

Whispering Hawk

— KINGLET, QUAIL & MERLIN II —




TALISKER CLUB
A PRIVATE WONDERLAND

Whispering Hawk

KINGLET



Designed by Reid Smith Architects, Whispering Hawk is a limited collection of 23 single-family homes situated within the Talisker Club – Tuhaye community between the 13th and 14th holes of the Mark O’Meara Signature Championship golf course. Featuring three distinct model designs, the natural light-filled homes showcase modern mountain architecture with open floorplans for comfortable living and easy entertaining with family and friends.

Set before expansive views of the golf course, the Uinta National Forest and the Deer Valley ski runs, the homes include privileged access to Talisker Club’s incomparable collection of private club venues throughout Park City.

QUAIL



MERLIN II





KINGLET

This cool color palette of the Kinglet plan is a fresh take on contemporary mountain luxury. A warm palette is also available for interior finishes selection.



Whispering Hawk

- 3,377 SF
- 4 bedrooms, 4.5 bathrooms
- 2-car garage



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



Main Level



Lower Level

QUAIL

The Quail plan, shown here in a warm color palette, offers an open design that captures abundant natural light and creates the ideal setting for easy entertaining. A cool palette is also available for interior finishes selection.

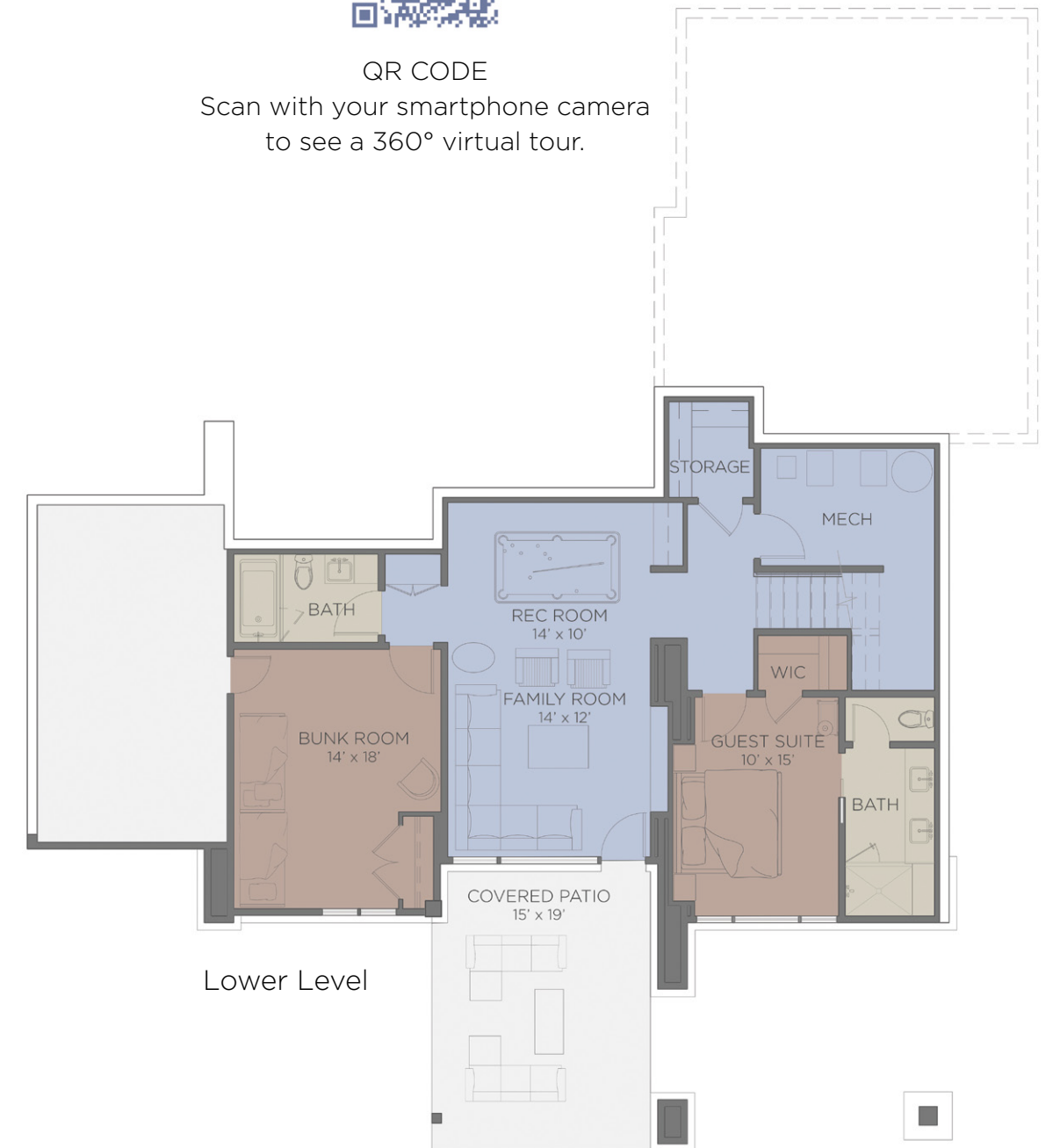


Whispering Hawk

- 3,259 SF
- 4 bedrooms, 4.5 bathrooms
- 2-car garage



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MERLIN II PLAN

Whispering Hawk

- 2,771 SF
- 3 bedrooms, 3.5 bathrooms
- 2-car garage



Features & Specifications

QUAIL

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

INTERIOR FINISHES

- Steel and cable railings
- Gas fireplaces in main living room and master bedroom
- Vaulted ceilings
- Rocky Mountain hardware for doors and cabinets or equivalent
- Chef's kitchen with island
- 1 3/4" custom wood doors
- Quartz countertops throughout
- Tongue-and-groove wood ceilings per plan
- Ceiling timbers per plan
- Samsung® front-load washer and dryer

GREAT ROOM

- Floor-to-ceiling stone surround fireplace
- Vaulted ceilings
- Adjacent covered decks

CHEF'S KITCHEN

- Designer cabinets
- Thermador® appliances
- Built-in refrigerator/freezer
- 6-burner gas cooktop with electric convection oven
- Built-in microwave and dishwasher
- Under-cabinet lighting
- Quartz countertops

FLOORING

- Wide-plank white oak wood flooring
- Designer carpeting throughout lower level
- Porcelain and ceramic tile in all bathrooms, mud room and laundry rooms

EXTERIOR FEATURES

- CeDUR shake roof or equivalent
- Fully landscaped
- Large covered outdoor living spaces on main and lower levels
- Natural stone veneer
- Natural cedar and Douglas fir siding
- Coyote outdoor gas BBQ grill on main level deck
- Stamped and stained concrete patio on lower level

HEATING/COOLING

- Dual-zone high-efficiency HVAC
- Full-home radon system

AUDIO/VISUAL SYSTEMS

- Pre-wired audio in great room, kitchen, dining, master bedroom and master bath
- Wired data/phone

ELECTRICAL

- Recessed lighting
- Art lighting
- Custom chandeliers and sconces
- Exterior lighting

PLUMBING AND BATH ACCESSORIES

- Designer fixtures
- Undermount tubs in master bath and bunk bath
- Wand hand shower and rain dome showerheads
- Utility sink in mud and laundry room
- Combo water softener and filtration system



KINGLET





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.

Frequently Asked Questions

WHERE IS THE PROPERTY LOCATED?

Whispering Hawk is located on the southeast end of the private Tuhaye neighborhood between the 13th and 14th holes of the Mark O'Meara Signature Championship golf course. This is a quiet and pristine section of the neighborhood with views to the Uinta National Forest, the golf course and peaks of Deer Valley ski resort.

WHAT SIZE ARE THE HOMES AND HOW MANY ARE AVAILABLE?

This collection of 23 homes will consist of 4 bedrooms with 2-car garages and ranging from 2,771 to 3,377 SF.

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

Yes.

WHO IS THE ARCHITECT AND ARCHITECTURAL FIRM?

Reid Smith Architects has been focused on creating a sense of space through original and unique design in the Mountain West. The firm combines the use of local and natural materials to create architecture that complements and respects the site while celebrating the built environment and innovation. Whether designing a contemporary cabin on the Yellowstone River, a western ski retreat or a modern mountain residence, Reid Smith Architects captures the spirit of the site.

(Please visit www.reidsmitharchitects.com)

WHO IS THE CONSTRUCTION TEAM?

Headquartered in Salt Lake City, Utah, BIG D Construction has provided unparalleled design-build services for nearly 50 years. BIG D employs more than 1,000 individuals in 11 states and has been ranked among the top builders in the nation for over a quarter of a century. Their mission is to be the most sought-after construction company in the business. *(Please visit www.bigdsignature.com)*

WHO IS THE INTERIOR DESIGN TEAM?

Park City's Design Collective West was founded on a love of great places and great spaces. The firm's principals, who first met 15 years ago fresh out of grad school, decided to combine creative forces—and bring together their collective talents in architecture, interior design and business. The firm's design aesthetic is grounded in the excitement for the spectacular, combined with a dedication to function and simplicity. Whether it's high-end residential or hospitality, the firm's passionate and talented team works with clients to create their dream project throughout the process and in the final design.

(Please visit www.designcollectivewest.com)

WILL THERE BE INTERIOR DESIGN SELECTIONS TO CHOOSE FROM?

Warm and cool color palettes are available for interior finishes selection. Selections may also be made for cabinet and countertop styles and colors, interior door styles and hardware, and several hardwood and tile flooring colors.

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?

2021 Master HOA dues of \$3,000 annual, 2021 Club membership dues of \$17,100 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

May 2021 – This information is provided as an overview only, subject to change. Contact Talisker Club for complete details or visit www.TaliskerClub.com.



TALISKER CLUB

A PRIVATE WONDERLAND

Welcome Center Open Daily
10105 N. Tuhaye Drive, Kamas, Utah 84036
TaliskerClub.com | 435.333.3617



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 Whispering Hawk home. Future Whispering Hawk homes may be different, and the Developer has the ability to make field changes and substitutions to any of the Whispering Hawk 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. ©2021 The names and logos are licensed and registered trademarks of Storied Deer Valley, LLC.

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