

SHARED OWNERSHIP OPPORTUNITY

MORNINGSTAR HOMES



TALISKER CLUB
A PRIVATE WONDERLAND



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MORNINGSTAR HOMES

Morningstar Homes provide shared ownership, a more flexible approach to ownership for those who desire to call Talisker Club home for up to eight selected weeks out of the year. Each Morningstar homeowner has a 1/6 deeded interest in the property. Enjoy full membership privileges and exclusive usage of the entire home during scheduled reservation periods. These fully furnished homes are perfect for getaways with family or friends in any season—and even include the use of a private golf cart and two electric-assist bikes while in residence.



SHARED OWNERSHIP OPPORTUNITY
MORNINGSTAR HOMES

Designed by award-winning architectural firm SANDBOX, this rare collection of only five mountain modern homes is situated within the private Tuhaye neighborhood along the 1st and 2nd fairways of the Mark O'Meara 18-Hole Signature golf course. Adjacent to the Tuhaye Club Complex and within walking distance of community amenities, the homes offer some of the best views in all of Tuhaye—from Mt. Timpanogos and the Uinta National Forest to the distant peaks of Deer Valley ski runs.

- 5,786 SF
- 5 bedrooms, 5.5 bathrooms
- 2.5-car garage



Main Level



Lower Level

FEATURES AND SPECIFICATIONS

SPECIAL AMENITIES

- Talisker Club Membership included in price, providing access to ALL four Talisker Club venues and amenities while in residence including:
- Tower Club on Mountain in Empire Pass Deer Valley
- Courchevel Bistro Main Street with Private Member Lounge & Ski Locker
- Tuhaye 18-hole Golf Course and Family Clubhouse
- The Outpost with Private Backcountry Access
- Talisker Club Shuttle for Downtown and Empire Pass
- Access to One Golf Cart and Two E-Bikes while in residence

INTERIOR FINISHES

- Two-sided Gas Fireplace in Main Living Room
- Gas Fireplace in Master Bedroom
- Vaulted Ceilings
- Emtek® Hardware for Doors & Cabinets or Equivalent
- Chef's Kitchen with Island
- 1 3/4" Custom Wood Doors
- Caesarstone® Quartz and Concrete Countertops Throughout
- Tongue-and-Groove Wood Beam Ceilings per Plan
- Combination Lutron® Shades Throughout

GREAT ROOM

- Floor-to-Ceiling Stone Surround Fireplace
- Vaulted Ceilings
- Adjacent Covered Decks

CHEF'S KITCHEN

- Designer Cabinets
- Thermador® Appliances
- 48" Built-in Refrigerator/Freezer
- 48" Six-Burner plus Griddle Dual-Fuel Gas Cooktop with Electric Convection Oven
- Built-in Microwave & Dishwasher
- Under-Cabinet Lighting
- Caesarstone® Quartz Countertops
- Wine Storage
- Under-Counter Beverage/Mini Fridge
- Built-in Coffee/Esspresso Maker







FEATURES AND SPECIFICATIONS

EXTERIOR FEATURES

- Standing-Seam Metal Roof
- Fully Landscaped
- Built-in Fireplace on Main Entry Covered Porch
- Large Covered Outdoor Living Spaces on Main Level & Lower Level
- Natural Stone Veneer
- Natural Cedar Siding
- Sadona® 36" Built-in Outdoor Gas BBQ Grill on Main Level Deck
- Built-in Fireplace and Hot Tub on Lower Level Patio
- Belgard® Melville Plank Pavers or Equivalent on Lower Level Patio

HEATING / COOLING

- Two Zones of Heating & Air Conditioning
- Full-Home Radon System

AUDIO / VISUAL SYSTEMS

- Sonos® Wired Audio Throughout
- 4K Ultra-High Definition TVs Throughout
- Apple® TVs Throughout
- Wired Data/Phone

ELECTRICAL

- Recessed Lighting
- Art Lighting
- Custom Chandeliers and Sconces
- Exterior Lighting

FLOORING

- White Oak Wood Flooring Throughout
- Designer Carpeting in Bunk Room
- Porcelain & Ceramic Tile in all Bathrooms, Mud Room and Laundry Rooms

PLUMBING AND BATH ACCESSORIES

- Designer Fixtures
- Soaking Tub in Master Bath
- Mud/Laundry Room Utility Sink
- Water Softener
- Front Load Washer and Dryer





Talisker Club - Tuhaye Club Complex

FOUR CLUBS—ONE MEMBERSHIP

EMPIRE PASS - TUHAYE - MAIN STREET - OUTPOST

Gracing a spectacularly scenic swath of the Wasatch Mountains in the central Rockies, Talisker Club is Park City's *only* four-club private community presenting an incomparable collection of mountain, Main Street, backcountry and country clubs. It's akin to an all-access pass in every season to a remarkable life within nature's wondrous embrace. To belong is to be part of a family of kindred spirits who desire nothing more than savoring the simple pleasures of shared time and building memories with loved ones.

It can all be discovered within Utah's Park City region, which recently ranked highest on *Bloomberg's* Top U.S. Vacation Havens Index beating out Aspen and Jackson Hole—making Talisker Club the ideal place for your family's legacy.

FREQUENTLY ASKED QUESTIONS

WHERE IS THE PROPERTY LOCATED?

Morningstar Homes are in the Tuhaye Club Park, adjacent to the Tuhaye Clubhouse. The location offers easy walkability to all Tuhaye community amenities and provides some of the best views Park City has to offer. Mt. Timpanogos, the Deer Valley ski runs and the Mark O’Meara golf course create a sense of arrival every time you walk into the home.

WHAT IS THE SIZE OF THE HOMES?

Morningstar Homes are an intimate collection of five mountain modern homes offering 5 bedrooms, 5.5 baths and approximately 5,786 SF of living space. Each home also includes 570 SF of covered porches and a 2.5-car garage.

ARE THE HOMES FULLY FURNISHED?

Yes. Morningstar Homes are exquisitely furnished by Moxie Design Studio. Each home features complete audio-visual, linen and kitchen packages. In addition, each home includes a golf cart and two electric-assist bikes for owners to enjoy while using the home.

DO OWNERS HAVE ACCESS TO TALISKER CLUB?

Yes. While in residence, all Morningstar homeowners and their immediate families are Full Members of Talisker Club.

WHAT ARE THE COSTS ASSOCIATED WITH BEING AN OWNER IN A MORNINGSTAR HOME?

Annual Talisker Club 2020 dues for the Morningstar Homes are \$12,330 per share. These dues cover access to all Talisker Club amenities. The annual Morningstar 2020 HOA dues are \$18,425. This covers all utilities, operating expenses, maintenance expenses, reserve assessment, taxes, etc. for the home.

WHAT PRIVATE AMENITIES WILL OWNERS ENJOY AS TALISKER CLUB MEMBERS?

Talisker Club’s inspired four-season lifestyle in Park City, Utah offers the best in Rocky Mountain living, featuring exclusive one-of-a-kind private club membership at an incomparable collection of four clubs. Effortless ski-in/ski-out access of Talisker Club – Empire Pass. Unforgettable rounds of golf at the Mark O’Meara Signature Championship Golf Course and a wealth of new amenities for family fun at Talisker Club – Tuhaye. Access to the Main Street experience, easy ski and snowboard access to Park City Mountain and delicious cuisine are found at Courchevel, a Talisker Club Bistro on Main Street. And at Talisker Club – Outpost, acres of private and pristine high-mountain backcountry await exploration in Bonanza Flats. *(Please visit www.TaliskerClub.com)*

WHAT IS SHARED OWNERSHIP?

Each Morningstar homeowner has a 1/6 deeded interest in the property and enjoys exclusive use of the entire home during scheduled reservation periods. Each Member and his family will enjoy all the benefits of Membership in Talisker Club while in residence. A storage area will be provided for Members’ personal items that can be stored between visits to their Morningstar home.

HOW MANY WEEKS DO YOU GET PER SHARE?

There will be only six owners per home, providing each family six reservation periods per year, plus one week of flex time that can be reserved once their initial reservations have been assigned. Additional time will be available on a first-come, first-serve basis as reservations are used.

HOW ARE RESERVATION PERIODS SCHEDULED?

A Morningstar homeowner may maintain a maximum of seven reservation periods in the system at any one given time, throughout the calendar year. This consists of three summer weeks, three winter weeks and one flex week. A Reservation Period consists of up to seven consecutive nights. If the home that your share is attached to is occupied by another owner during a desired visitation period, time in another Morningstar home may be reserved subject to availability within 21 days of the date you would like to visit.

WHO IS THE ARCHITECT AND ARCHITECTURAL FIRM?

SANDBOX is an award-winning, comprehensive design firm based in Truckee, California near Lake Tahoe. Originally founded in March of 2001, SANDBOX specializes in residential design, engineering, commercial improvements and interiors, with an affiliate graphic design company, SDBX. Founded on the belief that clients will benefit from a multi-disciplinary approach, the firm’s team of highly talented and diverse individuals brings a blend of perspectives and skills that keeps its work original and timeless. *(Please visit www.thesandboxstudio.com)*

WHAT IS THE EXPECTED TIMELINE TO START AND COMPLETE CONSTRUCTION?

Construction of the first Morningstar Home has begun.

IS THERE A TRANSFER FEE DUE AT CLOSING?

Yes. It will be calculated as 1% of the Purchase Price.

ARE PETS ALLOWED?

No.

CAN OWNERS RENT THEIR RESIDENCE?

No. The Association can rent unused weeks if they elect to, but this is not anticipated.

WHO IS THE TALISKER CLUB DEVELOPER?

Storied Deer Valley, LLC is a partnership of seasoned real estate executives, Mark Enderle and Mark Yarborough. The Partners have a 30-year track record of success in the ownership, development, marketing, sales and operation of private club communities throughout the continental U.S., Hawaii, the Caribbean and Mexico. *(Please visit www.StoriedLiving.com)*

January 2020 – This information is provided as an overview only, subject to change. Contact a Talisker Club Associate for complete details. Visit www.TaliskerClub.com



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