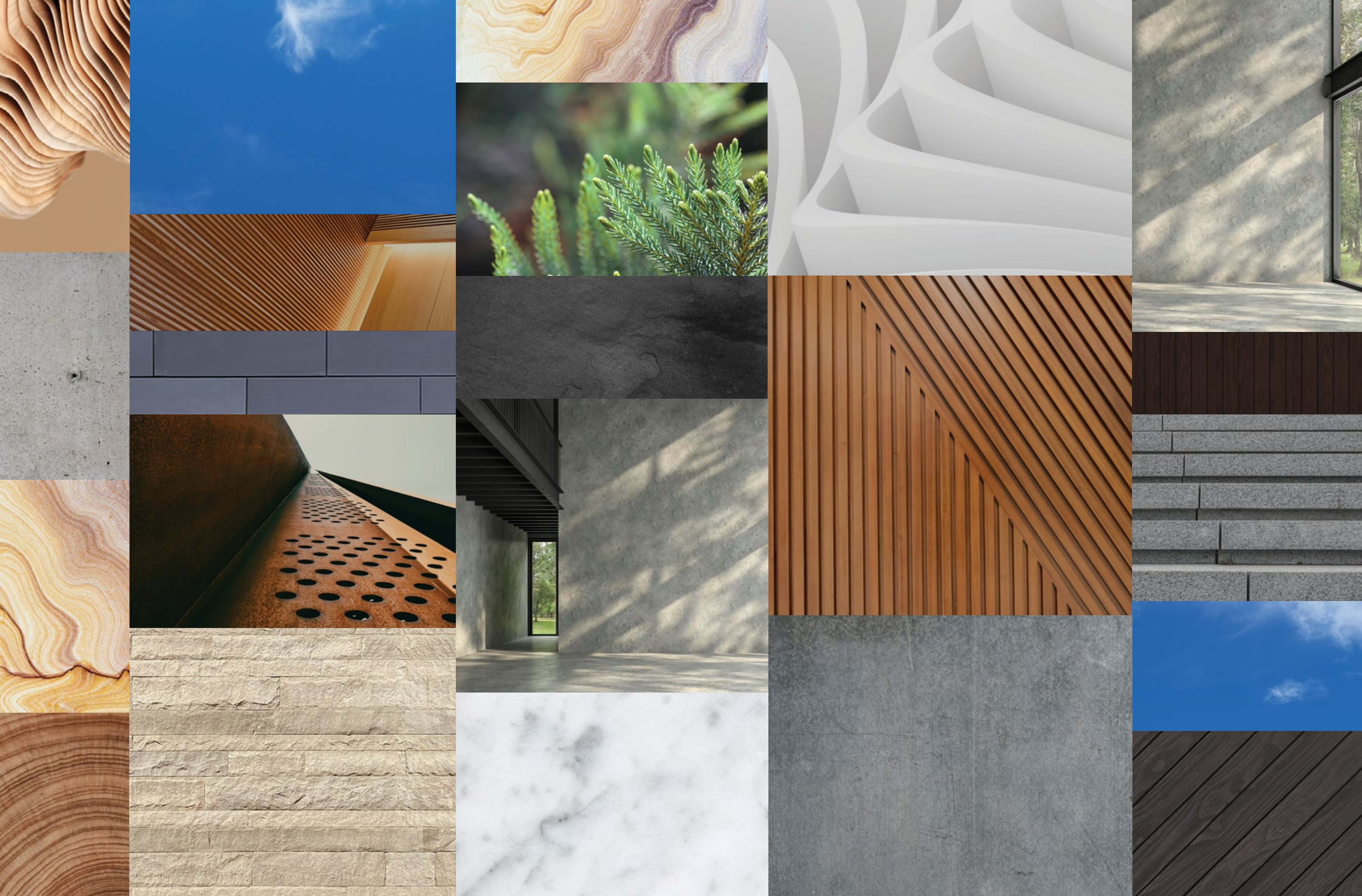


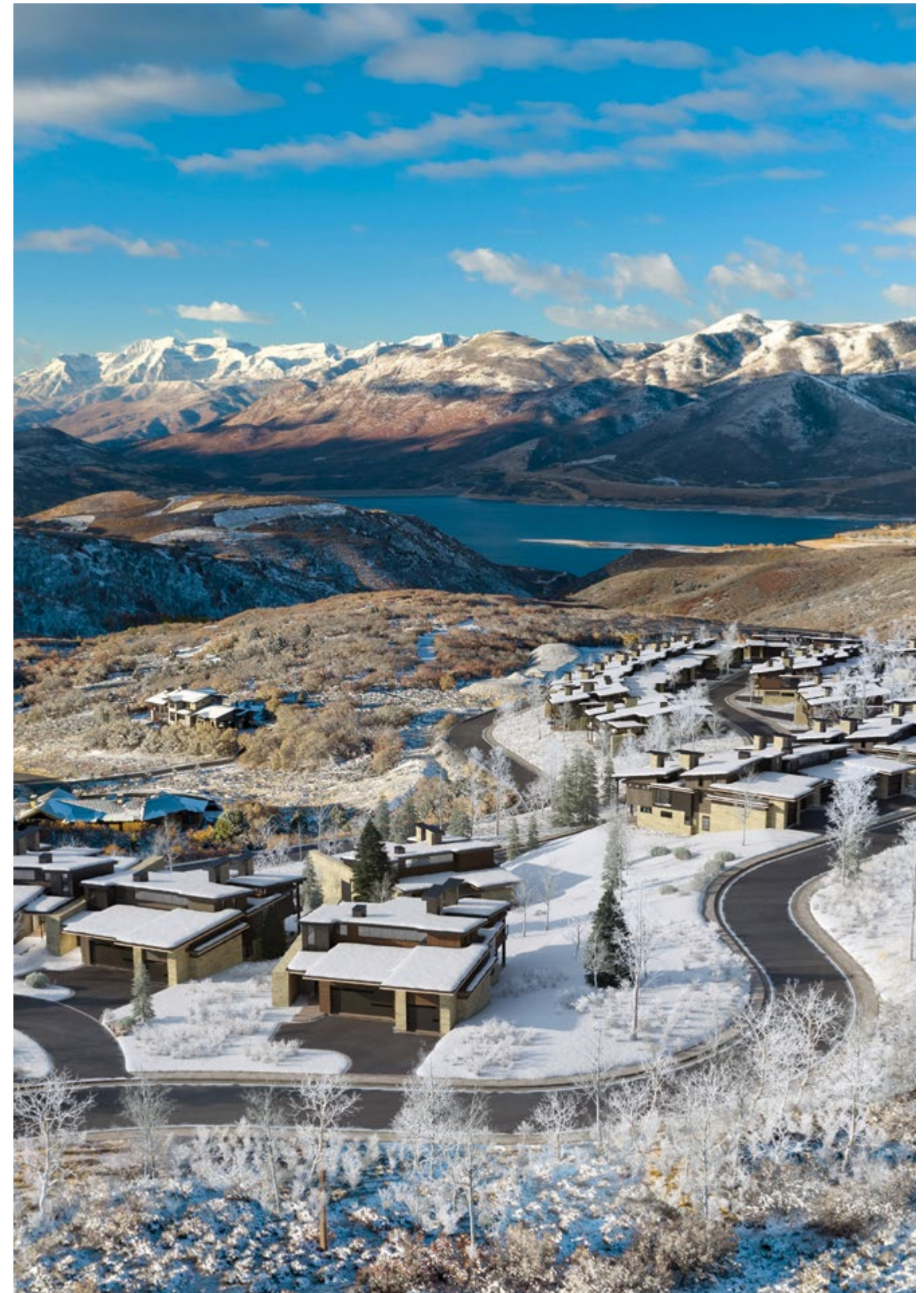
I N D I

R I D G E





Artfully composed of metal,
glass, earth and infinite sky,
a rare collection of distinctive
contemporary homes presents an
elevated sense of Talisker Club
luxury, designed to embrace the
natural theatrics of the Wasatch
Mountains in every glorious season.
Reserved for only 37 owners are
The Residences at INDI Ridge.



OVERVIEW

The Residences at
INDI
RIDGE

Perched high on a ridgeline embracing dramatic Deer Valley and Jordanelle Reservoir views, INDI Ridge is a limited collection of homes designed by architect Cobus Van Den Berg and built by Big-D Signature with interiors by AMB Design. The two-story residences offer up to 5,212 SF of living space with large, open-concept living areas, expansive patios and oversized “toy box” garages specially designed to accommodate recreational toys and gear as well as cars. Hiking and biking trails are just outside your door, allowing easy access to nearly 30 miles of trails traversing a scenic swath of the Wasatch.



ARCHITECTURAL INSPIRATION

At One With Nature's Majesty.

Integrated into the natural mountain wilds of Tuhaye, INDI Ridge blends architecture with the landscape, forging an ever-present relationship to the natural world. The name INDI refers to the vernacular's Industrial Modernism style, and to the Dynamic, Independent spirit of those who seek adventure and unbridled discovery in the great outdoors.

Skye

ARCHITECTURAL
INSPIRATION



Haven



Iona



“Our design was founded on a profound respect for the mountain setting, where the natural forces of the Wasatch are seen, experienced and celebrated.”

—Cobus Van Den Berg, *Architect*

INTERIOR INSPIRATION

Embracing the Unique, and the Natural.

Resonating with classic roots and modern expression, the distinctive interiors of INDI Ridge exude a sense of sanctuary curated through textural materials of informality, naturalness and comfort. Aligning with both usability and aesthetic luster, each design and its mix of elements is intended to create energy, fresh simplicity and easy livability.

INTERIOR
INSPIRATION



“I approached this project from a sense of reverence for the setting that demands a fluid relationship between the stunning outdoors and the soothing indoors.”

—Anne-Marie Barton, *Interior Designer*

Skye

SPECIFICATIONS

- 4,921 interior SF
- 1,485-SF garage
- 850-SF outdoor deck
- 4 bedrooms, 4 full and 2 half bathrooms

MODERN LUX

Abounding in sultry, earthen hues with refined design details, the Modern Lux palette is rich in elements of curiosity and industrialism. The Rustic Contemporary interior palette is also available for the Skye plan.



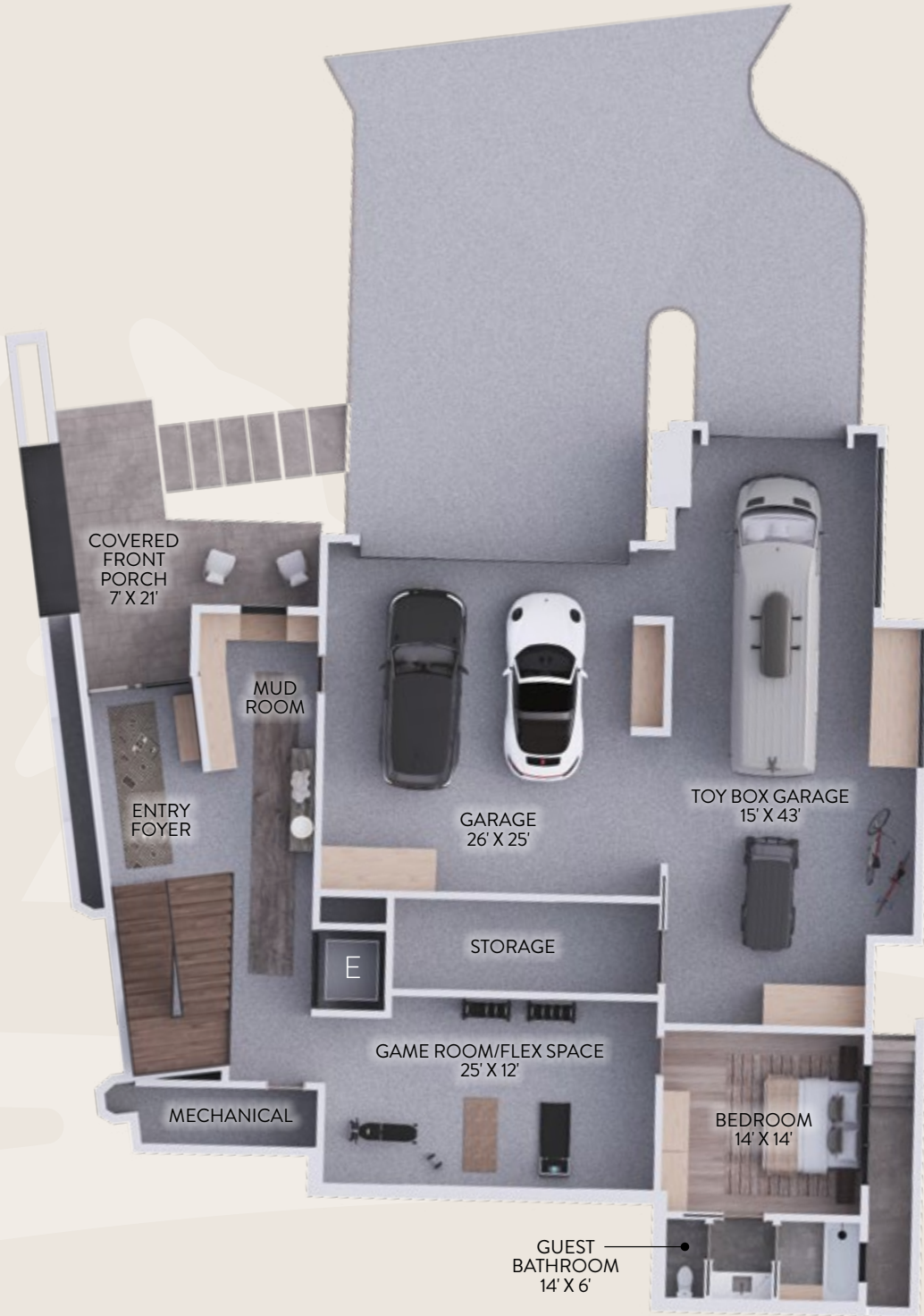
Skye Floorplan

Main Level



Loft Level

Lower Level





Haven

SPECIFICATIONS

- 4,957 interior SF
- 1,301-SF garage
- 913-SF outdoor deck
- 4 bedrooms, 4 full and 3 half bathrooms

RUSTIC CONTEMPORARY

Authentic materials merging with exquisite design details drenched in soothing tones of warmth and light define the Rustic Contemporary palette. The Modern Lux interior palette is also available for the Haven plan.



Haven Floorplan

Main Level



Loft Level



Lower Level



Iona

SPECIFICATIONS

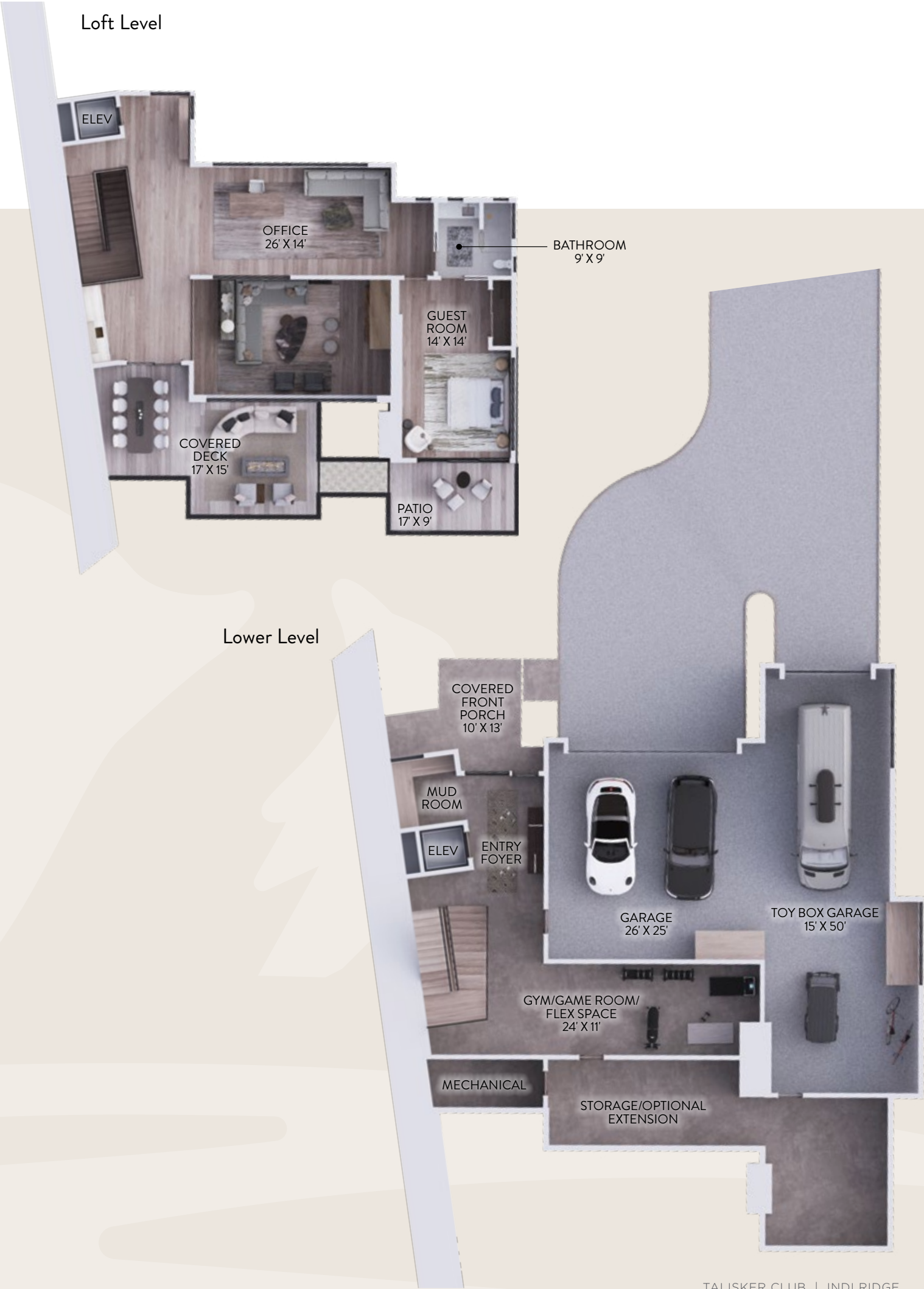
- 5,212 interior SF
- 1,590-SF garage
- 606-SF outdoor deck
- 4 bedrooms, 4 full and 1 half bathrooms

RUSTIC CONTEMPORARY

Authentic materials merging with exquisite design details drenched in soothing tones of warmth and light define the Rustic Contemporary palette. The Modern Lux interior palette is also available for the Iona plan.



Iona Floorplan



Features & Specifications

SPECIAL AMENITIES

- Talisker Club Membership included in purchase 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 Tuhaye, Main St. and Empire Pass

EXTERIOR FEATURES

- Metal standing seam/ballast flat roof
- Natural stone: Indiana limestone, ashlar-coursed
- Thermory treated wood with nickel gap: brown or grey
- Grey metal cladding
- Outdoor gas BBQ grill
- Outdoor fire table
- Covered patio
- Optional hot tub
- TimberTech deck finish

HEATING & COOLING

- Multi-zone high-efficiency HVAC
- Full-home radon system
- Heated floor in primary bath

AUDIO-VISUAL SYSTEMS | SONOS

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

ELECTRICAL

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



Features & Specifications

INTERIOR FINISHES

- Steel railings
- Gas fireplaces in great room and primary bedroom
- Designer cabinets
- Designer hardware on doors and cabinets
- Quartz and natural stone throughout
- Plaster walls accented throughout
- Wallpaper in select areas

CHEF’S KITCHEN

- Designer cabinets
- Quartzite countertops
- Under-cabinet lighting
- Sub-Zero refrigerator/freezer
- Sub-Zero integrated refrigerator drawers
- Ice maker/internal dispenser
- Wolf dual-fuel range or Wolf induction cooktop
- Wolf standard microwave oven
- Cove dishwasher/panel-ready
- Wet bar
- Sub-Zero wine cooler
- Sub-Zero fridge drawers
- Sub-Zero ice maker

FLOORING

- Engineered luxury-width European oak hardwood flooring
- Wool carpeting
- Porcelain and natural stone tile in all bathrooms

PLUMBING & BATH ACCESSORIES

- MGS fixtures throughout
- Soaking tub in primary bath
- TOTO toilets throughout
- Utility sink in mud/laundry room
- Water softener
- Premium side-by-side front-load washer and dryer





Talisker Club Base Camp at 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 ranked highest on *Bloomberg's* Top U.S. Vacation Havens Index, and was included in *TIME* magazine's World's Greatest Places of 2022.

Frequently Asked Questions

WHERE IS THE PROPERTY LOCATED?

The Residences at INDI Ridge is situated on a high ridgeline near Tuhaye's main entrance and adjacent to the neighborhood of Painted Bluff. The views are far reaching, from Deer Valley to the waters of the Jordanelle Reservoir.

HOW MANY HOMES ARE AVAILABLE?

The Residences at INDI Ridge is a limited collection of only 37 unique homes, consisting of 34 attached residential homes and three detached homes.

WHO IS THE ARCHITECT AND ARCHITECTURAL FIRM?

The Residences at INDI Ridge is designed by architect Cobus Van Den Berg of Berg Design Studio, a renowned architecture and design firm based in Park City, Utah. The studio's experienced design professionals believe in innovative design, pushing the boundaries, and beginning every project as an artistic expression using hand sketches. *(Please visit www.bergdesignstudio.com)*

WHO IS THE CONSTRUCTION TEAM?

A nationally prominent construction management company providing unsurpassed craftsmanship in mountain communities for more than five decades, Big-D Signature focuses exclusively on luxury resort and private estate builds. Going beyond just building, the firm reaches further, creating unique projects that transform the familiar elements of stone, glass, wood and concrete into structures that seem to breathe and live in harmony with the landscape while complementing the lives of those who occupy them. Big-D Signature is the builder for many of Talisker Club's remarkable homes and amenities, including the new Base Camp. *(Please visit www.bigdsignature.com)*

WHO IS THE INTERIOR DESIGN TEAM?

Anne-Marie Barton brings the essence of touch and soul resonating with *Classical Roots - Modern Expression*. Since founding her firm 30 years ago, designer Anne-Marie Barton has become known for her signature “organic-modern” style imbued in luxury residential living. Each project feels unique, eclectic, and livably warm. Barton initiates projects by moving meticulously through floorplans designing surfaces with the essence of authentic materials such as brushed metals, earthen stone and dried woods. Her work inspires thousands of viewers on *The Design Network* where she expresses her design principles. Anne-Marie and her team are renowned for collaborating with architects, builders and clients, bringing a grassroots approach from start to finish. *(Please visit www.annemariebarton.com)*

WILL THERE BE INTERIOR DESIGN SELECTIONS TO CHOOSE?

A choice of two color palettes—Modern Lux or Rustic Contemporary—is available for interior finishes selection.

WHAT OTHER FIRMS ARE PART OF THE DEVELOPMENT/ BUILD TEAM?

Located in Salt Lake City, Langvardt Design Group is a full-service land planning and landscape architecture firm with projects across the Mountain West. Its design services include everything within a community that makes it a special place, from master planning to landscape design for entry features, parks and open spaces. Situated in Heber City, Altitude Engineering specializes in small- to medium-sized residential and commercial civil engineering projects. Founded on responsiveness, customer service and efficiency, the firm serves clients throughout Northern Utah.

WHAT ARE THE COSTS ASSOCIATED WITH OWNERSHIP?

Please consult with your sales executive for up-to-date information on Club and HOA dues.

IS THE TALISKER CLUB MEMBERSHIP INITIATION FEE INCLUDED IN THE PRICE OF THE HOME?

Yes.

CAN I HAVE A BBQ?

A 36" Wolf grill is included.

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 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)*

IS THERE A COMMUNITY WEBSITE?

Yes, please visit www.TaliskerClub.com

February 2024 – This information is provided as an overview only, subject to change. Contact Talisker Club for complete details or visit www.TaliskerClub.com.



Single



Welcome Center
10105 N. Tuhaye Park Drive, Kamas, Utah 84036
[TaliskerClub.com](https://www.TaliskerClub.com) | 435.333.3617



The Talisker Club materials and the features, prices and planned amenities are based upon current development plans which are subject to change without notice. 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. ©2024 The names and logos are licensed and registered trademarks of Talisker Club 2.0, LLC. ©2024 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed.