

MOONDANCE

— ECLIPSE & CRESCENT —



TALISKER CLUB
A PRIVATE WONDERLAND

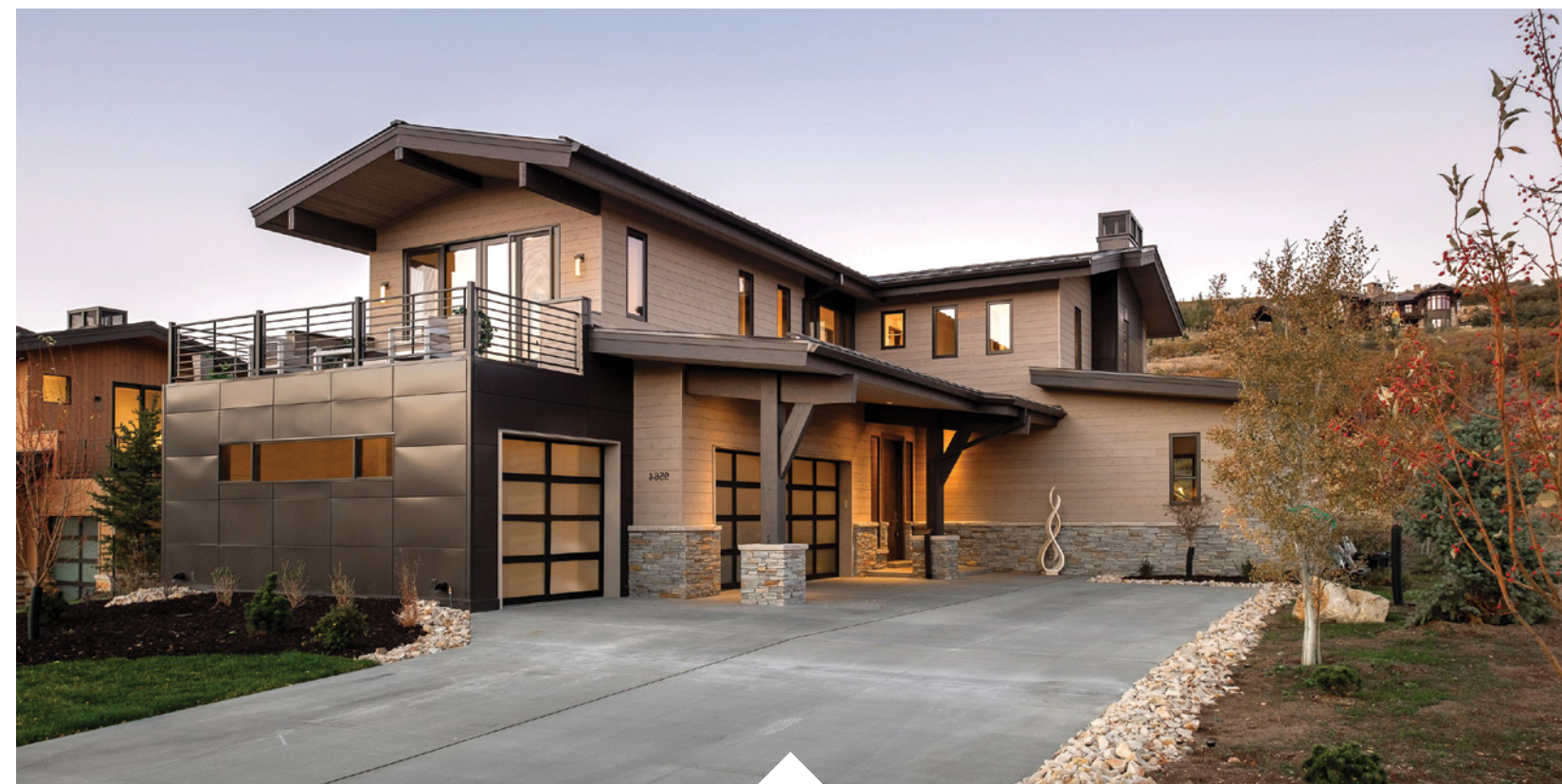


MOONDANCE

Designed by Otto/Walker Architects, Moondance is a limited collection of only 20 mountain contemporary homes centrally located within the Talisker Club – Tuhaye community between the 7th, 8th and 9th holes of the Mark O’Meara Signature Championship golf course. Encircling the 3.4-acre Moondance Park, the neighborhood is conveniently situated within walking distance of The Village and community trail system.

The builder of Moondance, Ironwood Resort Development, is a boutique real estate development firm specializing in luxury residential and resort properties throughout the Rocky Mountain west. Each project blends the best of the modern world with a timeless aesthetic—ensuring that every home fulfills the desires of buyers for today, and for their grandchildren in the future.

ECLIPSE



CRESCENT



ECLIPSE

Revealing a fresh take on mountain décor, the cool color palette showcased in the Eclipse plan offers carefree living and easy entertaining with multiple outdoor spaces and sweeping golf course views. A warm palette is also available for interior finishes selection.



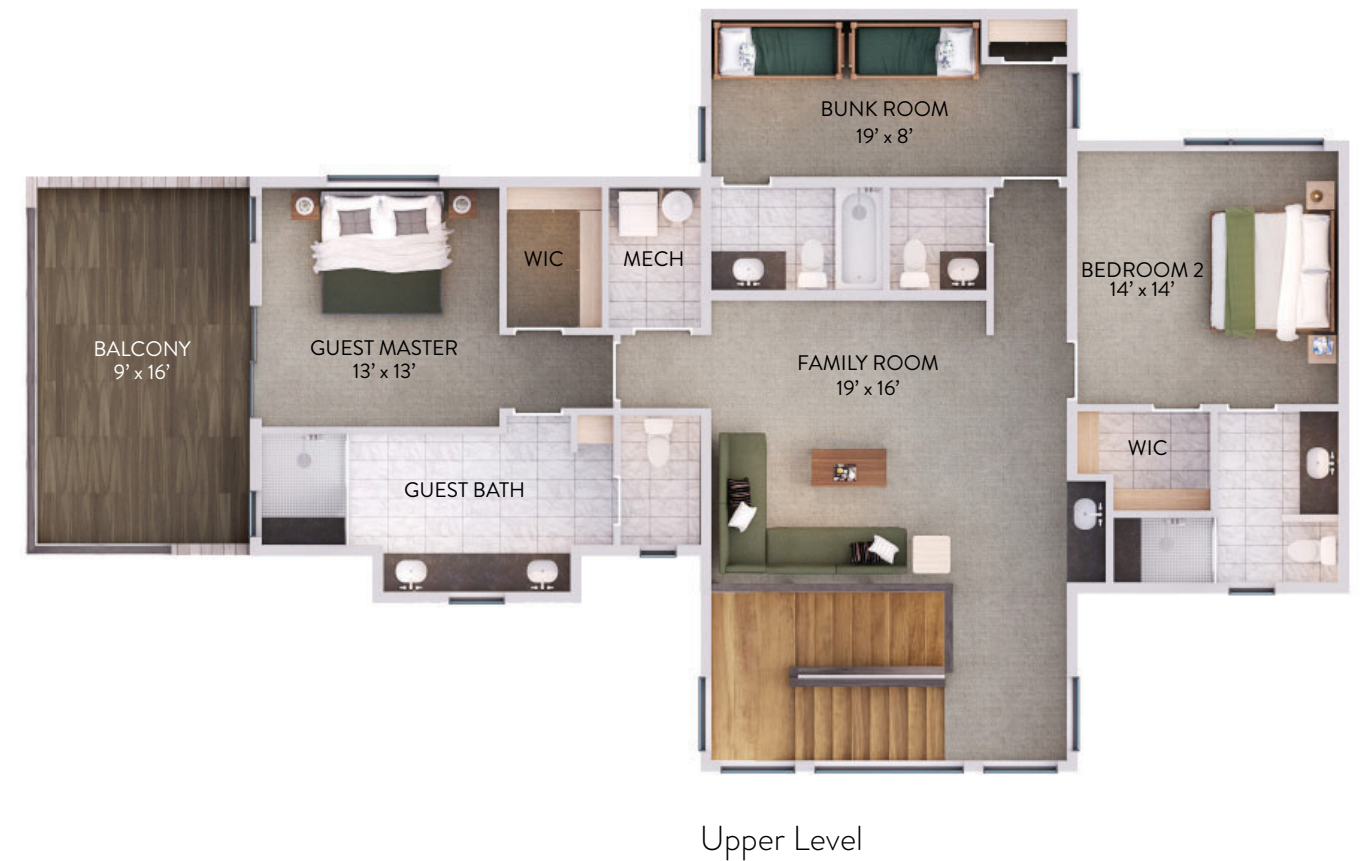
ECLIPSE PLAN

MOONDANCE

- Approximately 3,600 finished SF
 - 4 bedrooms, 4.5 bathrooms
- Full 2-car garage with optional addition of 3rd-car or golf cart garage available on most homesites



QR CODE
Scan with your smartphone camera
to see a 360° virtual tour.



CRESCENT

Mountain style meets refined sophistication with the Crescent plan. The unique interior, with multiple outdoor spaces and inspired golf course views, provides a relaxed setting to gather with family and friends. Warm and cool color palettes are available for interior finishes selection.



CRESCENT PLAN

MOONDANCE

- Approximately 3,400 finished SF
 - 4 bedrooms, 4.5 bathrooms
- Full 2-car garage with optional addition of 3rd-car or golf cart garage available on most homesites



QR CODE

Scan with your smartphone camera to see a 360° virtual tour.



Main Level



Upper Level

FEATURES & SPECIFICATIONS

SPECIAL AMENITIES

- Talisker Club membership included in price, providing access to all club amenities including:
 - Talisker Club – Empire Pass
 - Talisker Club – Main Street
 - Talisker Club – Tuhaye
 - Talisker Club – Outpost
- Talisker Club shuttle to/from downtown and Empire Pass
- Surrounded by Tuhaye golf course, open space and Moondance Park

INTERIOR FINISHES

- Steel railings
- Gas fireplaces in great room and master bedroom
- Vaulted ceilings in great room and family room
- Designer hardware on doors and cabinets
- Gourmet kitchens with spacious islands
- Eight-foot custom wood doors
- Quartz and natural stone countertops throughout
- Heated bathroom floors in master bath
- Sound proofing throughout for an exceptionally quiet environment

GREAT ROOM

- Floor-to-ceiling stone or steel surround fireplace
- Adjacent covered patios

CHEF'S KITCHEN

- Designer cabinets
- Wolf/Sub-Zero appliances
- 48" Sub-Zero refrigerator/freezer
- Wolf double oven duel-fuel range with 6 burners and griddle
- Under-cabinet lighting
- Quartz countertops

FLOORING

- Solid $\frac{3}{4}$ " wide-plank white oak wood floors
- Premium carpeting
- Porcelain and natural stone tile in all bathrooms, mud room and laundry room



ECLIPSE



FEATURES & SPECIFICATIONS

EXTERIOR FEATURES

- Natural stone, wood and steel elements
- Contemporary standing-seam metal roof
- Full natural landscaping
- Main level covered patio off great room and den
- Outdoor gas BBQ grill
- Optional hot tub on patio
- Upper floor deck

HEATING/COOLING

- Dual-zone high-efficiency HVAC
- Multizone smart thermostats

AUDIO/VISUAL SYSTEMS

- Pre-wired audio in great room, kitchen, dining, master bedroom, master bath and family room
- Pre-wired for motorized shades
- Technology and data wiring

ELECTRICAL

- Recessed LED lighting
- Art lighting
- Dark sky exterior lighting
- Under-base cabinet lighting on motion sensors in all bathrooms

PLUMBING AND BATH ACCESSORIES

- Grohe® and Kohler® fixtures
- Spacious soaking tubs in master baths
- Premium showerheads with hand-held wands
- Mud/laundry room sink
- Water softener and filter system



CRESCENT





MOONDANCE PARK

As the newest indoor-outdoor destination at Talisker Club – Tuhaye, the 3.4-acre Moondance Park is the place for all-season fun. It features an entertainment pavilion, playgrounds, a volleyball court, a junior soccer field and a basketball-pickleball court that converts to a winter ice-skating rink with a warming hut and fire pits.



MOONDANCE

LEGEND

CRESCENT HOMES



CRESCENT HOMES &
ECLIPSE HOMES



Model Home



MOONDANCE PARK

1. Entry Garden
2. Parking Lot
3. Playgrounds
4. Lawn Games
5. Horseshoes
6. Bocce Ball
7. Playfield
8. Volleyball
9. Ice Rink/Basketball/Pickleball
10. Fire Pit
11. Pavilion



FREQUENTLY ASKED QUESTIONS

WHERE IS THE PROPERTY LOCATED?

Moondance is located in the center of Talisker Club - Tuhaye, surrounded by the 7th, 8th and 9th holes of the Mark O'Meara Signature Championship golf course. It is centrally situated within walking distance of the Talisker Club - Tuhaye club amenities. This unique, circular enclave features abundant open space and surrounds the new Moondance Park. Six of the Moondance homes are specially positioned with views of the 9th hole water pond.

WHAT SIZE ARE THE HOMES AND HOW MANY ARE AVAILABLE?

Only 20 Moondance homes are available. Offering approximately 3,600 SF (Eclipse Model) and 3,400 SF (Crescent Model), the homes include 4 bedrooms with an open-concept great room, gourmet kitchen, a separate den and 2-car garages. Additional design options include a 5th bedroom, master sitting room, 3rd-car garage or golf cart garage.

IS THE TALISKER CLUB MEMBERSHIP DEPOSIT INCLUDED IN THE PRICE OF THE HOME?

Yes.

WHO IS THE ARCHITECT AND ARCHITECTURAL FIRM?

Otto/Walker Architects of Park City has created these special homes combining mountain architecture with modern living—highlighted by stone, steel and wood. Unique floorplans and distinct architectural design features include great rooms surrounded on three sides by glass to bring the outside in. It's a perfect home for full- or part-time living with plenty of space to gather with family and friends. *(Please visit www.otto-walker.com)*

WHO IS THE CONSTRUCTION TEAM?

Cameo Homes of Heber City, Utah is a family-run custom homebuilder with a 43-year reputation for building the finest custom homes in Utah's mountains. Chris, Ryan, Brandon and Noel, patriarch of the Quinton family and principals of the company, are dedicated to quality and craftsmanship—ensuring that every Moondance home will be the perfect expression of its owner's dreams. *(Please visit www.cameohomesinc.com)*

WHO IS THE INTERIOR DESIGN TEAM?

The brilliance of the Otto/Walker architecture is further enhanced by the talented team of CCDG Interiors. Principals Melissa Crotty and Jen Gode have combined mountain living with polished sophistication to ensure Moondance interiors reflect the unique surroundings and provide an engaging setting to gather with family and friends. The team at CCDG Interiors will collaborate with owners to craft a personal style to match their needs. *(Please visit www.ccdginteriors.com/)*

WILL THERE BE INTERIOR DESIGN SELECTIONS TO CHOOSE FROM?

Warm and cool color palettes are available for interior finishes selection.

IS THERE A TRANSFER FEE DUE AT CLOSING?

All real estate transactions within Tuhaye are subject to a property transfer fee equal to 1% of the selling price of the property, paid by the Buyer. The transfer fee proceeds collected at settlement are used to build the HOA's reserve account. *(Please visit www.TuhayeHOA.com)*

WHAT ARE THE COSTS ASSOCIATED WITH OWNERSHIP?

2020 Master HOA dues of \$3,000 annual, 2020 Club membership dues of \$16,440 annual, plus utilities and real estate taxes.

CAN I HAVE A BBQ?

Yes, BBQs are allowed.

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 family-oriented amenities at Talisker Club – Tuhaye. Access to Park City's renowned Main Street, easy ski and snowboard access to Park City Mountain and delicious cuisine at Courchevel Bistro at Talisker Club – Main Street. And at Talisker Club – Outpost, acres of private and pristine high-mountain backcountry await exploration in Bonanza Flats with adventures on the private tubing hill, snowmobile and hiking-biking trails and dining at the yurt. *(Please visit www.TaliskerClub.com)*

WHO IS THE DEVELOPER OF TALISKER CLUB?

Storied Deer Valley, LLC is a partnership of two seasoned real estate executives, Mark Enderle and Mark Yarborough. The two 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)*

IS THERE A COMMUNITY WEBSITE?

Yes, please visit www.TaliskerClub.com

October 2020 – This information is provided as an overview only, subject to change. Contact Talisker Club for complete details or visit www.TaliskerClub.com.



Club amenities at Talisker Club - Tuhaye

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.



Welcome Center Open Daily
10105 N. Tuhaye Drive, Kamas, Utah 84036

[TaliskerClub.com](https://www.TaliskerClub.com) | 435.333.3617



BERKSHIRE
HATHAWAY
HomeServices
Utah Properties

The Talisker Club | Empire Pass | Tuhaye materials and the features, prices and planned amenities are based upon current development plans which are subject to change without notice. These artist renderings are intended to be representative of the “flavor” of a Moondance home. Future Moondance homes may be different, and the Developer has the ability to make field changes and substitutions to any of the Moondance homes. Any and all recreational and golf amenities and facilities will be privately owned and operated as a club with mandatory membership and mandatory membership fees payable. This does not constitute an offer to sell or solicitation of an offer to buy real estate in any jurisdiction where prohibited by law or in any jurisdiction where registration or other legal requirements have not been fulfilled. ©2020 The names and logos are licensed and registered trademarks of Storied Deer Valley, LLC.

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