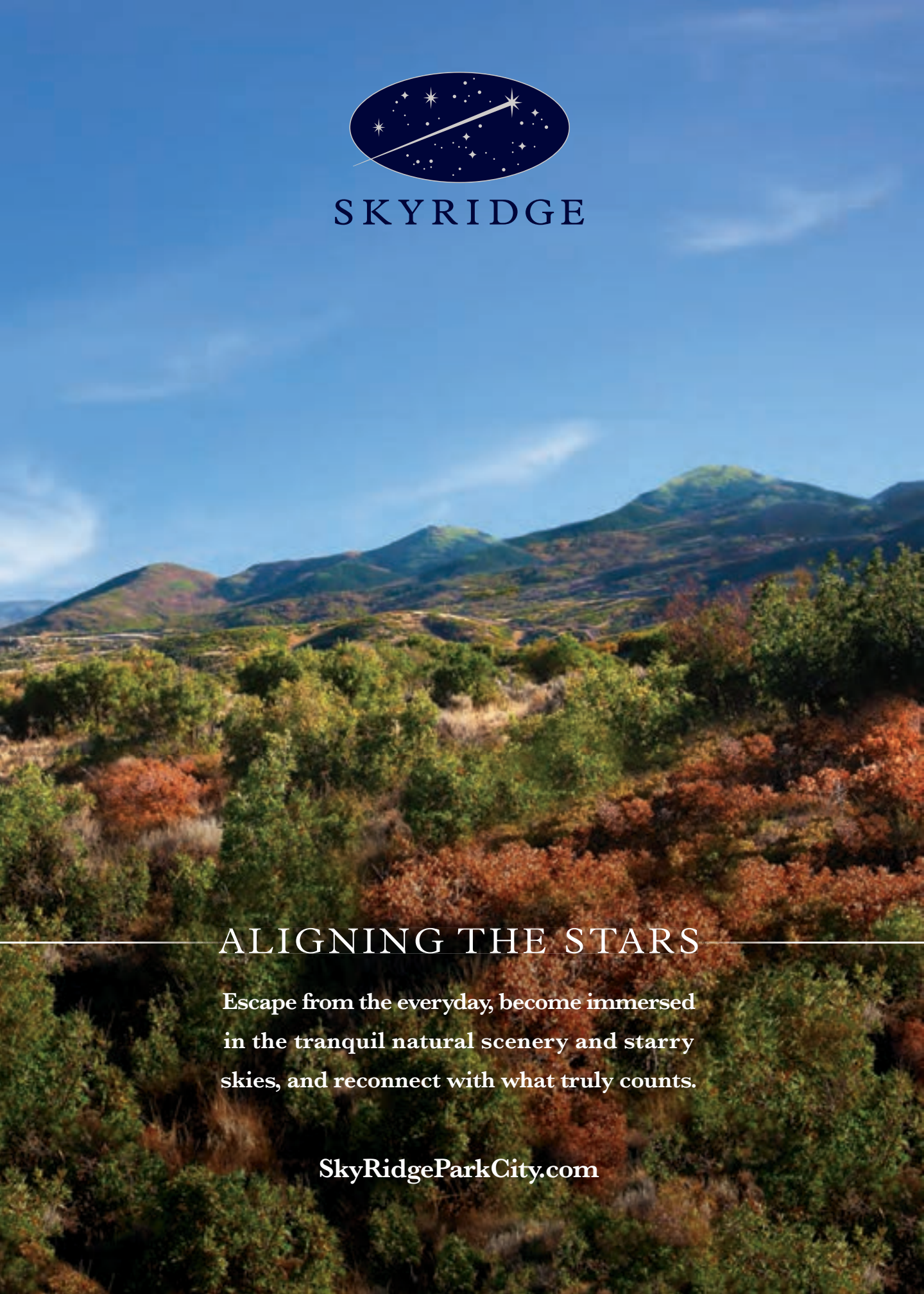

SKYRIDGE
ALIGNING THE STARS
Escape from the everyday, become immersed
in the tranquil natural scenery and starry
skies, and reconnect with what truly counts.
SkyRidgeParkCity.com

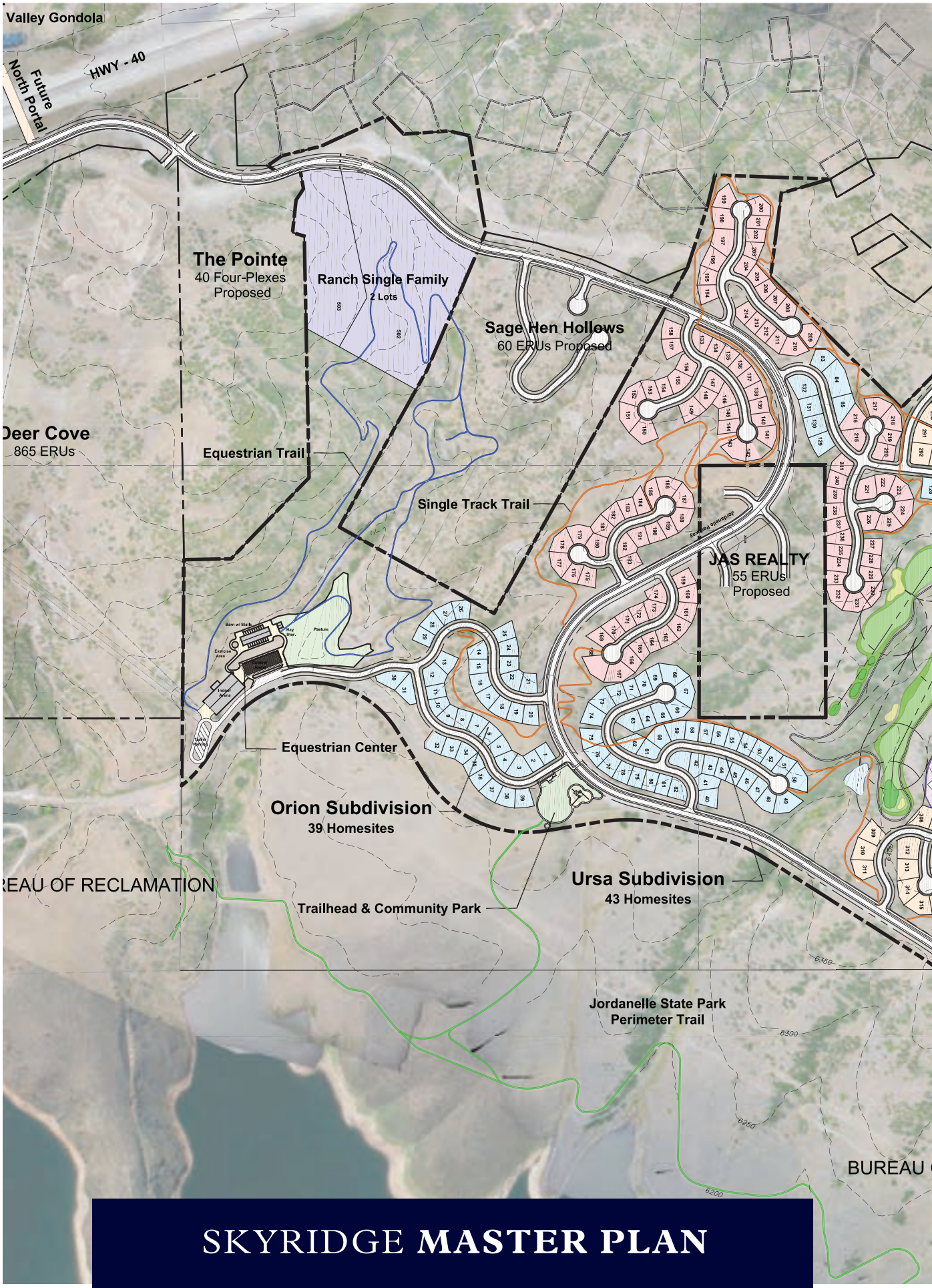
SKYRIDGE VISION

FINE MOUNTAIN LIVING

SkyRidge is a remarkable and rare property located on the northwest shore of the Jordanelle featuring panoramic views of the Jordanelle, mountain peaks, and Deer Valley Resort. SkyRidge is a four-season master planned community with 485 luxury homesites artfully placed on 670 acres of gently sloped terrain.

Discover this one-of-a-kind community for yourself.

SkyRidgeParkCity.com

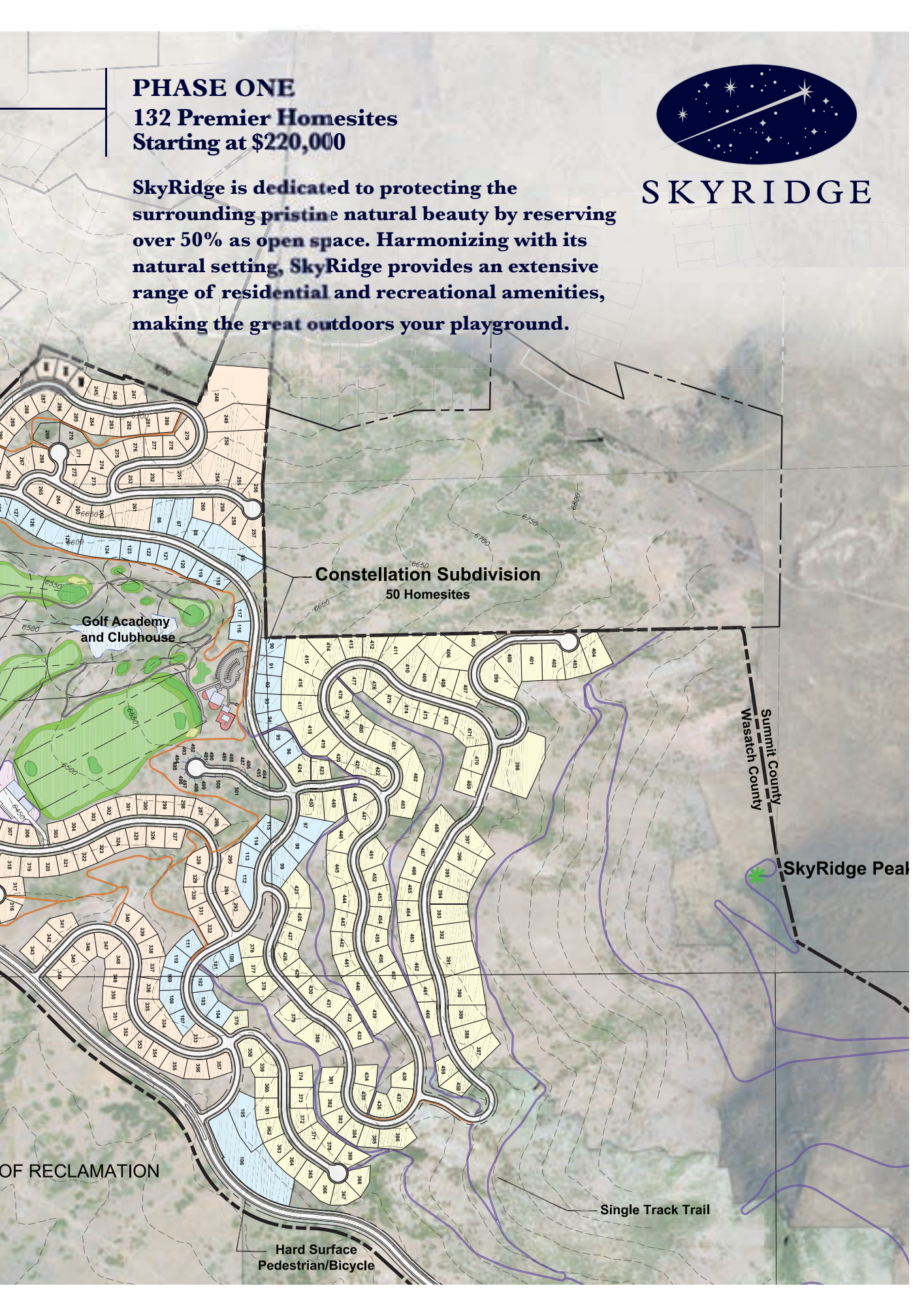


SKYRIDGE **MASTER PLAN**

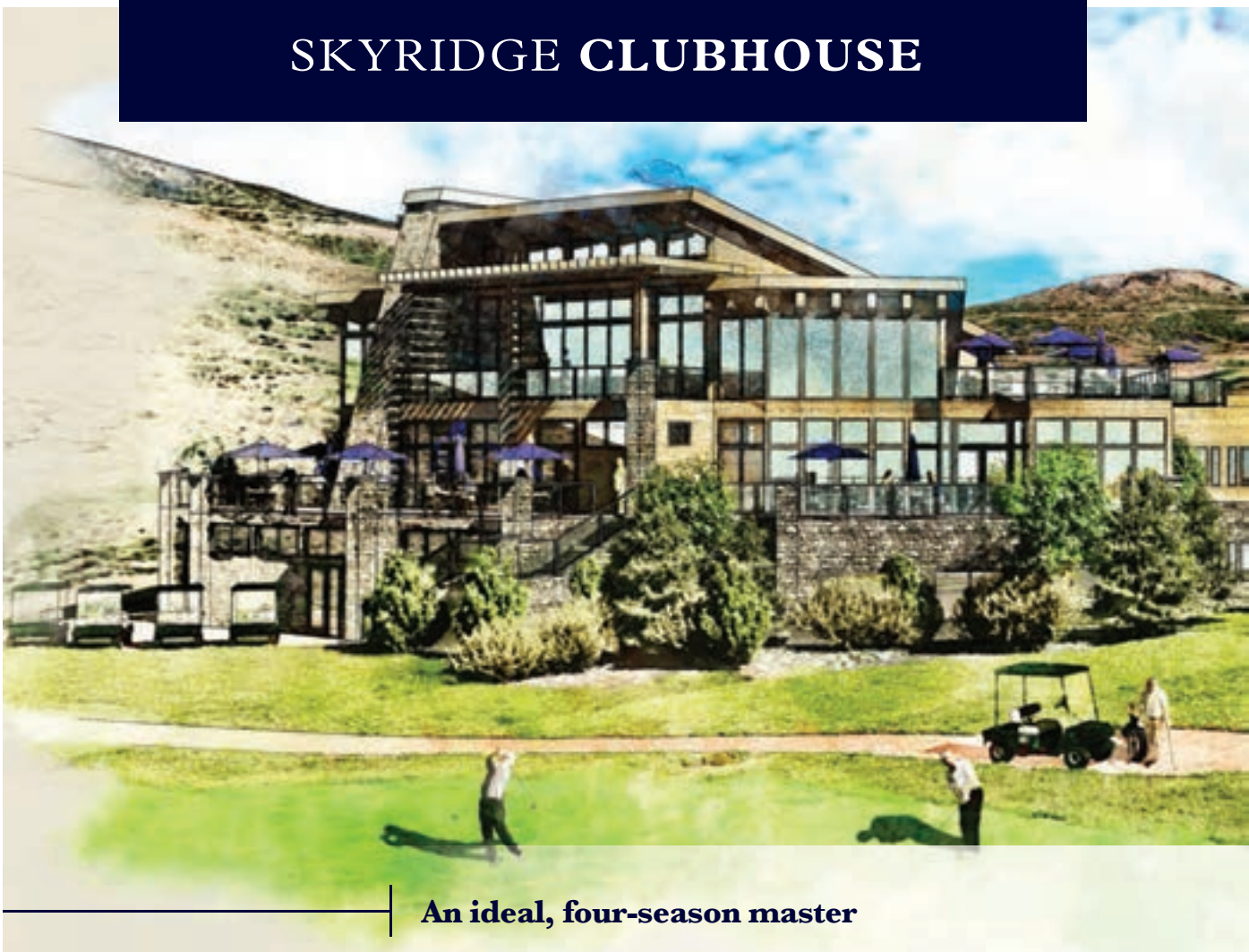
PHASE ONE
132 Premier Homesites
Starting at $220,000

SKYRIDGE

SkyRidge is dedicated to protecting the surrounding pristine natural beauty by reserving over 50% as open space. Harmonizing with its natural setting, SkyRidge provides an extensive range of residential and recreational amenities, making the great outdoors your playground.



SKYRIDGE **CLUBHOUSE**



An ideal, four-season master planned mountain community, SkyRidge offers the perfect balance of convenience, privacy, luxury, and active outdoor lifestyle.

SKYRIDGE LIFESTYLE

SkyRidge Clubhouse rendering is conceptual and subject to change.

Clubhouse The beautifully appointed Clubhouse will be the heart of SkyRidge, showcasing stunning views of the Jordanelle and golf area. Relax, celebrate, or connect with friends in the spacious indoor and outdoor gathering areas, grocery café with bar, infinity pool, and game room, or visit the fitness facility and locker rooms.

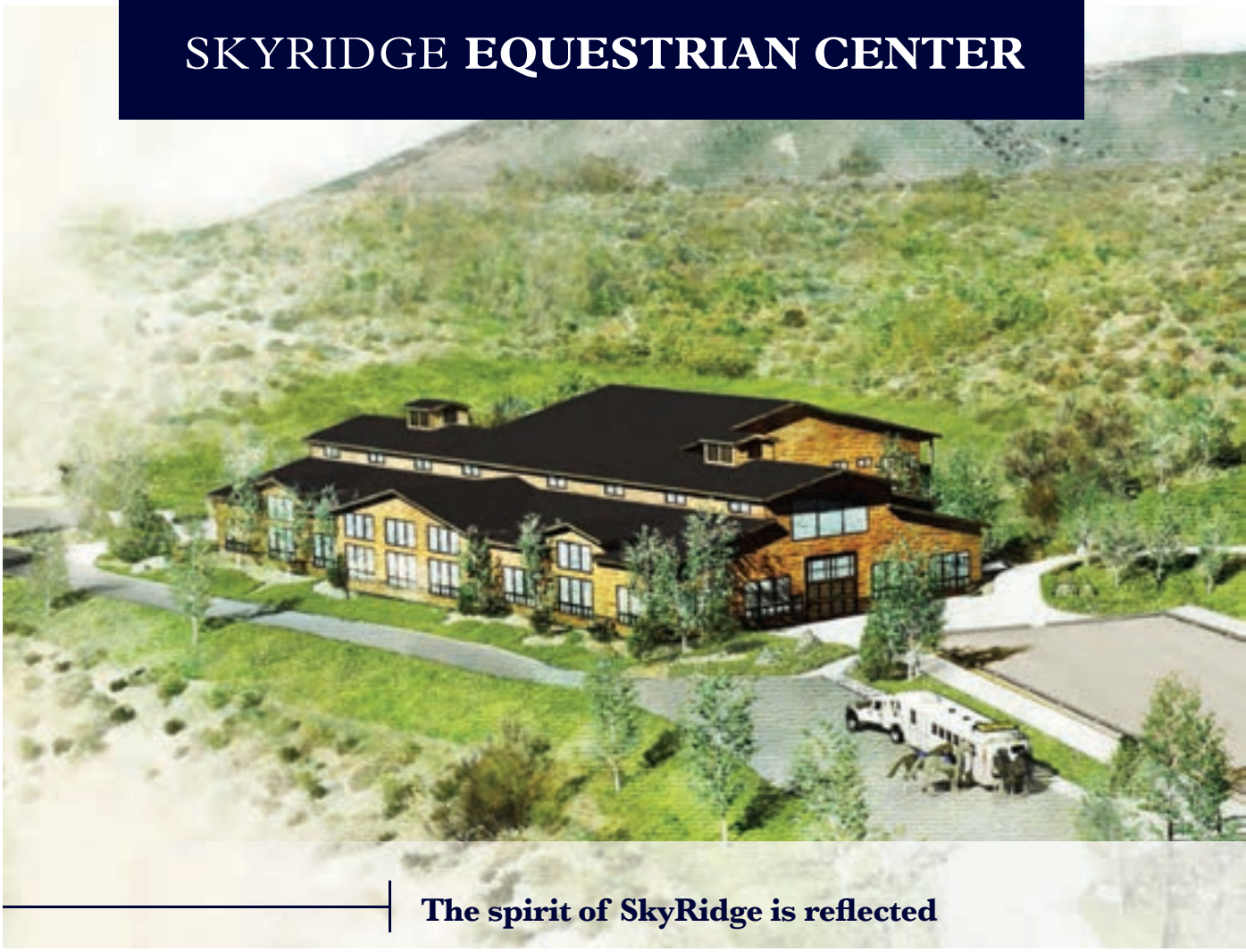
Golf Academy Golfers can hone their skills utilizing the latest in technology and the teaching expertise of PGA Professionals. The Golf Academy is comprised of a pro shop, practice facility, driving range, putting greens and three golf holes with views that go on for miles. The three holes - par 5, par 4, and par 3 - are designed with multiple tee boxes and greens, creating a new challenge every time you play. Open to residents and the public.

SKYRIDGE **TRAILS**

SkyRidge delivers an extensive range of recreational amenities, notably easy access to Deer Valley® Resort and Jordanelle State Park, and miles of invigorating hiking, biking, and horse-riding trails.

Hiking and Biking Trails Enjoy beautiful scenes of the Wasatch Mountains and the pristine blue waters of the Jordanelle from the hiking and biking trails that will take you around the Jordanelle and up toward the peak. Start your next adventure from one of SkyRidge's many trails that connect to the Greater Park City Area regional trail system.

SKYRIDGE **EQUESTRIAN CENTER**



The spirit of SkyRidge is reflected in its well-designed homesites, a dedication to open space, beautiful amenities, and a feeling of community.

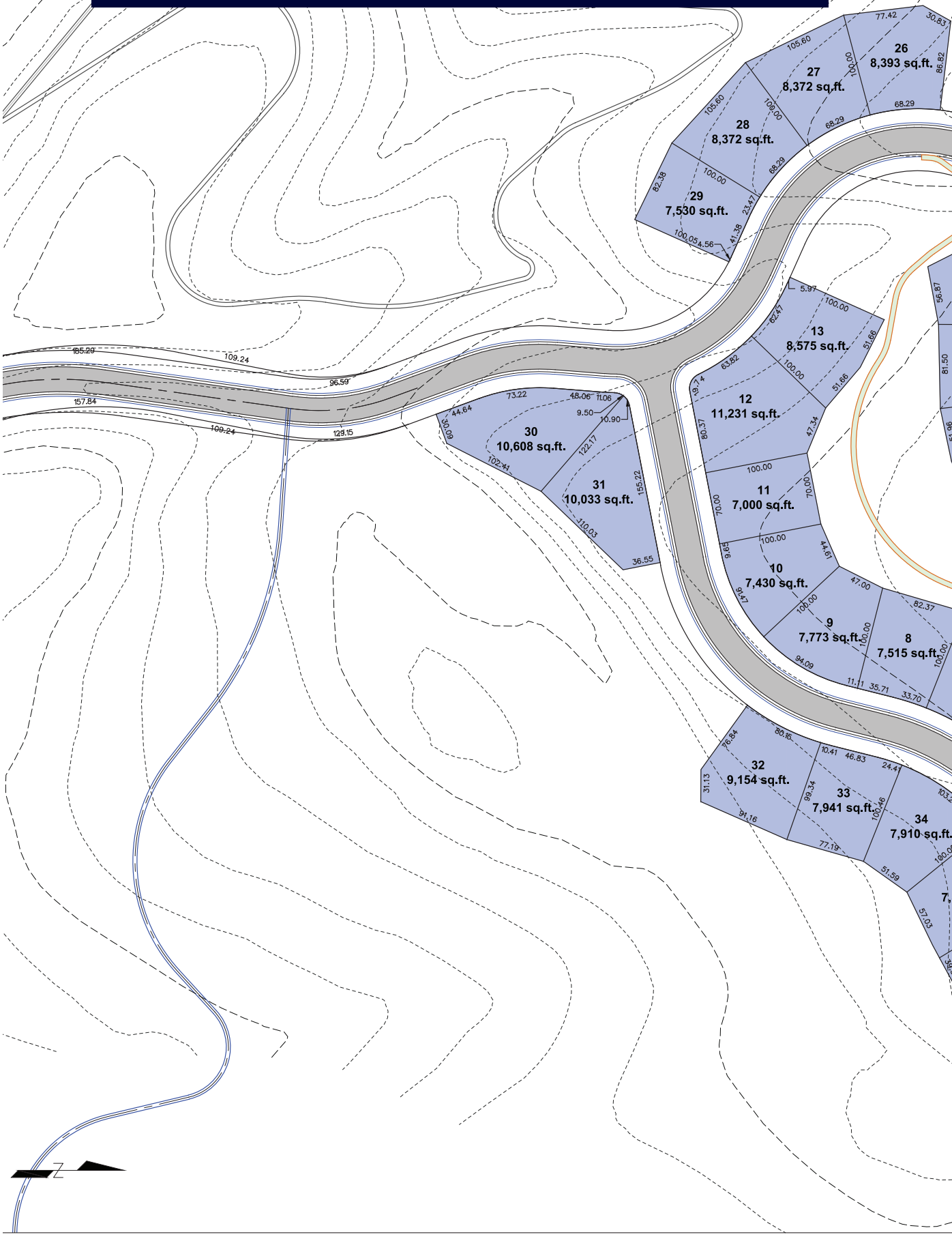
SKYRIDGE LIFESTYLE

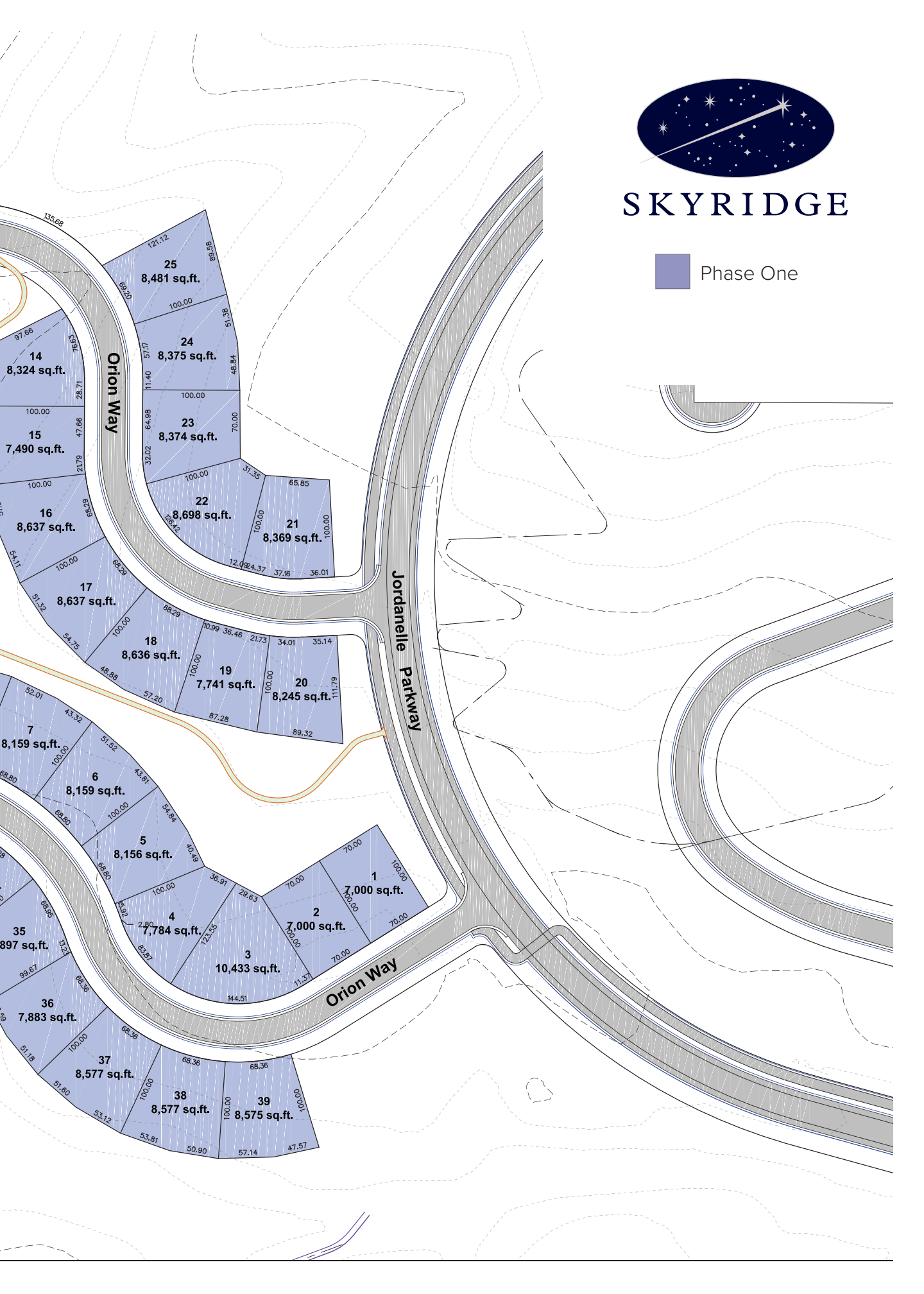
SkyRidge Equestrian Center rendering is conceptual and subject to change.

Equestrian Center Horse enthusiasts will have use of the 18-stall barn, training facility, indoor and outdoor arenas, pasture, washing and grooming areas, and dedicated equestrian trails. Training programs will be available for riders of all levels. Open to residents and the public.

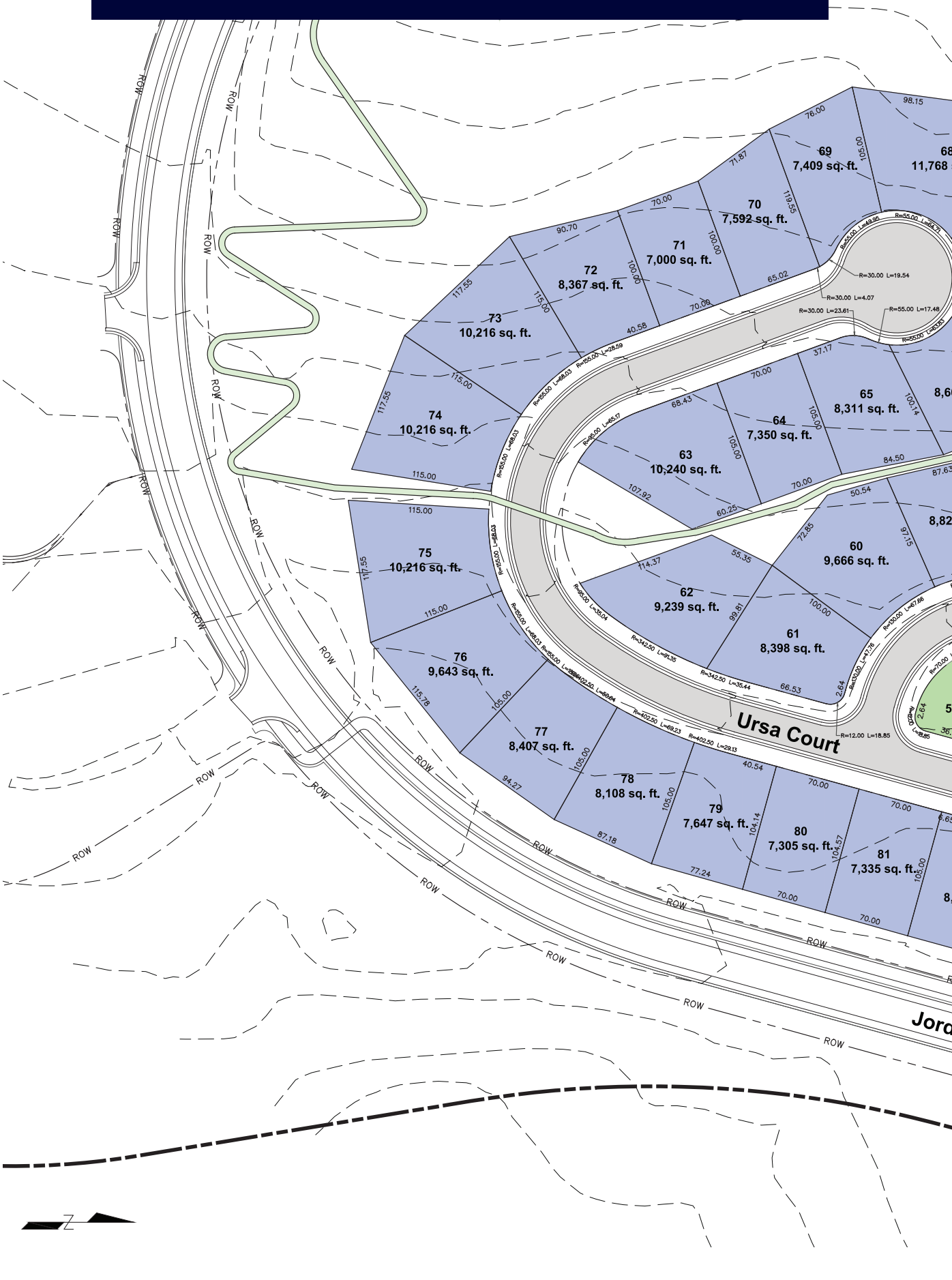
Community Park With its well-planned playgrounds, grassy areas, picnic tables, and pavilion, the Park will be the perfect place for children to have fun, to celebrate with family, or to start an incredible hiking or biking outing using one of the two trailheads.

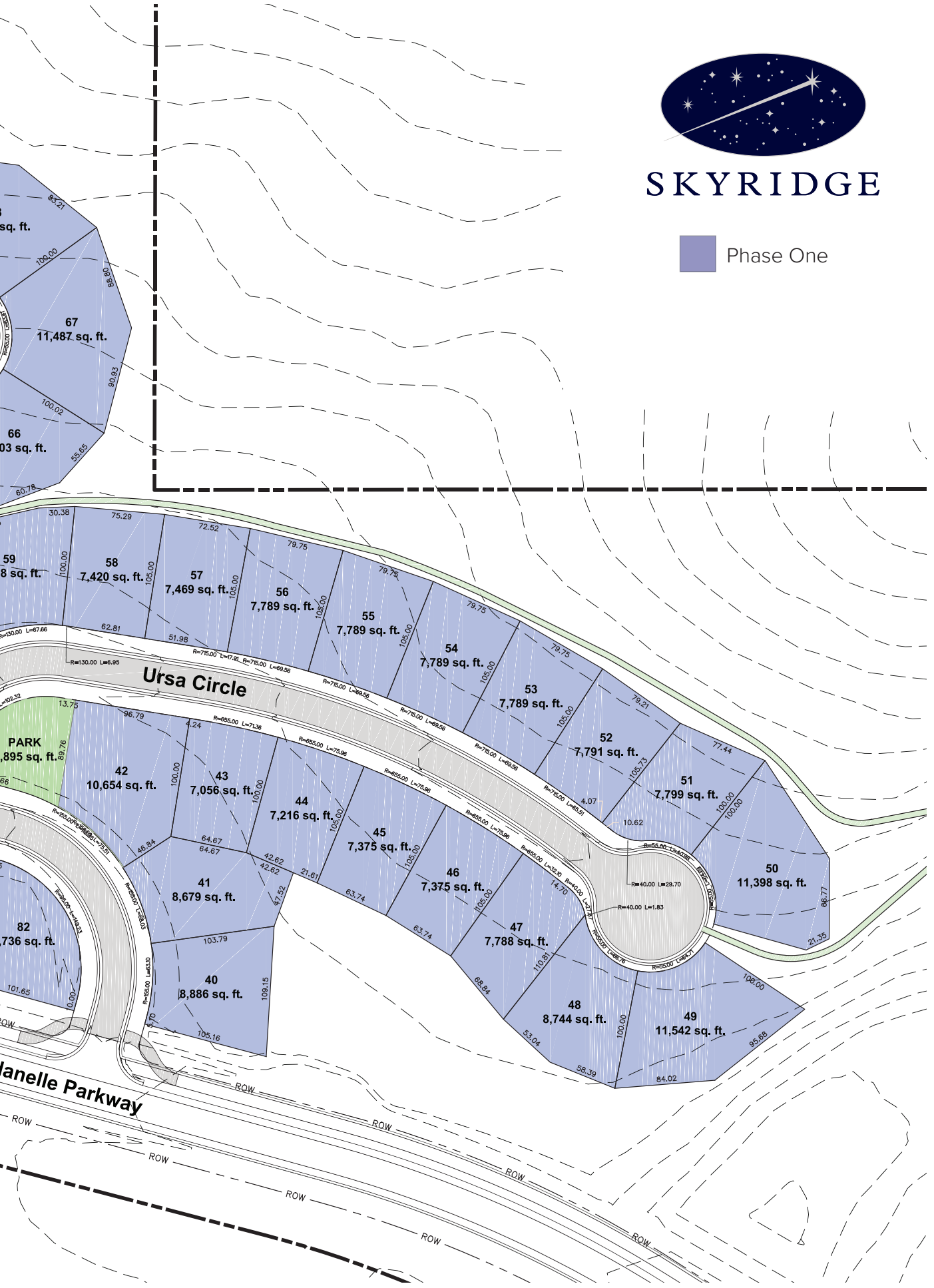
ORION SUBDIVISION **HOMESITES 1-39**



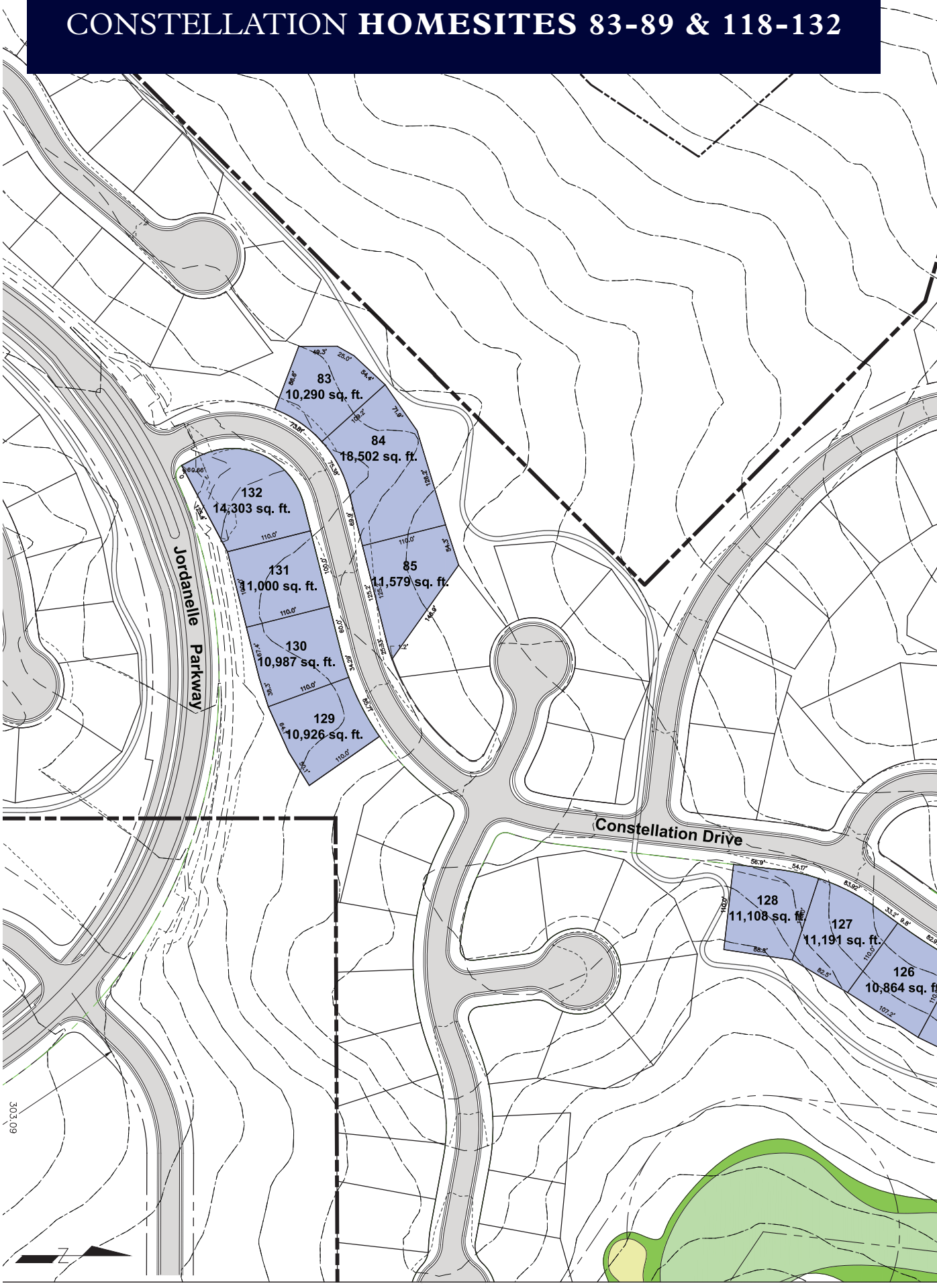

SKYRIDGE
Phase One
Orion Way
Jordanelle Parkway
Orion Way
25
8,481 sq.ft.
24
8,375 sq.ft.
23
8,374 sq.ft.
22
8,698 sq.ft.
21
8,369 sq.ft.
14
8,324 sq.ft.
15
7,490 sq.ft.
16
8,637 sq.ft.
17
8,637 sq.ft.
18
8,636 sq.ft.
19
7,741 sq.ft.
20
8,245 sq.ft.
7
8,159 sq.ft.
6
8,159 sq.ft.
5
8,156 sq.ft.
4
7,784 sq.ft.
3
10,433 sq.ft.
2
7,000 sq.ft.
1
7,000 sq.ft.
35
897 sq.ft.
36
7,883 sq.ft.
37
8,577 sq.ft.
38
8,577 sq.ft.
39
8,575 sq.ft.

URSA SUBDIVISION **HOMESITES 40-82**



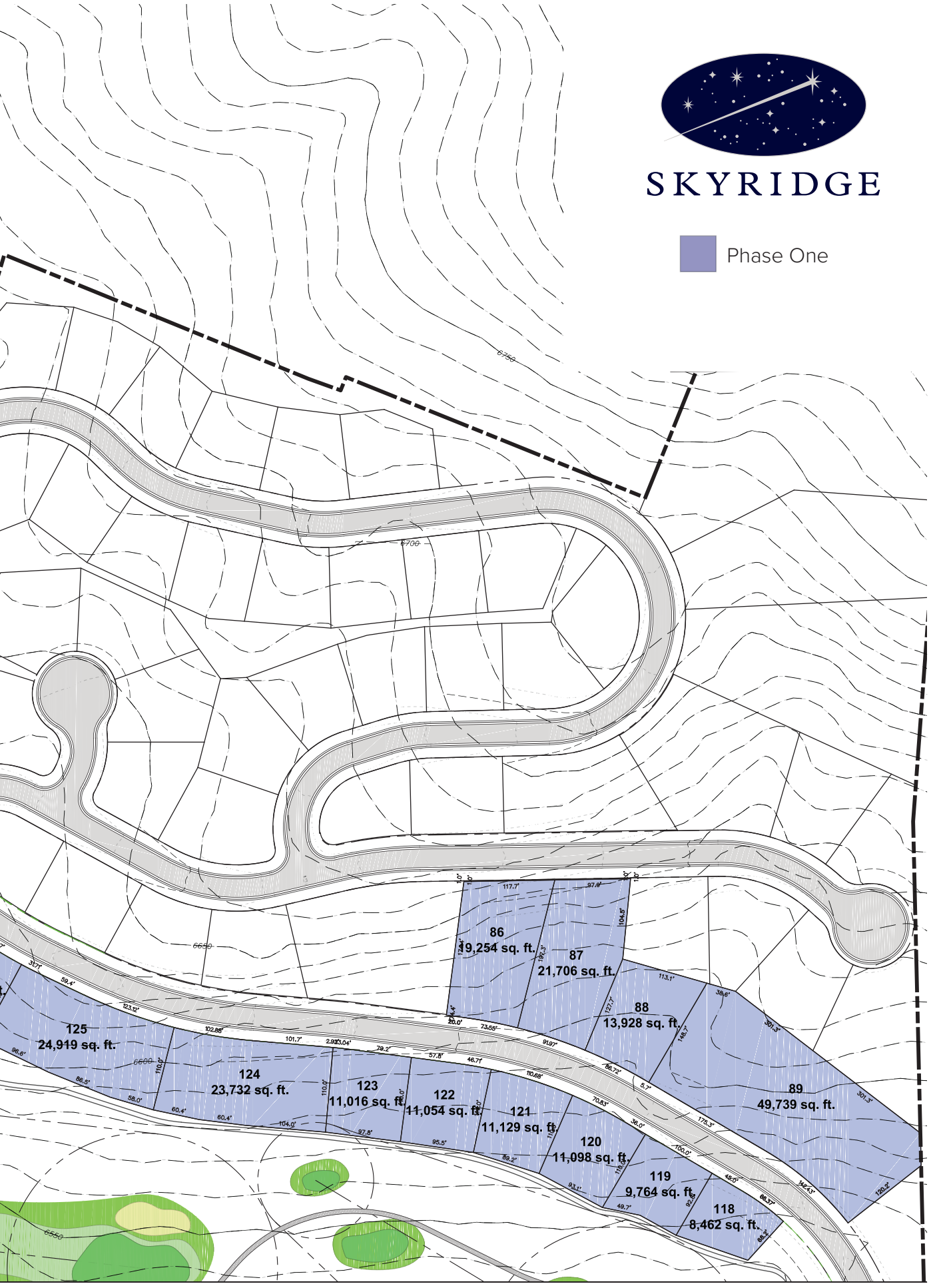

SKYRIDGE
Phase One
Ursa Circle
lanelle Parkway
ROW
67
11,487 sq. ft.
66
03 sq. ft.
59
8 sq. ft.
58
7,420 sq. ft.
57
7,469 sq. ft.
56
7,789 sq. ft.
55
7,789 sq. ft.
54
7,789 sq. ft.
53
7,789 sq. ft.
52
7,791 sq. ft.
51
7,799 sq. ft.
50
11,398 sq. ft.
PARK
,895 sq. ft.
42
10,654 sq. ft.
43
7,056 sq. ft.
44
7,216 sq. ft.
45
7,375 sq. ft.
46
7,375 sq. ft.
47
7,788 sq. ft.
48
8,744 sq. ft.
49
11,542 sq. ft.
41
8,679 sq. ft.
40
8,886 sq. ft.
82
,736 sq. ft.

CONSTELLATION **HOMESITES 83-89 & 118-132**

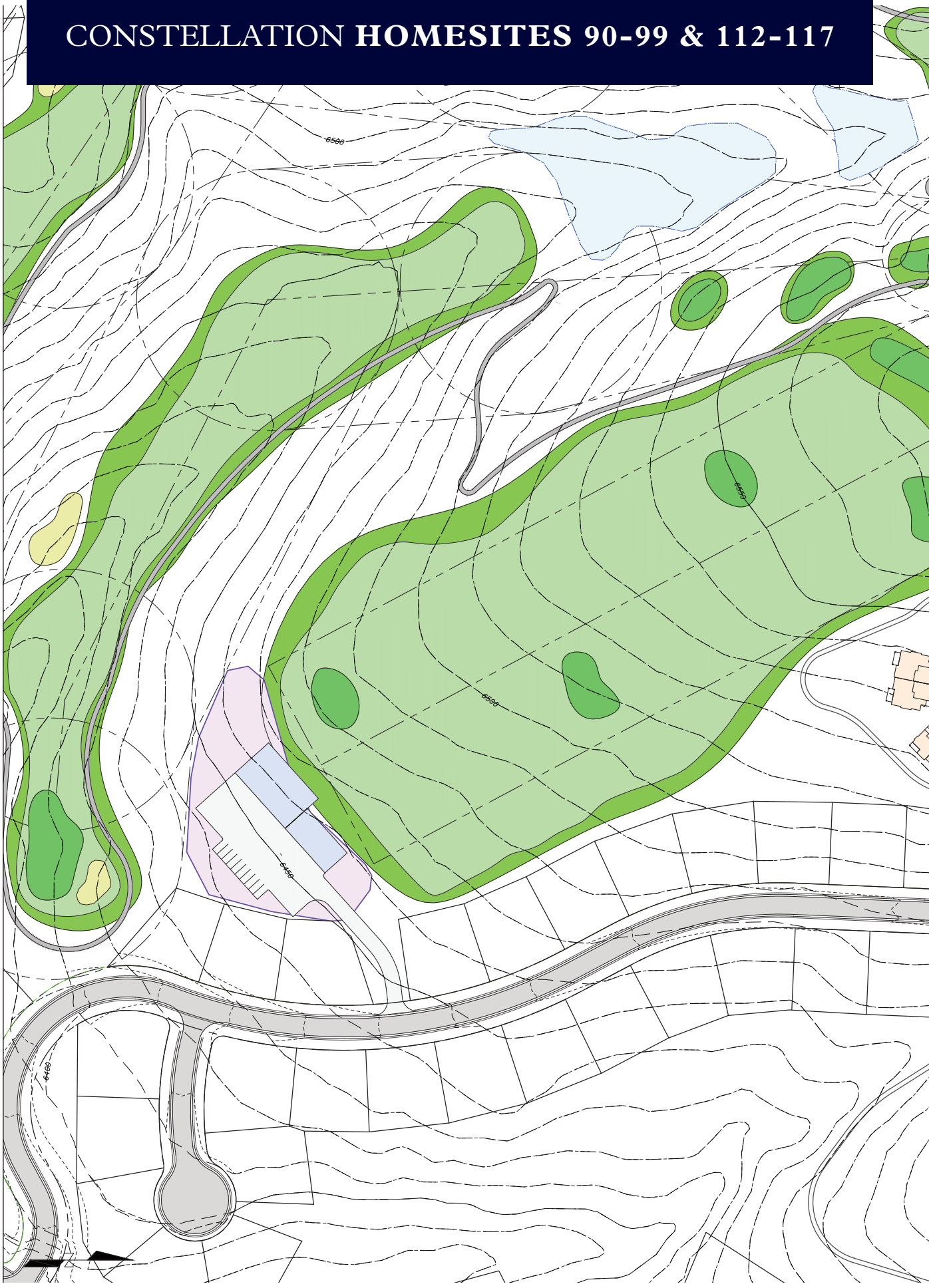


SKYRIDGE

Phase One

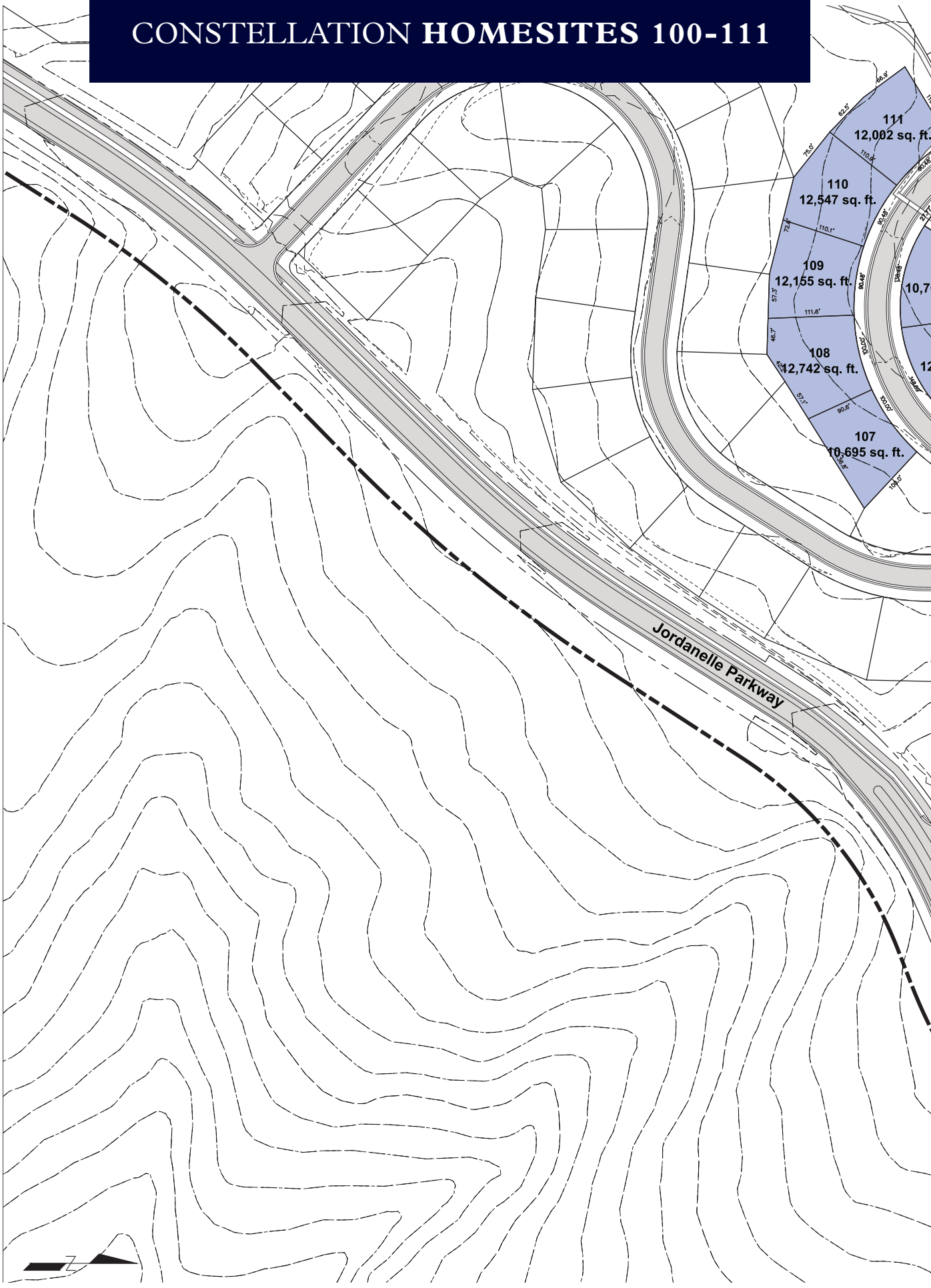


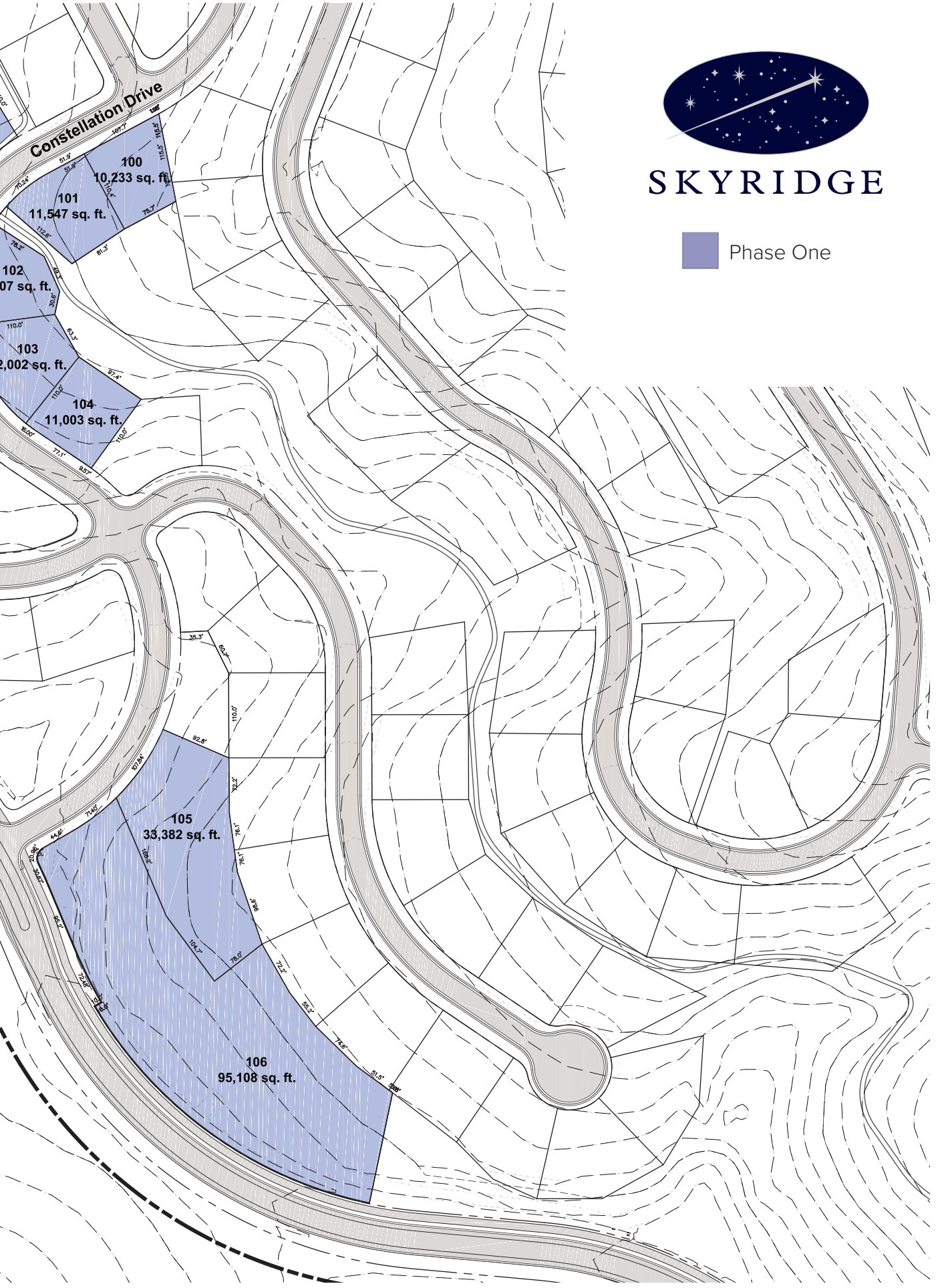
CONSTELLATION **HOMESITES 90-99 & 112-117**



SKYRIDGE
Phase One
Constellation Drive
117
8,831 sq. ft.
116
11,127 sq. ft.
90
13,656 sq. ft.
91
13,372 sq. ft.
92
13,656 sq. ft.
93
13,550 sq. ft.
94
12,864 sq. ft.
95
11,472 sq. ft.
96
13,035 sq. ft.
115
11,359 sq. ft.
114
11,121 sq. ft.
113
11,018 sq. ft.
112
16,912 sq. ft.
97
17,979 sq. ft.
98
14,633 sq. ft.
99
24,075 sq. ft.

CONSTELLATION **HOMESITES 100-111**



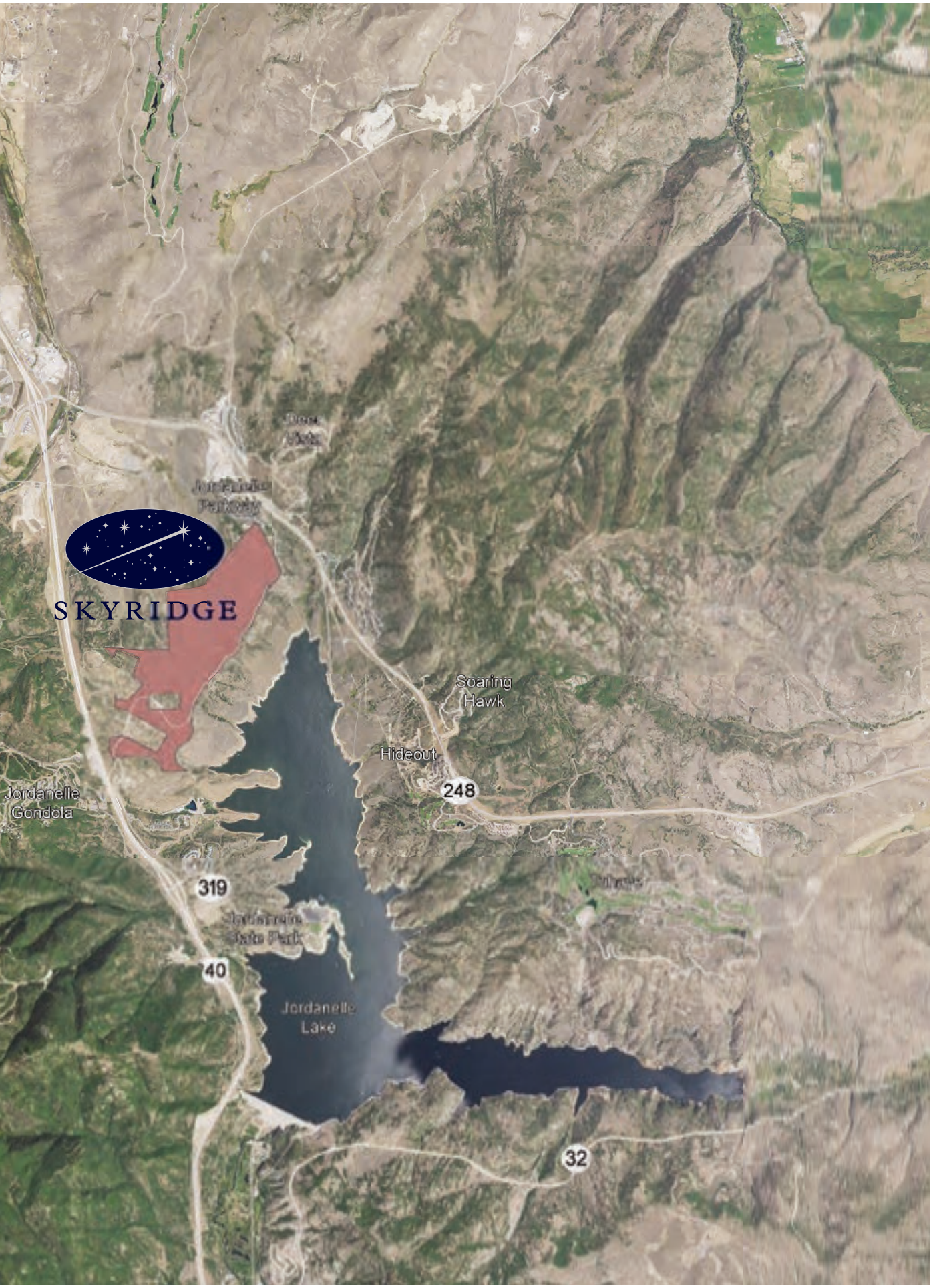


SKYRIDGE

Phase One

Close to vibrant Park City Main Street, Deer Valley® Resort, the new Mayflower Village, Jordanelle State Park, and Salt Lake City, and with five National Parks and many of Utah's wonders to explore, SkyRidge is a place for families, friends, and future generations to create lasting memories.

SKYRIDGE **LOCATION**


SKYRIDGE
Soaring Hawk
Hideout
248
Jordanelle Gondola
319
40
Jordanelle Lake
32

BUILDING YOUR DREAM HOME

A sense of timeless quality with a balance of authentic architecture and landscaping will ensure that SkyRidge evolves into a premier mountain community. Drawing inspiration from great international residences, our goal is to encourage Traditional Mountain or Contemporary Mountain Modern architectural style homes that balance rustic simplicity with a modern flair, using materials and colors found in nature.

SKYRIDGE **Q & A**

What is SkyRidge? SkyRidge is an ideal four-season master planned community. This remarkable and rare property is located on the northwest shore of the Jordanelle and consists of 485 premier homesites designated for single family homes on 670 acres with over 50% preserved as open space. The homesite sizes range from 7,000 square feet to over 2 acres

Who is the developer? SkyRidge Development, LLC, is principally owned by Steve Fellows from San Diego and Tom Thomas, a long-time developer from Las Vegas.

Who are the local developer associates? SkyRidge is managed by Tyler Aldous and is land planned and engineered by the Jack Johnson Company.

What are the major infrastructure improvements and completion dates?
SkyRidge, working with MIDA, is coordinating the current construction of the long-awaited Jordanelle Parkway which will connect the Mayflower Exit on US-40 to State Highway 248 at Brown's Canyon, and completion is anticipated by mid-summer 2019. The Jordanelle Special Services District (JSSD) will provide water and sewer services. The Jordanelle Specially Planned Area (JSPA) planning commission, a division of Wasatch County is the land planning authority.

How is SkyRidge configured? SkyRidge will be developed over multiple phases. Phase One will consist of 132 homesites in the Orion, Ursa, and Constellation Subdivisions with an anticipated completion date of late Summer 2019.

What are the SkyRidge home size specifications?
Homesite Size 7,000-10,000 sf = Home Size Minimum 2,000-Maximum 4,500 sf Livable Space
Homesite Size 10,001-22,000 sf = Home Size Minimum 2,500-Maximum 6,000 sf Livable Space.
Homesite Size Over 22,000 sf = Home Size Minimum 3,000-Maximum 8,000 sf Livable Space

What are SkyRidge setback requirements for residential structures?
Front Setback - 5' from front property line plus 15'6" to back of curb = Total 20' 6" from back of curb
Side Setbacks - 10' from side property lines
Rear Setback - 20' from rear property line

SKYRIDGE **Q & A**

What are the SkyRidge amenities? In addition to vast open space, SkyRidge Development will construct and provide:

- Clubhouse featuring a grocery café with bar, fitness facility, game room, and outfitter. Privately owned facility available to SkyRidge owners and the public but not part of the HOA.
- Infinity pool with cabanas, splash pad, and kids' area. HOA owned and operated, open to SkyRidge owners.
- Golf Academy and training center comprised of a proshop, practice facility, driving range, putting greens and three golf holes - par 5, par 4, and par 3 – that are designed with multiple tee boxes and greens. Privately owned facility available to SkyRidge owners and the public but not part of the HOA.
- Equestrian Center featuring an 18-stall barn, training facilities, indoor and outdoor arenas, pasture, washing and grooming areas, and dedicated equestrian trails. Privately owned facility available to SkyRidge owners and the public but not part of the HOA.
- Community Park with playground, picnic tables, and pavilion. HOA owned and operated, open to SkyRidge owners and the public.
- SkyRidge has worked diligently with Mountain Trails Foundation to connect the SkyRidge community trails to the Park City trail network and is adding miles of pedestrian, hiking, biking, and equestrian trails. SkyRidge trails are HOA owned and operated, open to SkyRidge owners and the public.

What are the SkyRidge Documents: HOA, CC&Rs & Architectural Guidelines?
The SkyRidge Community operational documents are available on the SkyRidge website, www.SkyRidgeParkCity.com.

SKYRIDGE **Q & A**

What are the anticipated HOA fees? The preliminary budget is $185 per month.

What are SkyRidge rental restrictions? Rentals are allowed for minimum 3-day periods.

Who does the road maintenance and snow clearing? Jordanelle Parkway and Constellation Drive are maintained and managed by Wasatch County. All other roads are maintained by the HOA.

Who are the SkyRidge community service providers?

- Jordanelle Special Services District (JSSD) Water and Sewer
- Wasatch County School District
- Rocky Mountain Power
- Dominion Energy
- Utopia Fiber/High-Speed Internet
- Approximate Wasatch County Property Taxes are a percentage of the property value
    - o Primary Residence .55% of Market Value
    - o Secondary Homeowners 1.1% of Market Value

What are the general architectural guidelines for building a home in SkyRidge?
SkyRidge homes are subject to approval by the Architectural Review Committee (ARC), consisting of selected professional consulting members. Traditional Mountain and Contemporary Mountain Modern architectural styles are encouraged.

ORION SUBDIVISION

Lot	Size	Price	Staus
1	7,000	$231,000	RESERVED
2	7,000	$235,200	RESERVED
3	10,433	$247,800	RESERVED
4	7,784	$237,300	
5	8,156	$235,200	
6	8,159	$231,000	
7	8,159	$228,900	
8	7,515	$231,000	
9	7,773	$235,200	
10	7,430	$231,000	
11	7,000	$226,800	
12	11,231	$224,700	
13	8,575	$216,300	
14	8,324	$226,800	
15	7,490	$231,000	
16	8,637	$241,500	
17	8,637	$241,500	RESERVED
18	8,636	$241,500	RESERVED
19	7,741	$241,500	RESERVED
20	8,245	$237,300	RESERVED
21	8,369	$231,000	
22	8,698	$233,100	RESERVED
23	8,374	$228,900	
24	8,375	$226,800	
25	8,481	$226,800	
26	8,393	$224,700	
27	8,372	$222,600	
28	8,372	$220,500	
29	7,530	$231,000	
30	10,608	$226,800	
31	10,033	$231,000	
32	9,154	$224,700	RESERVED
33	7,941	$228,900	RESERVED
34	7,910	$231,000	
35	7,897	$235,200	
36	7,883	$231,000	RESERVED
37	8,577	$231,000	RESERVED
38	8,577	$231,000	RESERVED
39	8,575	$245,700	RESERVED

URSA SUBDIVISION

Lot	Size	Price	Status
40	8,886	$233,100	
41	8,679	$233,100	
42	10,654	$247,800	RESERVED
43	7,056	$239,400	
44	7,216	$239,400	RESERVED
45	7,375	$239,400	RESERVED
46	7,375	$243,600	RESERVED
47	7,788	$243,600	RESERVED
48	8,744	$243,600	RESERVED
49	11,542	$256,200	RESERVED
50	11,398	$256,200	RESERVED
51	7,799	$235,200	RESERVED
52	7,791	$235,200	
53	7,789	$235,200	
54	7,789	$235,200	
55	7,789	$239,400	
56	7,789	$239,400	
57	7,469	$231,000	
58	7,420	$231,000	
59	8,828	$228,900	
60	9,666	$228,900	
61	8,398	$228,900	
62	9,239	$231,000	
63	10,240	$245,700	
64	7,350	$239,400	
65	8,311	$239,400	
66	8,603	$239,400	RESERVED
67	11,487	$239,400	RESERVED
68	11,768	$239,400	RESERVED
69	7,409	$228,900	
70	7,592	$226,800	
71	7,000	$226,800	
72	8,367	$224,700	
73	10,216	$239,400	
74	10,216	$239,400	
75	10,216	$237,300	
76	9,643	$231,000	
77	8,407	$235,200	
78	8,108	$235,200	
79	7,647	$235,200	
80	7,305	$233,100	
81	7,335	$233,100	
82	8,736	$235,200	

CONSTELLATION SUBDIVISION

Lot	Size	Price	Status
83	10,290	$241,500	
84	18,502	$246,100	
85	11,579	$246,100	
86	19,254	$257,600	
87	21,706	$250,700	
88	13,928	$250,700	
89	49,739	$315,900	
90	13,656	$246,100	RESERVED
91	13,372	$250,700	RESERVED
92	13,656	$253,000	RESERVED
93	13,550	$253,000	RESERVED
94	12,864	$253,000	RESERVED
95	11,472	$248,400	RESERVED
96	13,035	$253,000	RESERVED
97	17,979	$292,100	
98	14,633	$280,600	
99	24,075	$353,700	
100	10,233	$271,400	
101	11,547	$280,600	
102	10,707	$276,000	
103	12,002	$280,600	
104	11,003	$276,000	
105	33,382	$337,500	
106	95,108	$364,500	
107	10,695	$282,900	
108	12,742	$292,100	RESERVED
109	12,155	$294,400	
110	12,547	$292,100	
111	12,002	$287,500	
112	16,912	$294,400	RESERVED
113	11,018	$292,100	
114	11,121	$287,500	
115	11,359	$289,800	
116	11,127	$257,600	
117	8,831	$246,100	
118	8,462	$248,400	
119	9,764	$257,600	
120	11,098	$262,200	
121	11,129	$259,900	
122	11,054	$257,600	RESERVED
123	11,016	$255,300	RESERVED
124	23,732	$302,400	RESERVED
125	24,919	$315,900	RESERVED
126	10,864	$262,200	RESERVED
127	11,191	$266,800	RESERVED
128	11,108	$255,300	RESERVED
129	10,926	$250,700	
130	10,987	$248,400	
131	11,000	$246,100	
132	14,303	$239,200	

SKYRIDGE

PRICES AND INVENTORY AS OF 10/19/2018
FOR UPDATES PLEASE CALL 435-214-7410.

BERKSHIRE HATHAWAY HomeServices | Utah Properties

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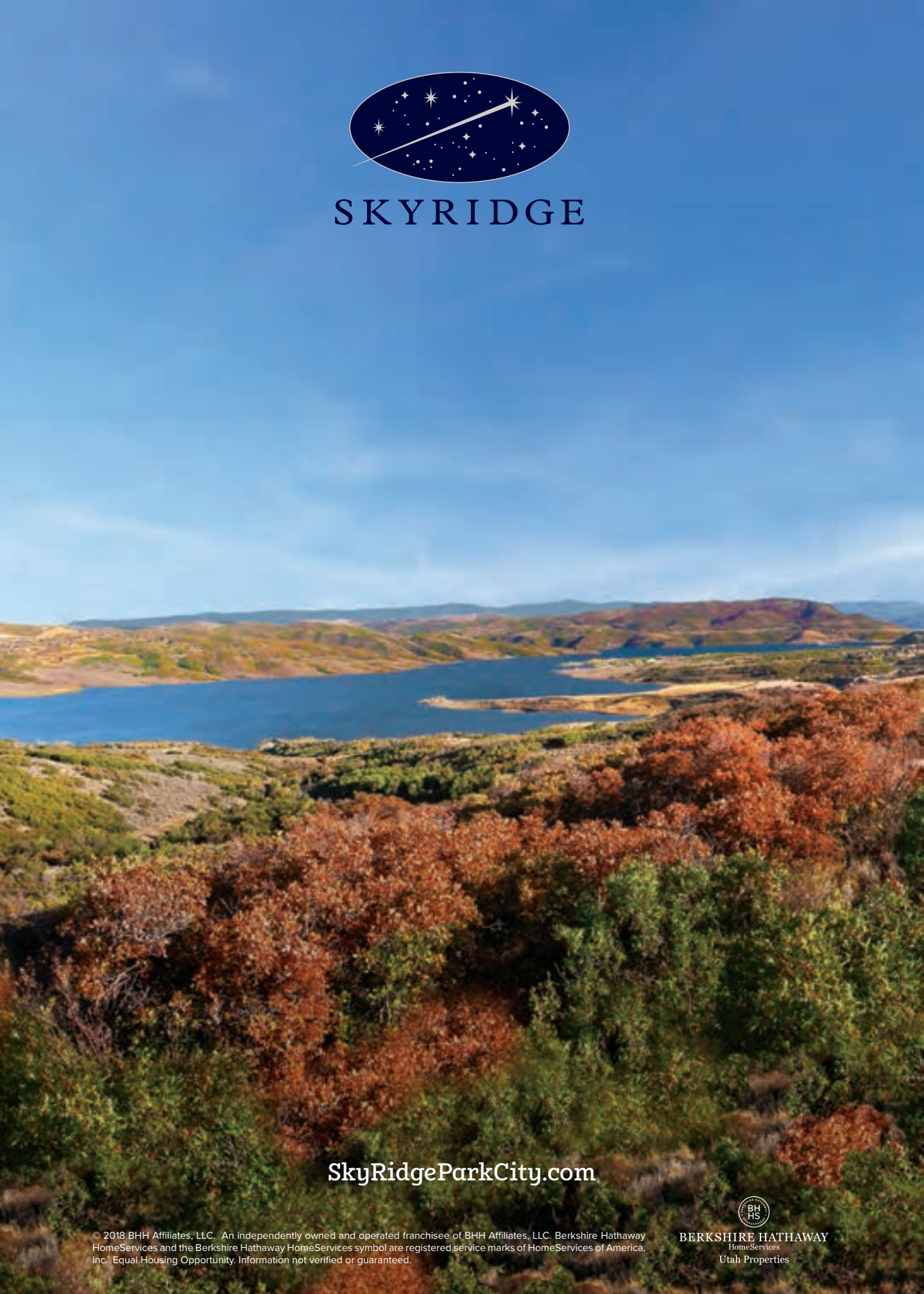

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