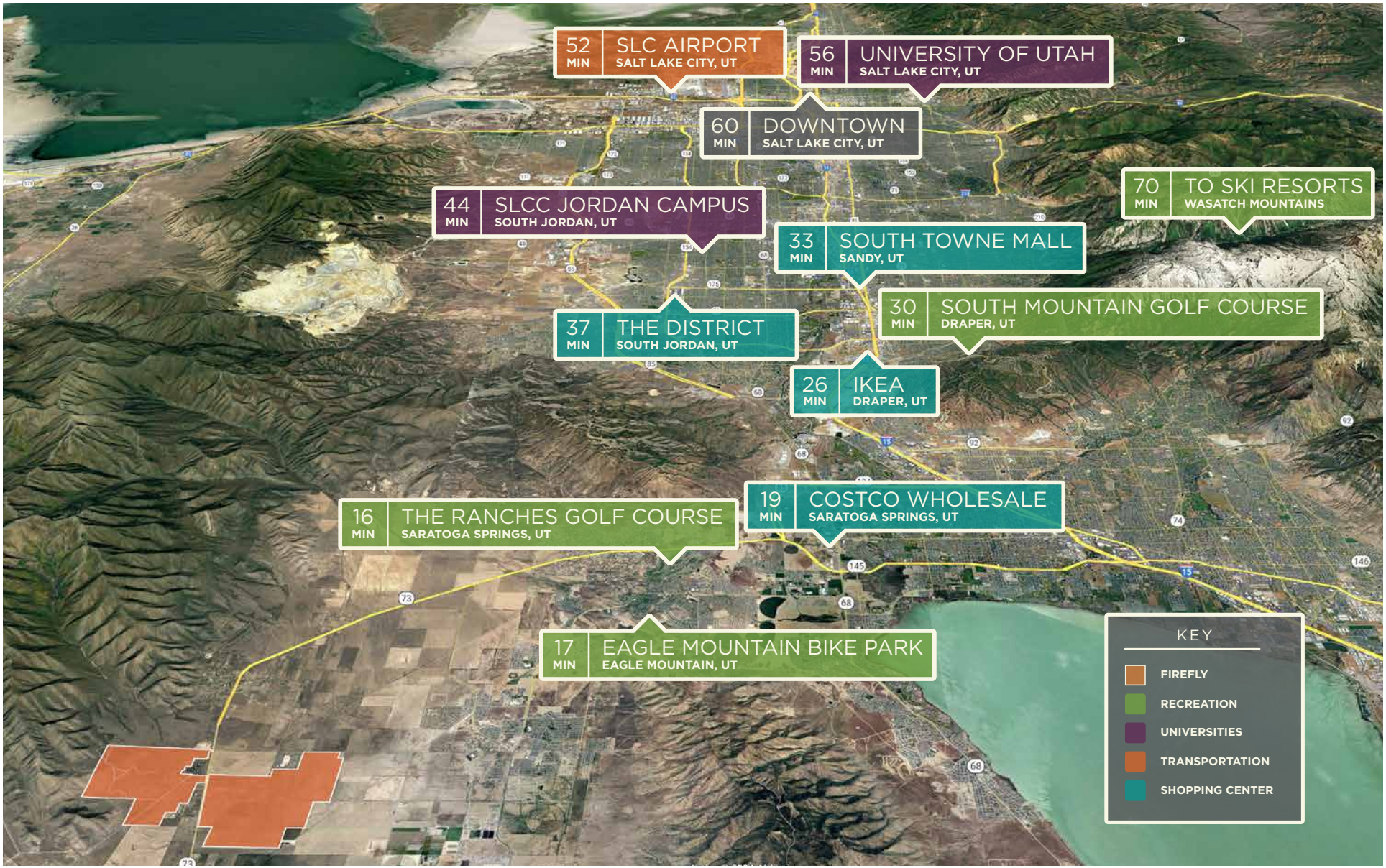
A place with so many ways to be active

RIGHT IN YOUR OWN BACKYARD



FIREFLY RANCH

SALT LAKE COUNTY POINTS OF INTEREST



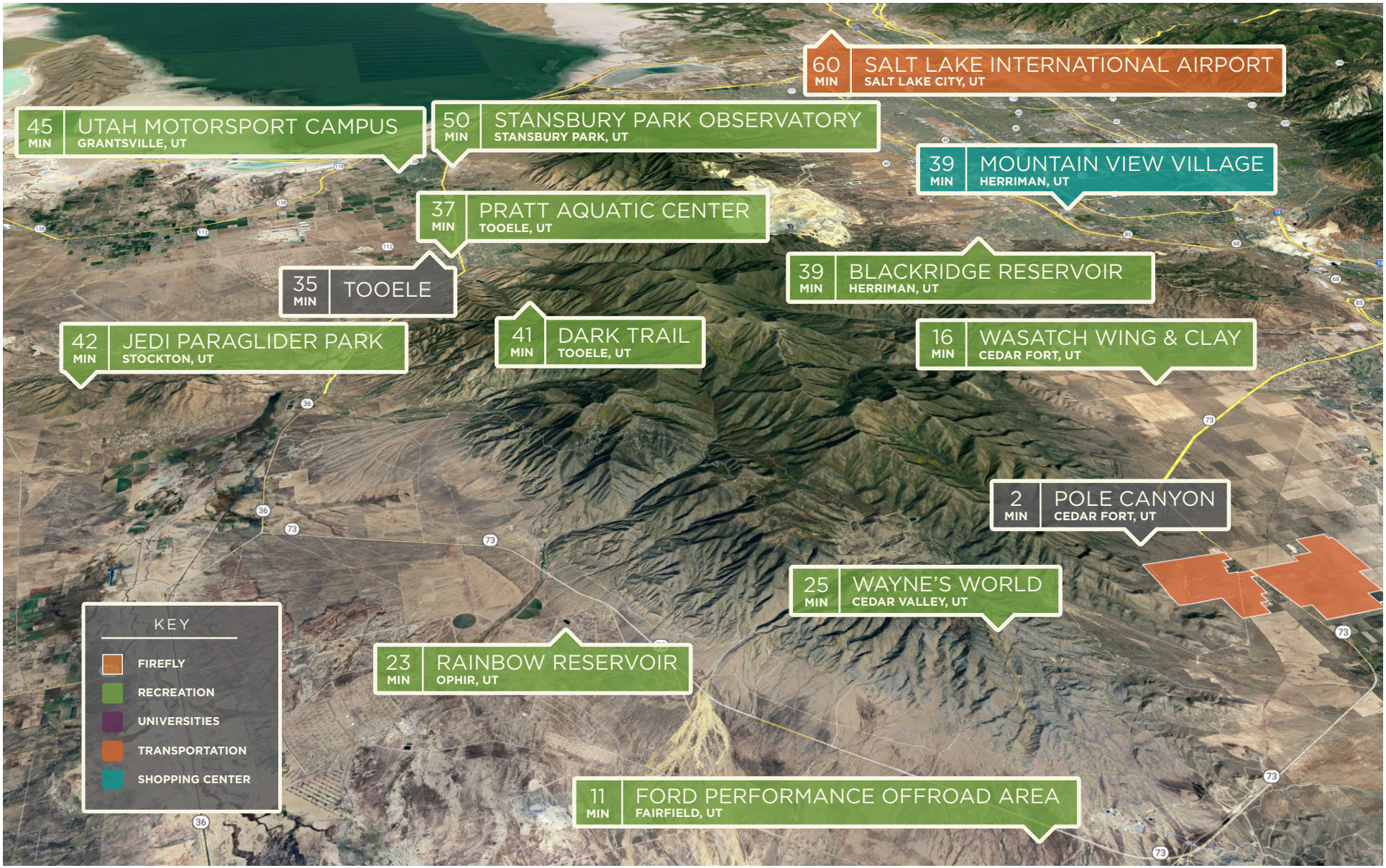
FIREFLY RANCH

UTAH COUNTY POINTS OF INTEREST



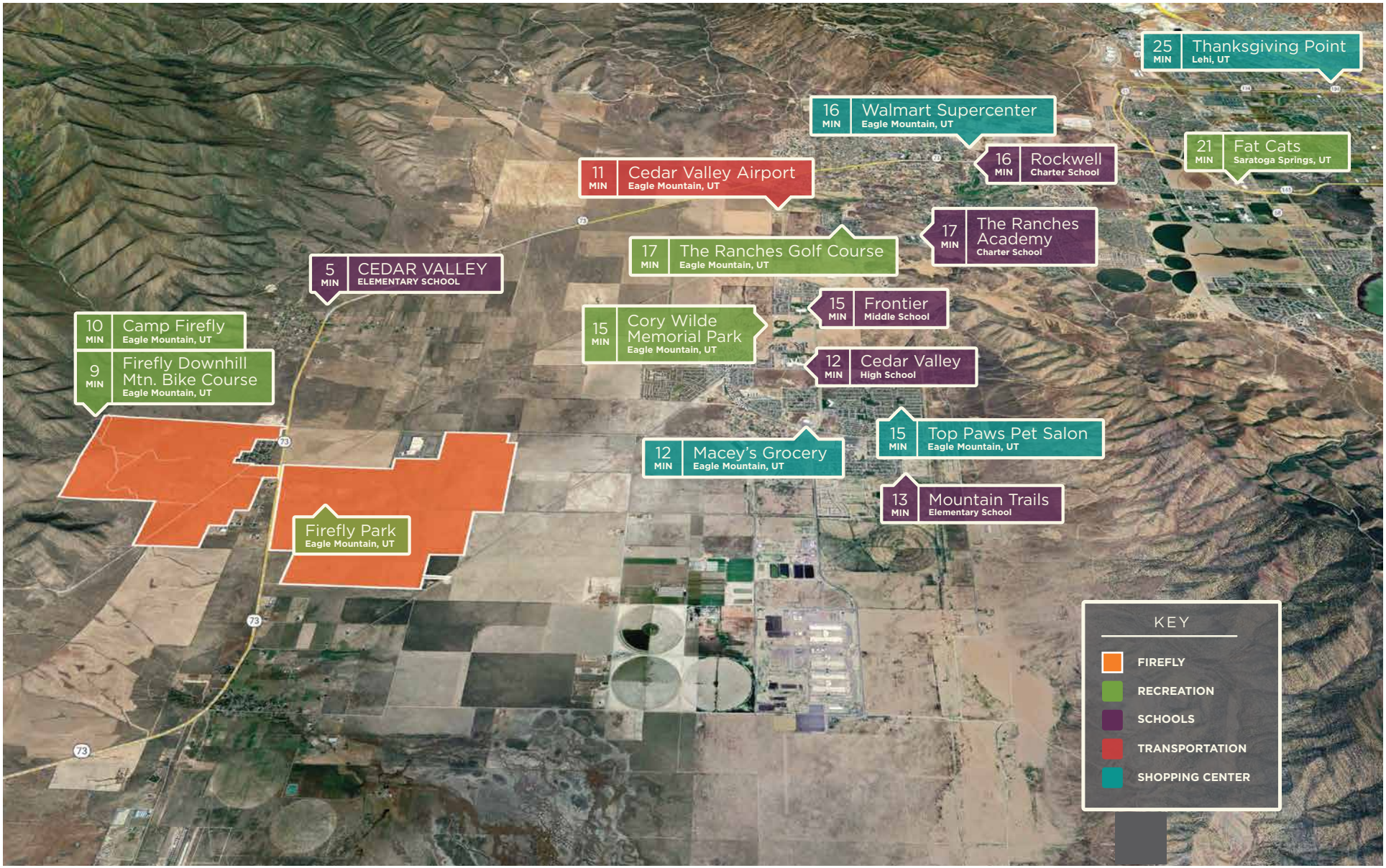
FIREFLY RANCH

TOOELE COUNTY POINTS OF INTEREST



FIREFLY RANCH

FIREFLY RANCH - EXPLORE THE AREA



FIREFLY RANCH

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

IMAGINE A NEW STORY FOR YOUR LIFE AND START LIVING IT



FIREFLY RANCH

BUILDER INFO



Firefly Ranch is a thoughtfully planned community, and we hold a high standard for the homes built here. To be approved to build in Firefly Ranch, builders are expected to include additional architectural detailing, enhanced exterior features, and upgraded landscaping.

These lots are among the most desirable in the area, and we want to ensure the homes reflect that quality.

FIREFLY RANCH

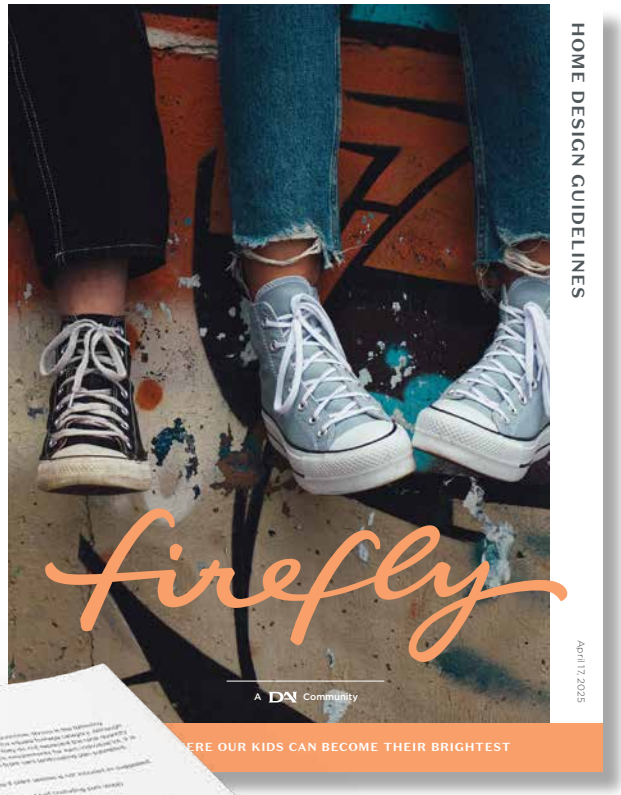
DESIGN GUIDELINES

Builder Requirements

The Design Guidelines for Firefly were established to encourage a high level of design quality and variety, while promoting compatibility within and between residential neighborhoods. The architectural character and form of each home contributes an essential part of the community's desired ambiance and image.

Builders are required to understand and apply the design principles established in the Design Guidelines. To help make sure all the structural and landscaping requirements are addressed and to simplify the process, you will be provided with submittal forms and checklists that will accompany your set of plans.

Ask for your copy of the Design Guidelines today.





FIREFLY RANCH

CANDLELIGHT HOMES

We Build Beautiful™

Candlelight Homes is building more than beautiful homes at Firefly and Firefly Ranch. 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.

Candlelight has home designs availablecreated specifically for Firefly Ranch. If you're looking for an award-winning builder with beautiful floor plans and a simple process, your dream home could be right within reach.

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 BUILDER

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

Winner of the 2025 Utah Valley Parade of Homes Judges' Choice Award for the Northstar floor plan

Winner of the 2024 Utah Valley Parade of Homes Judges' Choice Award for the St. Moritz home design

Winner of three 2025 PCBC Gold Nugget Grand Awards: Home of the Year, Best Single Family Detached Home (2,000–2,500 sq. ft.), and Excellence in Design for the Chamonix (Scandinavian elevation)

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

Best of Houzz designations for five consecutive years

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

3 FLOOR PLANS TO CHOOSE FROM

NEW!



BRIN VALLEY RANCH

NEW!



MAMMOTH RANCH

NEW!



SUN VALLEY RANCH

VIEW ALL FLOOR PLANS ONLINE

QUICK MOVE-IN HOMES READY TO MOVE IN NOW?

VIEW ALL AVAILABLE HOMES ONLINE

BRIN VALLEY RANCH



Candlelight homes™
We Build Beautiful™

DETAILS	
First Floor Sq Ft	2,117
Second Floor Sq Ft	1,382
Total Finished Sq Ft	5,615
Basement Sq Ft	2,116
Bedrooms	4
Baths	2.5
Width	80'

ELEVATIONS

FARMHOUSE



CRAFTSMAN



CONTEMPORARY



Plans are conceptual and subject to change.



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT

MAMMOTH RANCH



Candlelight homes™
We Build Beautiful™

DETAILS	
First Floor Sq Ft	2,677
Total Finished Sq Ft	5,315
Basement Sq Ft	2,638
Bedrooms	3
Baths	2.5
Width	58’

ELEVATIONS

FARMHOUSE



CRAFTSMAN



CONTEMPORARY



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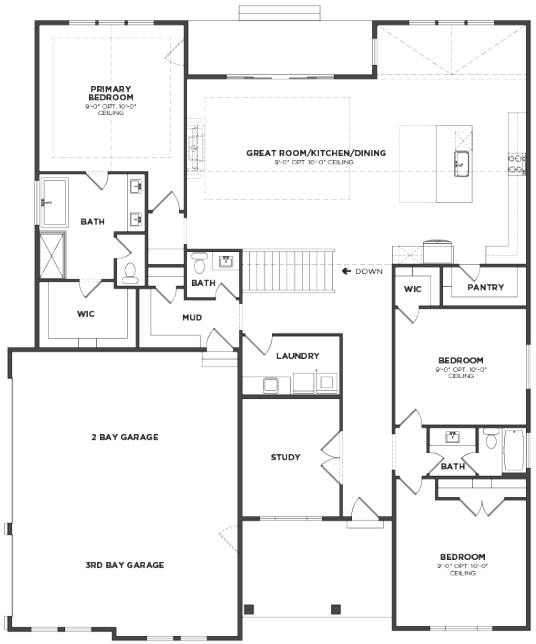
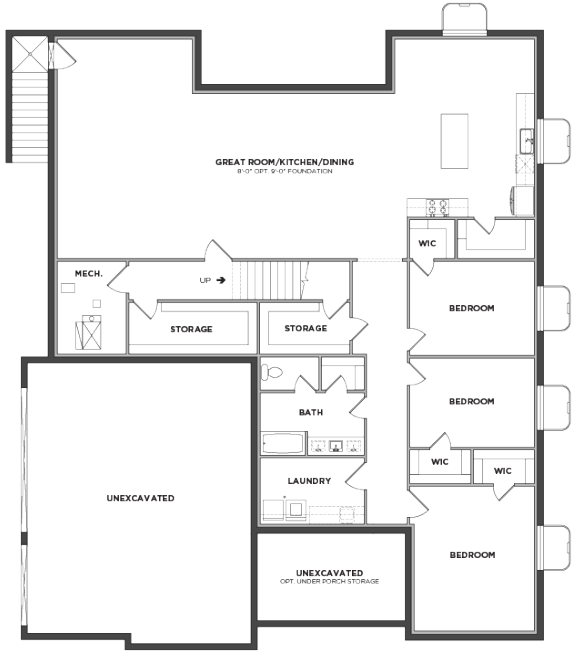


FIRST FLOOR



OPT. FINISHED BASEMENT

SUN VALLEY RANCH



Candlelight homes™
We Build Beautiful™

DETAILS	
First Floor Sq Ft	1,541
Second Floor Sq Ft	1,043
Total Finished Sq Ft	4,137
Basement Sq Ft	1,553
Bedrooms	4
Baths	2.5
Width	59'

ELEVATIONS

FARMHOUSE



CRAFTSMAN



CONTEMPORARY



Plans are conceptual and subject to change.



FIRST FLOOR



SECOND FLOOR



OPT. FINISHED BASEMENT