



# FIREFLY RANCH



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.



# TWO LOT TYPES. ONE SHARED VISION.

Choose between Equestrian Lots and Lifestyle Lots, each offering something special. Equestrian 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.

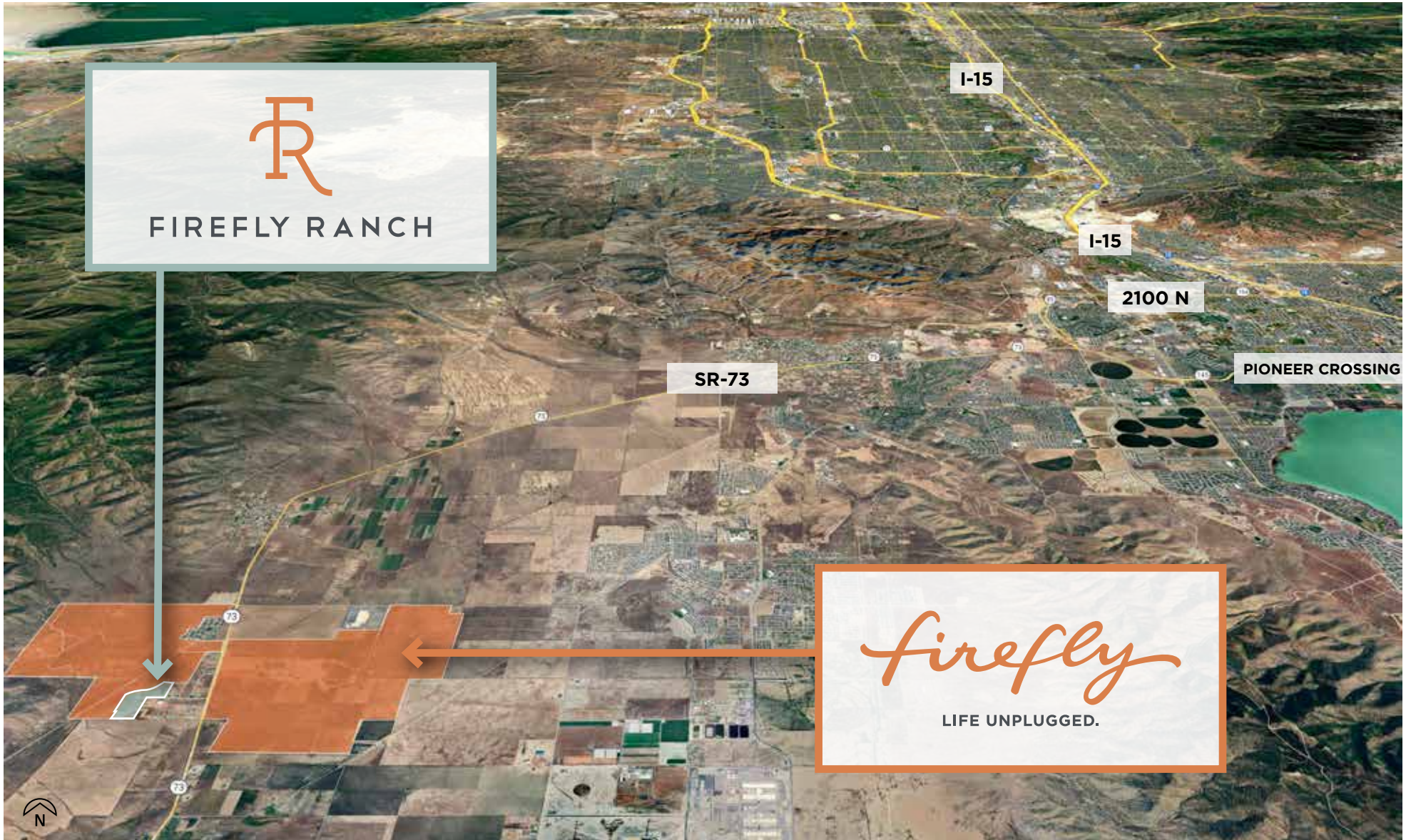


 FIREFLY RANCH

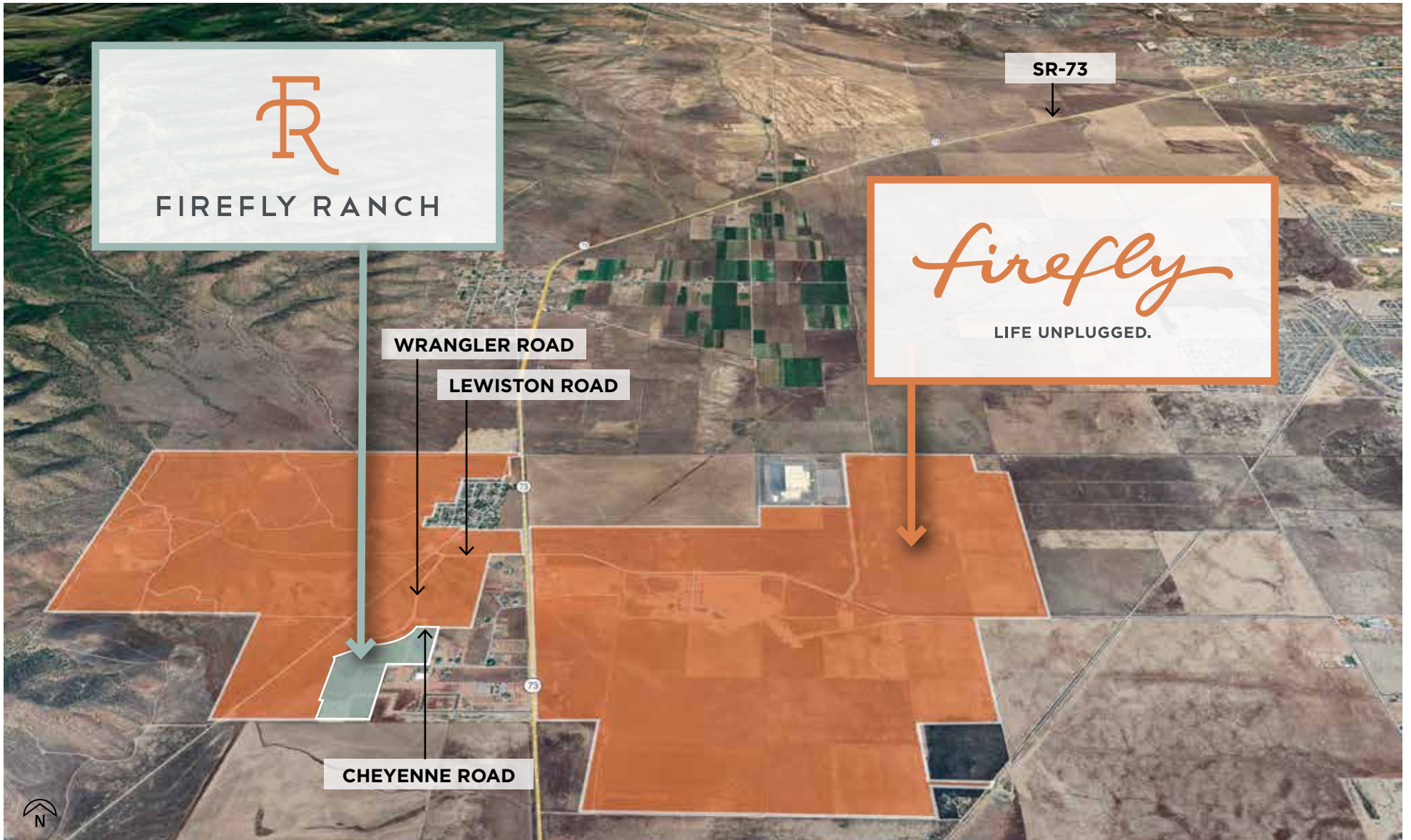
# AVAILABLE LOTS



WHERE WE ARE LOCATED GOOGLE MAPS



WHERE WE ARE LOCATED GOOGLE MAPS







# AVAILABLE LOTS






TYPE OF LOTS	
	Lifestyle
	Equestrian
	Arena <sup>1</sup>
	Gravel Trails
	Equestrian Trails
	Candlelight Homes <sup>2</sup>












- 1 Arena lots are agricultural lots that have been developed with a 130' x 220' fenced area and arena sand installed and leveled
- 2 Candlelight Homes is the builder on these lots with several floor plans to choose from

# LOT DETAILS PRICING & STATUS

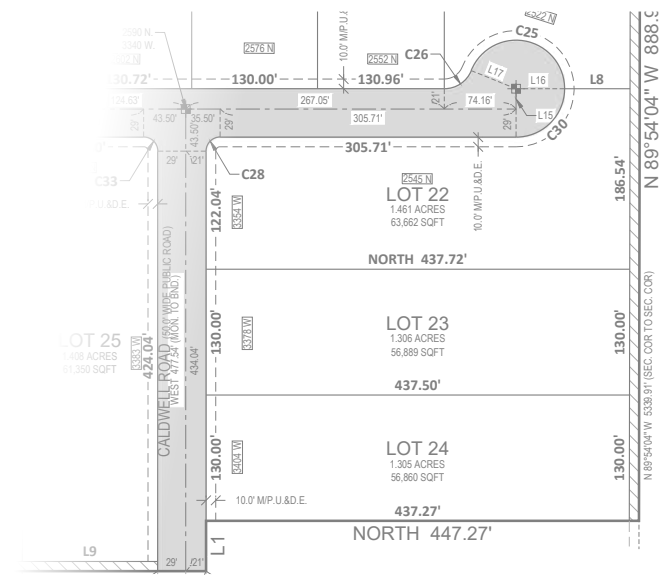
TYPE OF LOTS	
	Lifestyle
	Equestrian
	Arena
	Candlelight Homes only

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'

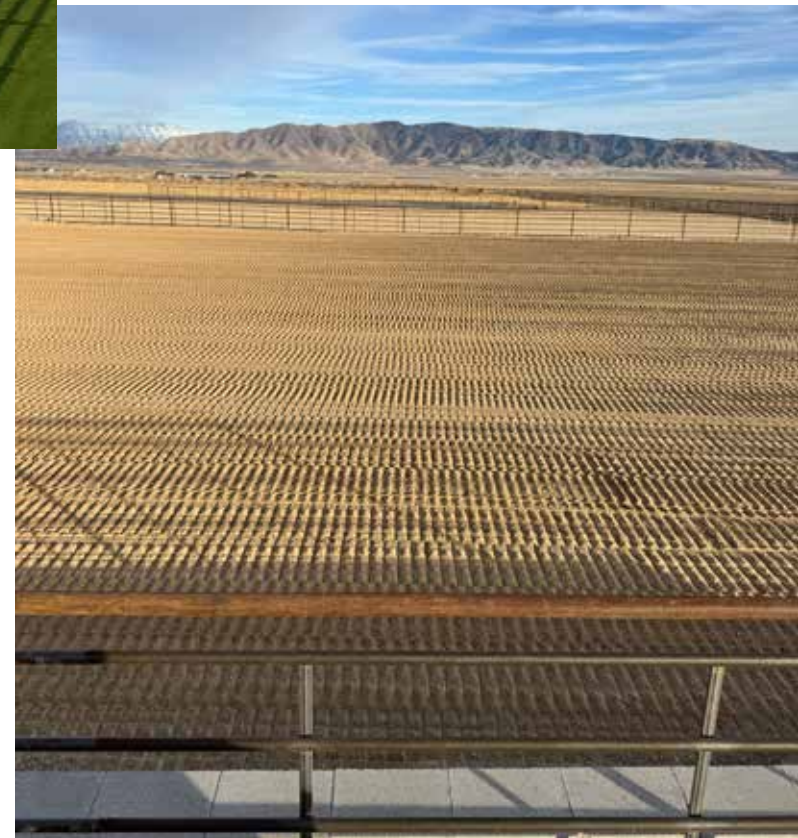
LOT	ACRES	SQ. FT.	PRICE	FRONTAGE WIDTH
17	1.418	61,783	\$365,000.00	437.78'
18	1.518	66,129	\$365,000.00	435.51'
19	1.298	56,560	\$300,000.00	434.65'
20	1.305	56,866	\$350,000.00	433.78'
21	1.82	79,298	\$430,000.00	432.50'
22 	1.461	63,662	\$430,000.00	437.72'
23 	1.306	56,889	\$430,000.00	437.50'
24 	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 equestrian use or other recreational needs.

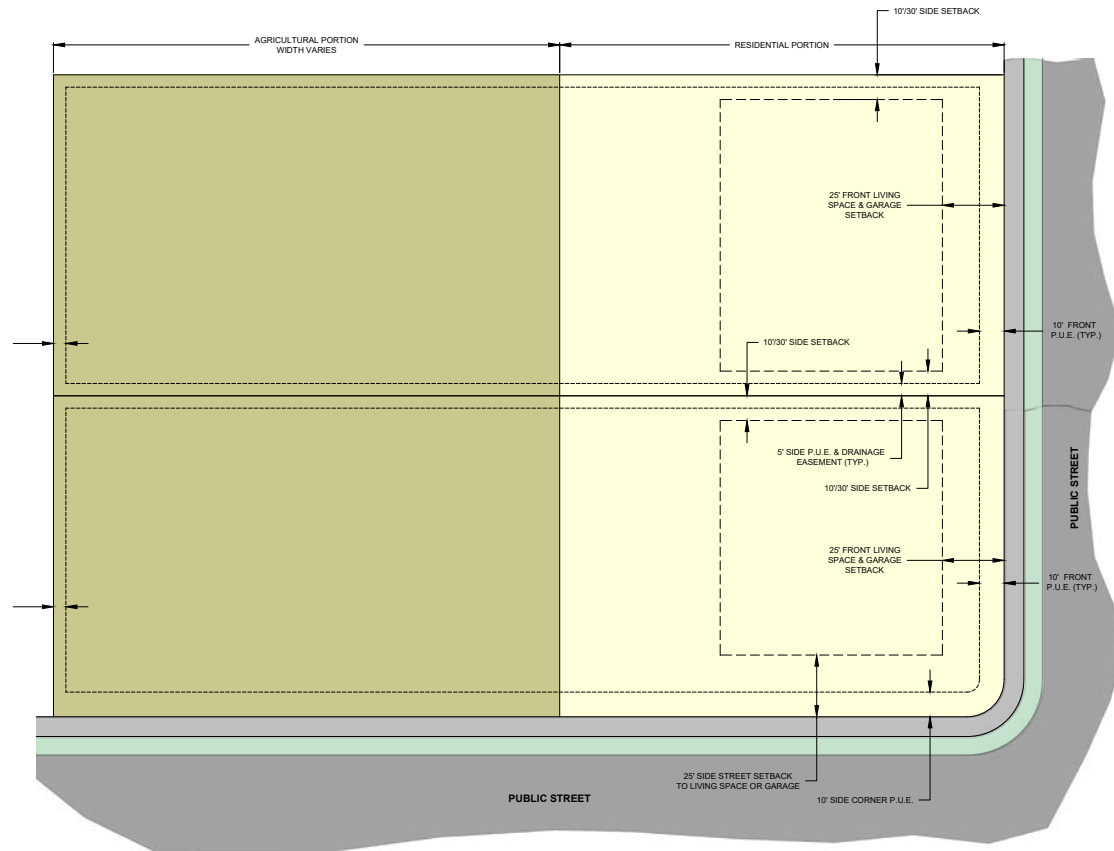
These lots are ideal for buyers seeking additional space for horses, hobbies, or outdoor activities while still enjoying the cohesive aesthetic and high standards of the Firefly Ranch community. With their unique features, the arena lots are a standout offering in an already exceptional neighborhood.



# EQUESTRIAN 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.

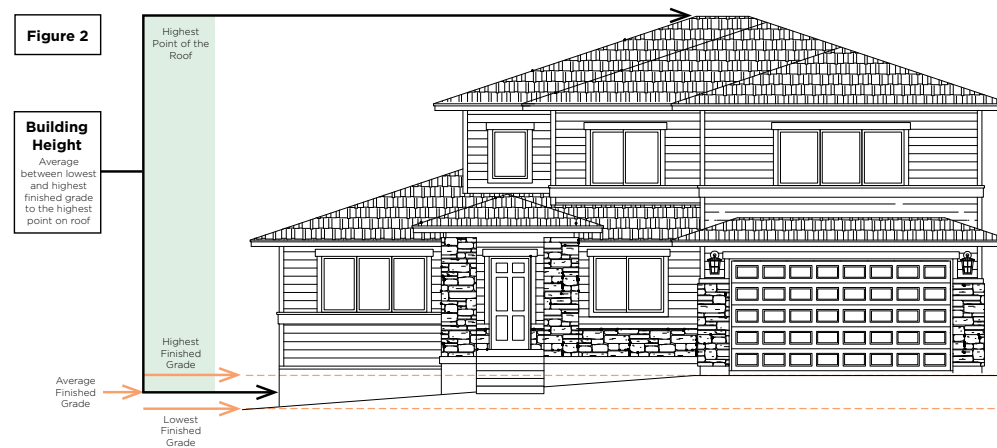


# BUILDING SETBACKS

SINGLE-FAMILY AND ACCESSORY BUILDING SETBACKS								
Type of Building	Front	Garage	Rear	Side	Corner	Minimum Lot Width <sup>1</sup>	Minimum Lot Size	Maximum Building Height <sup>2</sup>
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

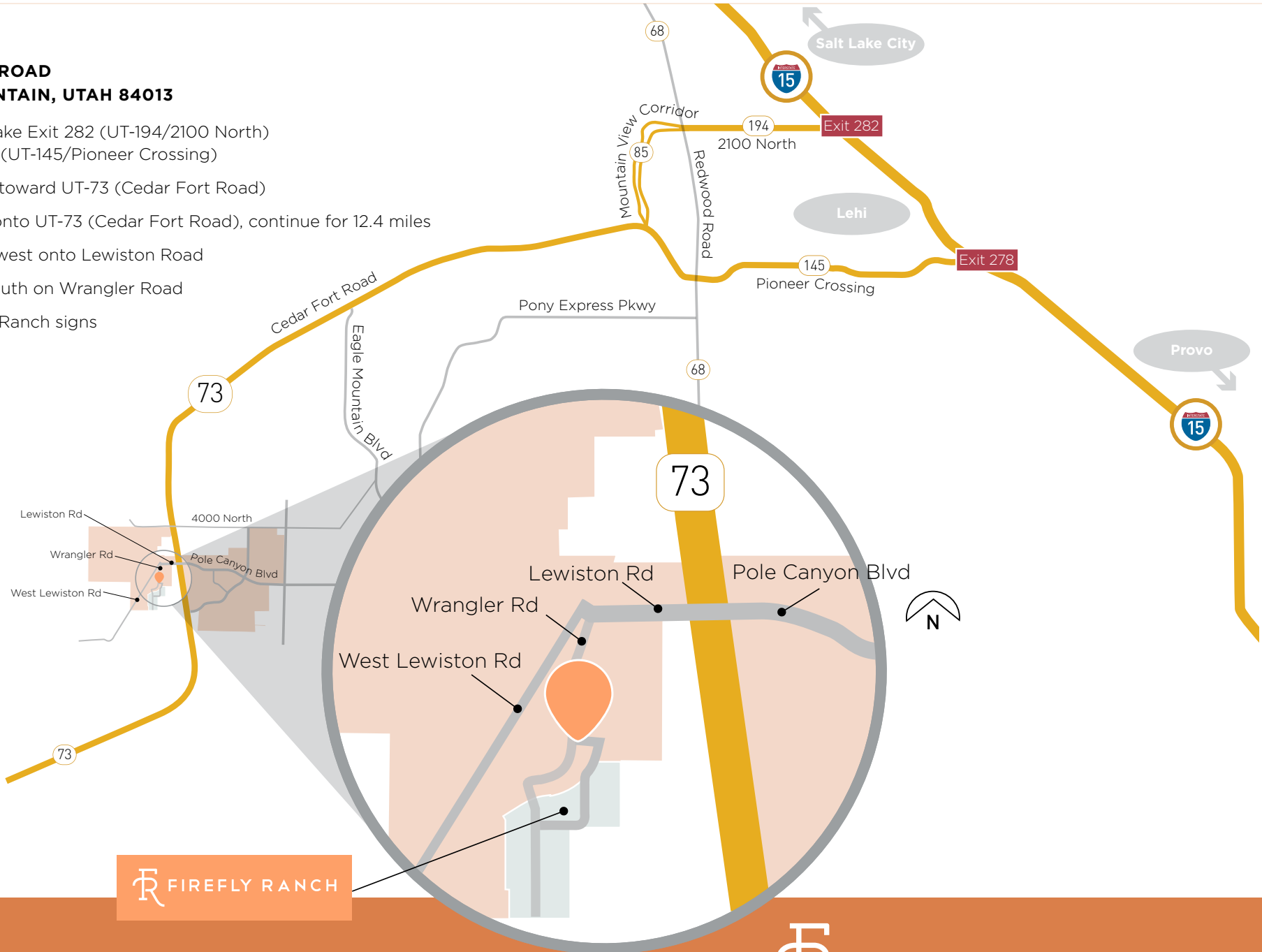
1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line
2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest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

 FIREFLY RANCH

# AMENITIES & VISION

*firefly*

LIFE UNPLUGGED.

A PLACE  
WHERE KIDS  
WILLINGLY  
DITCH THEIR  
DEVICES

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

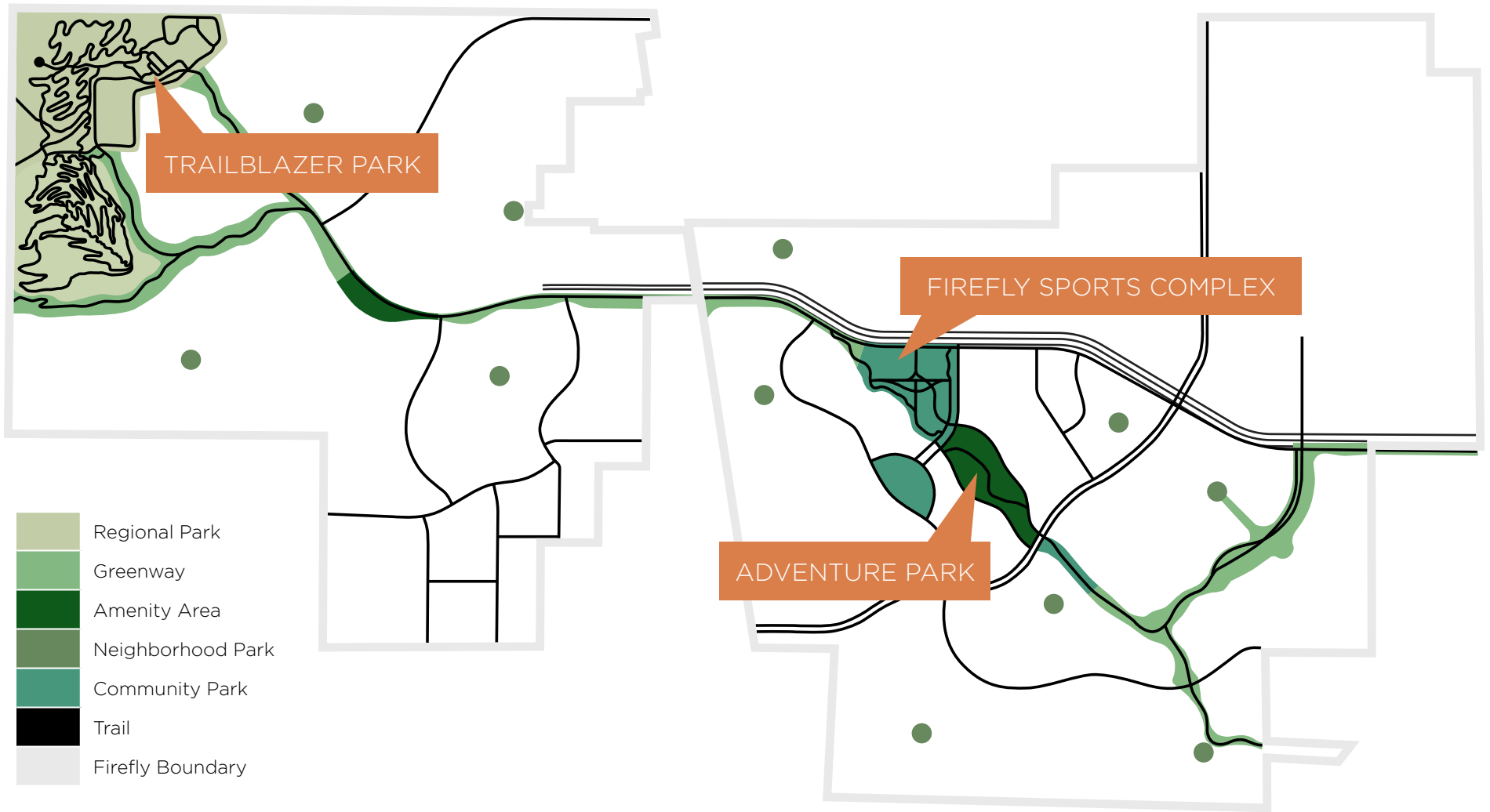




A PLACE  
WHERE  
ACTIVITIES  
AND EVENTS  
ARE PLANNED

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

**FIREFLY MAP** PARKS AND AMENITIES



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

# 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.

PICKLEBALL COURTS FIREFLY SPORTS COMPLEX



**SOCCER FIELDS** FIREFLY SPORTS COMPLEX



Plan is conceptual and subject to change.

SKATE/WHEELS PARK FIREFLY SPORTS COMPLEX





# ADVENTURE PARK

- INDOOR/OUTDOOR  
PLAYLAND
- SPLASHTOWN
- SOCCER FIELDS
- OUTDOOR AMPHITHEATER

# ADVENTURE PARK



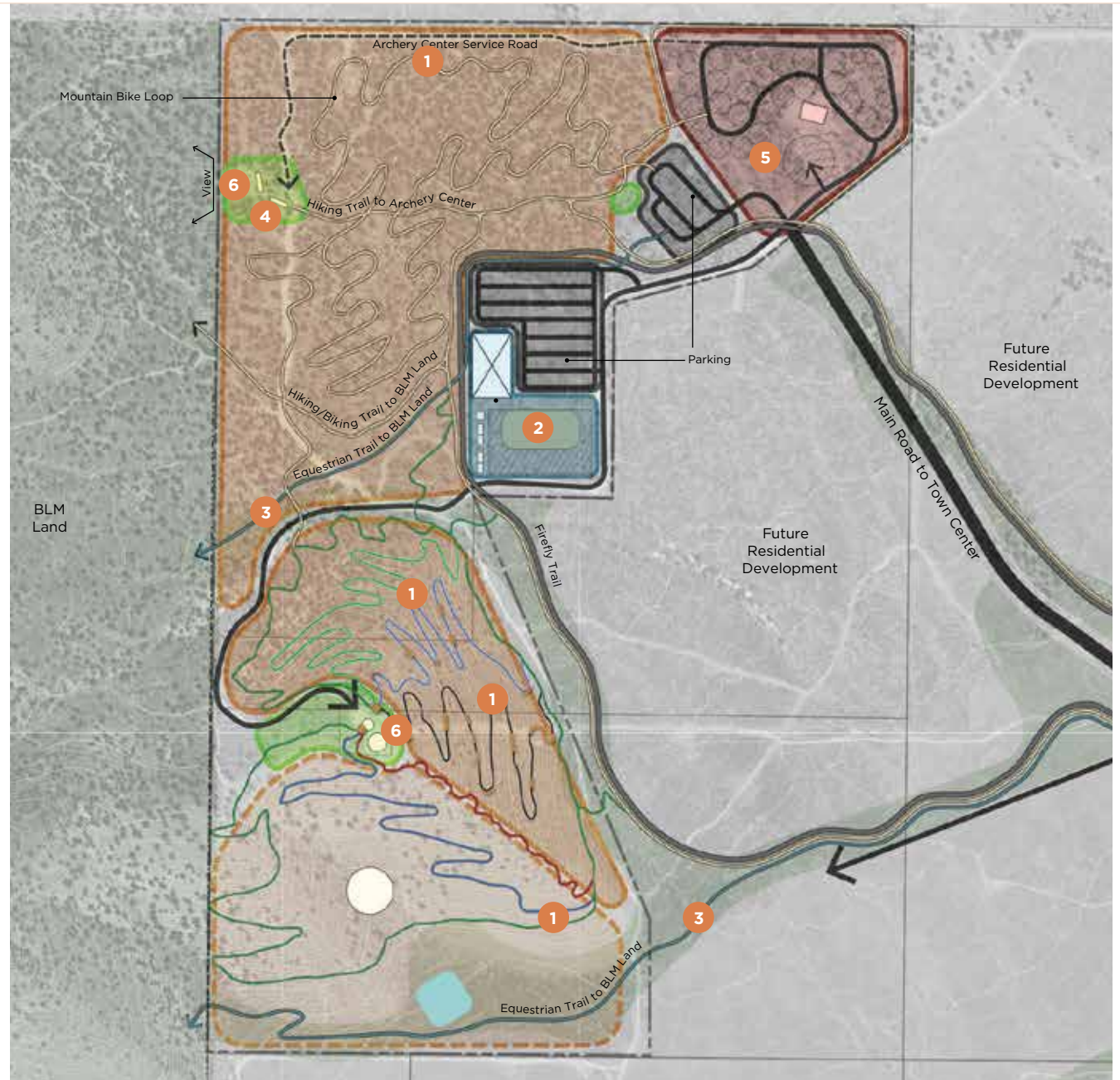
Plan is conceptual and subject to change.



# TRAILBLAZER PARK

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

# TRAILBLAZER PARK













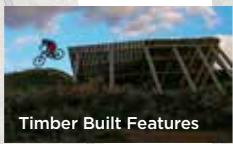
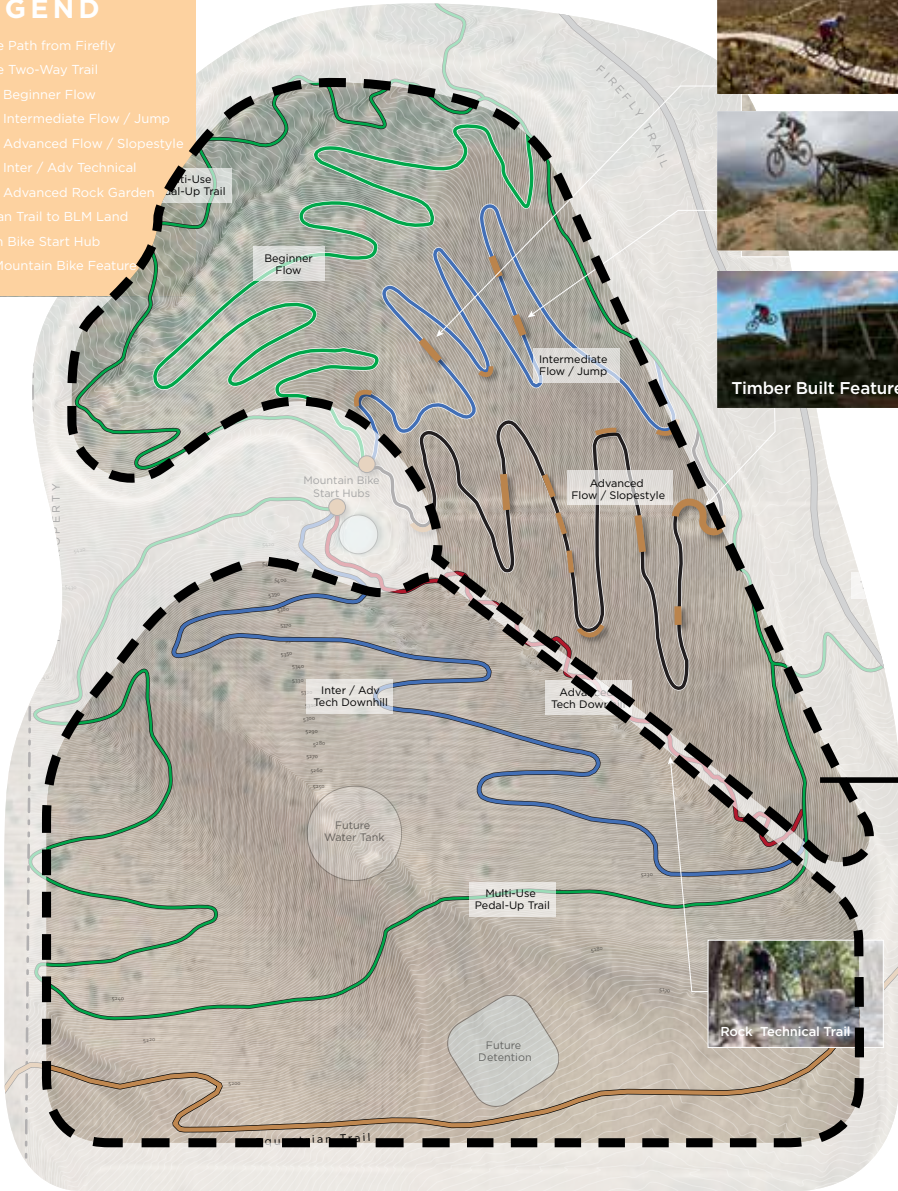
- 1 Downhill Mountain Bike Trails
- 2 4H/FFA Agriculture Center
- 3 Equestrian Trails
- 4 Archery & Axe Throwing Center
- 5 Campground
- 6 Lookout Point

Plan is conceptual and subject to change.

# MOUNTAIN BIKE TRAILS TRAILBLAZER PARK

### LEGEND

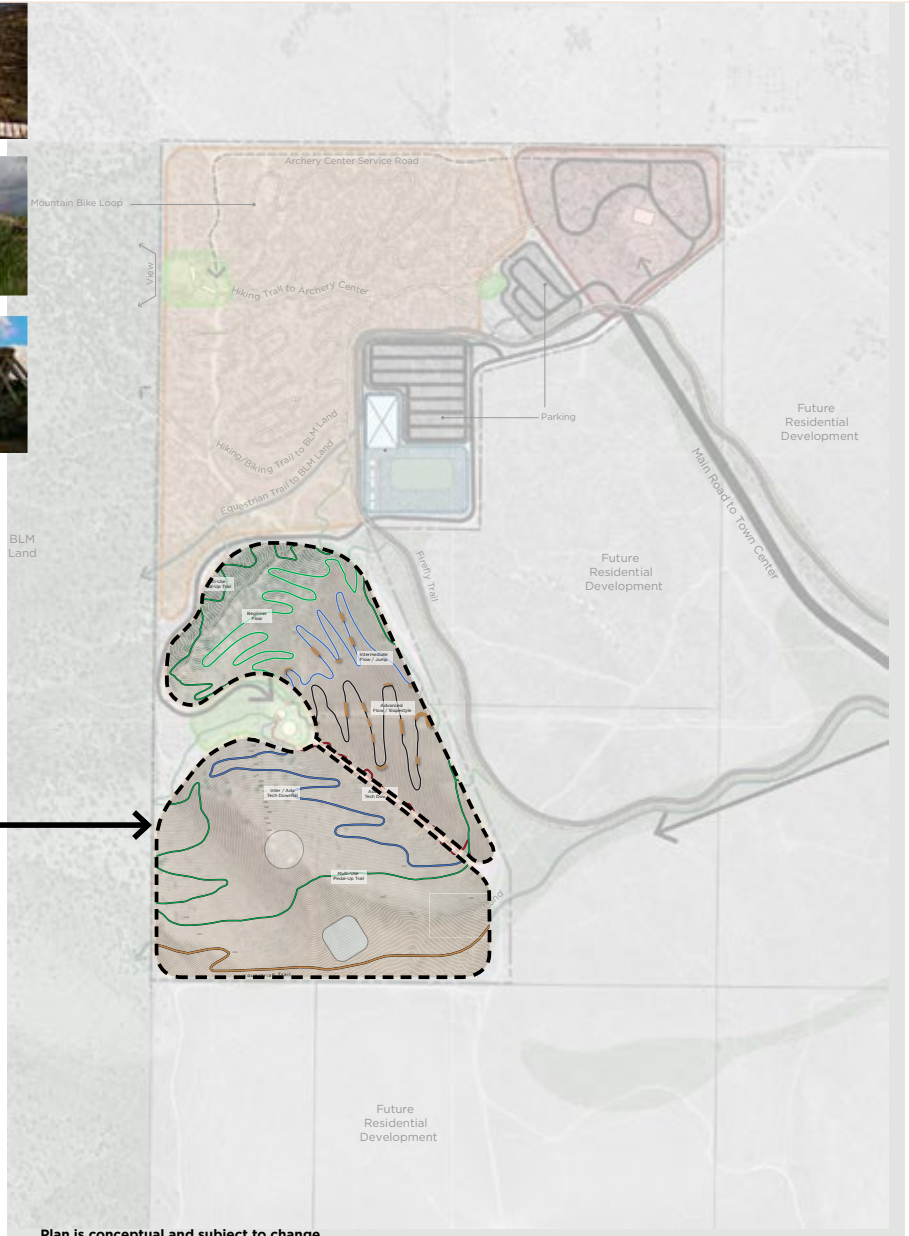
-  Multi-Use Path from Firefly
-  Multi-Use Two-Way Trail
-  Downhill Beginner Flow
-  Downhill Intermediate Flow / Jump
-  Downhill Advanced Flow / Slopestyle
-  Downhill Inter / Adv Technical
-  Downhill Advanced Rock Garden Pedal-Up Trail
-  Equestrian Trail to BLM Land
-  Mountain Bike Start Hub
-  Timber Mountain Bike Features



Timber Built Features



Rock Technical Trail



Plan is conceptual and subject to change.

# DOWNHILL MOUNTAIN BIKE COURSE



# RECREATIONAL AREAS TRAILBLAZER PARK



Plan is conceptual and subject to change.





A PLACE  
WHERE  
FAMILIES  
CONNECT  
WITHOUT  
WIFI

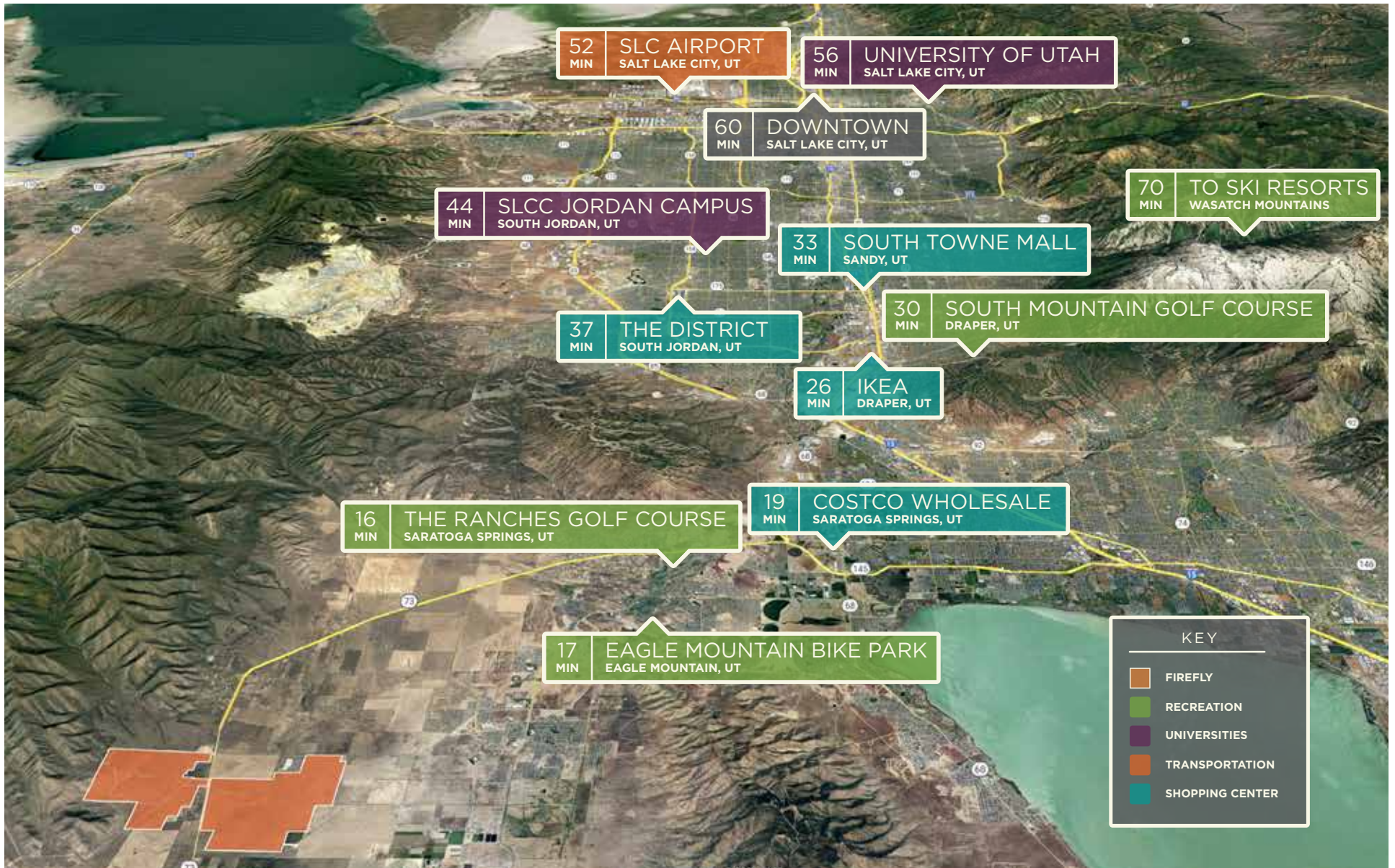
**AND KIDS THRIVE  
WITHOUT DEVICES**

A PLACE  
WITH SO  
MANY  
WAYS TO  
BE ACTIVE

**RIGHT IN YOUR  
OWN BACKYARD**



# SALT LAKE COUNTY POINTS OF INTEREST



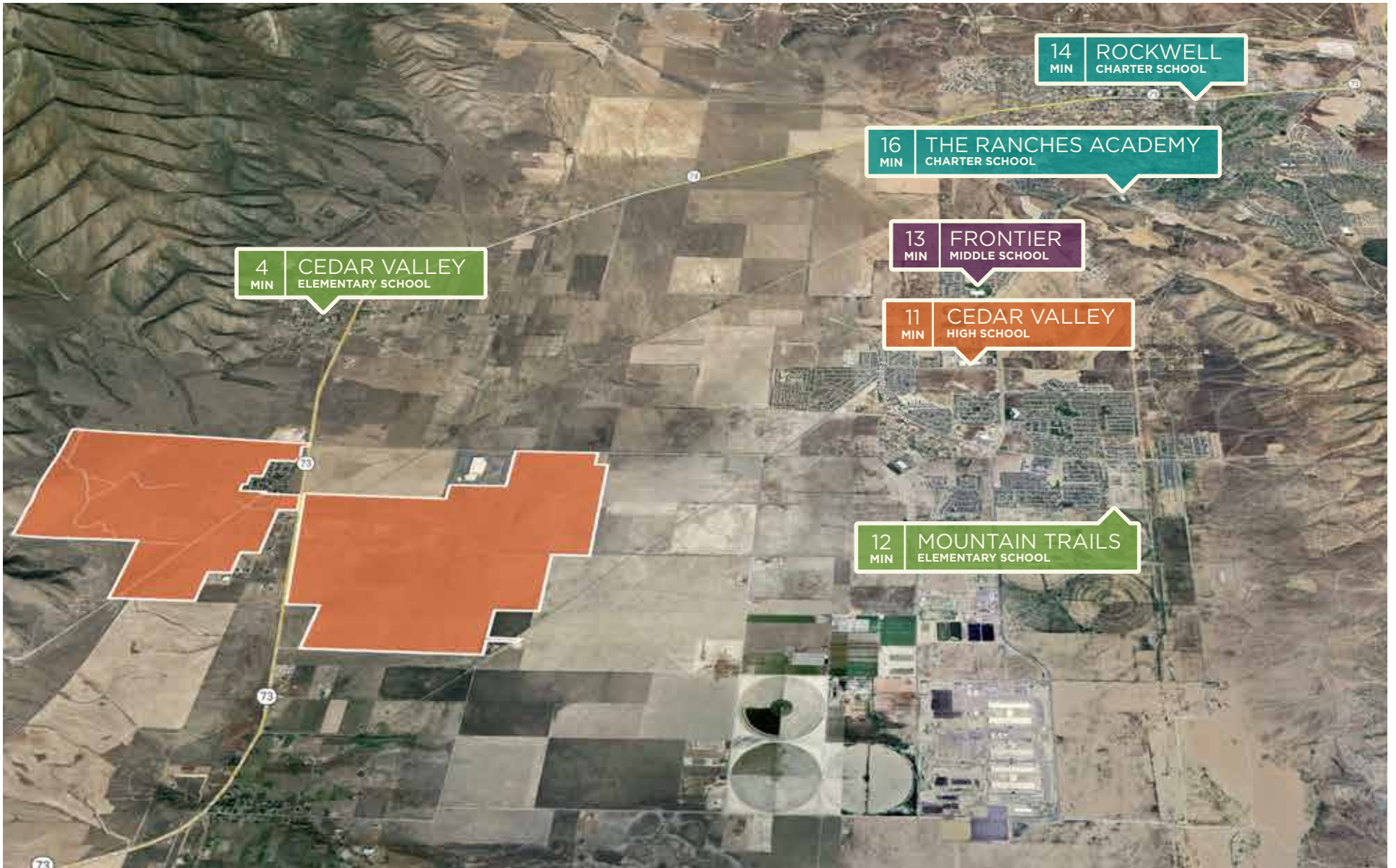
# UTAH COUNTY POINTS OF INTEREST



# 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**



# 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.

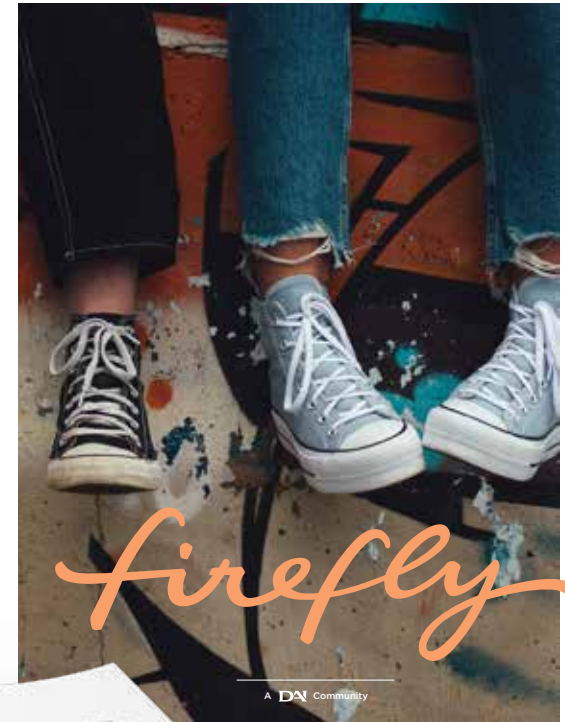
## DESIGN GUIDELINES

# 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.



HOME DESIGN GUIDELINES

April 17, 2025

A DAI Community

WHERE OUR KIDS CAN BECOME THEIR BRIGHTEST

## CANDLELIGHT HOMES

*We Build Beautiful*<sup>™</sup>

**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 available created 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*<sup>™</sup>

## AWARD-WINNING BUILDER



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)



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



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



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



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



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