



Stillwater

AT SARATOGA

COMMUNITY INFO PACKET





COMMUNITY HIGHLIGHTS

Ideally positioned on the west side of Utah Lake in Saratoga Springs, Stillwater provides an incomparable sense of peace and tranquility. Each and every homesite is encompassed by beautiful scenery, making this community an ideal place to put down roots, or retire from mainstream living. From Utah traditional and European, to contemporary and craftsman-style, these Utah homes come in a number of striking elevations, each complementing the natural backdrop of the area. The community also comes with access to the neighborhood clubhouse, which features a pool and a fitness center for residents to enjoy.

COMMUNITY



PLAN TYPE	PLAN	FINISHED SQ FT	TOTAL SQ FT	BED	BATH	PRICE
Smallest	Snowbird	1,640	3,436	3	2	\$311,999
Largest	Silverton	2,942	4,368	4	2.5	\$366,999

SCHOOL DISTRICT	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpine	Sage Hills	Vista Heights	Westlake

MODEL HOME TYPE	ADDRESS	HOA MANAGEMENT	HOA FEE
Sun Valley	162 West Stillwater Drive Saratoga Springs, UT 84045	Stillwater HOA	\$64/month

HOMESITE SIZE: PHASE 1	0.18 – 0.27 acres
HOMESITE SIZE: PHASE 2	0.19 – 0.35 acres
HOMESITE SIZE: PHASE 3	0.20 – 0.26 acres
HOMESITE SIZE: PHASE 4	0.18 – 0.28 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





INCLUDED FEATURES

Smart Home Features

- Learning Thermostat
- Video Doorbell
- Touch-to-Open Smart Lock
- Garage Door Opener with MyQ Technology

Kitchen Features

- Whirlpool Manual Clean Range (White or Black)*
- Whirlpool Dishwasher (White or Black)*
- Whirlpool Microwave (White or Black)*
- Maple or Oak Cabinets with Flat-Panel Door
- Laminate Countertops with Waterfall Edge*
- 5 Can Lights
- 6" Stainless Steel Sink with Disposal*
- Water Line to Refrigerator
- Moen Chateau Chrome Faucet with Sprayer
- Vinyl Flooring*

Bath Features

- Moen Chateau Chrome Faucets
- Porcelain White Sinks
- One-Piece Fiberglass Tub / Shower Surrounds
- Maple Cabinets with Flat-Panel Door
- Vinyl Flooring*
- Bar Lights

Lighting Features

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

Energy Efficiency

- 2" x 6" 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

- 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
- Vinyl 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

- Fiber Cement Board with Stone Accents on Front
- Stucco on Sides and Back
- 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

Paint

- One-Tone Interior Paint—Satin Sheen

Enhanced Features (Optional)

* Enhanced features are optional. See price sheet for details.

- Granite Countertops in Kitchen
- 8" Stainless Steel Sink with Disposal
- Integra Chrome 67315C Faucet
- Whirlpool Self-Cleaning Range (Stainless)
- Whirlpool Dishwasher (Stainless)
- Whirlpool Microwave (Stainless)
- Tile Flooring (Kitchen, Bathrooms, Laundry Room, Entry and Mudroom)

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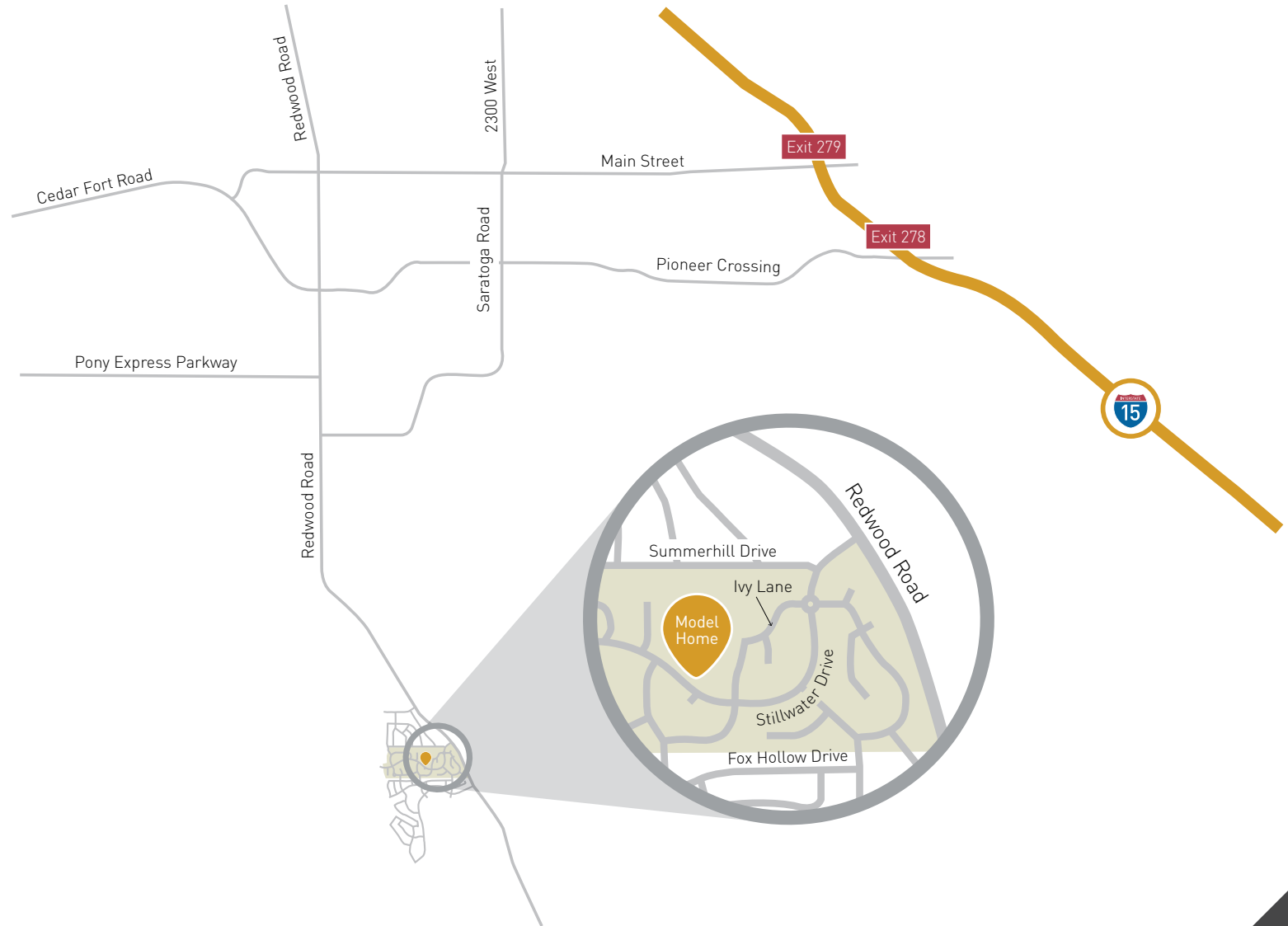




DRIVING DIRECTIONS

From I-15

- Take I-15 to Exit 279
- Turn onto Main Street/SR-73
- Drive until you see a roundabout, follow to the right connecting onto 8570 North
- Go west until you reach SR-68/Redwood Road
- Take a left driving south on Redwood Road
- Drive south until you reach Stillwater Drive (2500 South) and turn right
- Model home is located at 162 West Stillwater Drive



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