



TALISKER CLUB

2023 Review / 2024 Update

TUHAYE

2023 Real Estate Review

Sales Highlights:

Following the high-water mark for closings in 2022, average prices of lots and homes in Tuhaye continued to grow steadily during 2023. Prices of homesites increased 10% while prices of homes increased 26%. Three of the 33 homesites remain in Painted Bluff (our final neighborhood), with an additional four estate homesites in Dancing Sun and 21 homesites in Cougar Moon.

Homes 2023 - 27 sold compared to 39 in 2022

- Total volume: \$116,101,296, down from \$125,193,432 in 2022
- Average price rose from \$3,210,088 to \$4,300,048
- Average price per square foot increased from \$804 to \$921

Homesites 2023 - 59 sold compared to 122 in 2022

- Total volume: \$93,993,903
- Average sale price increased 10% from \$1,438,404 to \$1,593,117
- 85% of homesite sales were over \$1 million



Looking Ahead

2023 saw some significant changes, with new homes dotting the landscape and new amenities opening at Tuhaye Village. We can't thank our Members and Staff enough for making this past year exciting and fun. Looking at what's on the horizon, it's exciting to welcome new Members and more amenities to Talisker Club in the coming months and the next couple of years.

2023 was marked by several important projects:

- Grand Opening of Base Camp, including Provisions Market & Grill and the new Makerspace
- Completion of The Ridge, our new par-3 Short Course—ready for play early in the summer 2024 season
- Start of the Longview Fitness construction with scheduled completion in March 2024
- Completion of the Tuhaye Clubhouse interior refresh (including new furniture, paint, art and more)
- Construction start for The Ridge Golf Pavilion with scheduled completion in May 2024
- Completed development of Dancing Sun
- Continued development of Cougar Moon. Weather delays pending, completion of Phase 1 is expected in mid-to-late summer and Phase 2 in the fall
- Continued development of Painted Bluff with anticipated completion early to mid-summer
- Continued improvement of the trail network within Tuhaye
- Development of The Residences at INDI Ridge (located in the Painted Bluff neighborhood) which began late 2023—with sales beginning in 2024

The Club had a great year marked by expanded dining, spa, fitness and activities offerings. Additional enhancements in 2024 include:

- Opening of The Ridge Short Course, the new golf and racquet sports pavilions, and the new tennis and pickleball courts (summer 2024)
- Start of construction of Adventure Camp, including the much-anticipated pond
- Start of construction of Hot Creek Cabin located in the Empire Pass ski area on Deer Valley Mountain just off the Bandana ski run

Thank you again for your support and enthusiasm; together we all look forward to an exciting year at Talisker Club!

Jeff Butterworth, President

Storied Deer Valley, LLC

What's New

Base Camp

This landmark Talisker Club amenity has been open for several months, and Members have been enjoying every aspect of its 18,000-square-foot of all-out family fun. Base Camp is a mountain-contemporary lodge where everyone comes together for fun, adventure and a lifetime of memories. There's everything from casual dining, bowling, billiards and nostalgic arcade games to pickleball, basketball, multisport simulators and Makerspace—a venue of STEAM-based activities stirring the curiosity and creativity of our Members young and old(er).

The Ridge Short Course

Anticipated to be ready for play Summer 2024, The Ridge is a Beau Welling-designed short course featuring nine approachable par-3 holes ranging from 65 to 160 yards, making it ideal for learning the game or sharpening skills. Imagine the nostalgia of walking, the camaraderie of good conversation, and your own playlist. With an open canvas of shots, flexible tee boxes, and less focus on par, the goal is to simply get the ball in the hole. The venue will also include a golf pavilion and 18-hole putting course.



Base Camp



Short Course

TALISKER CLUB

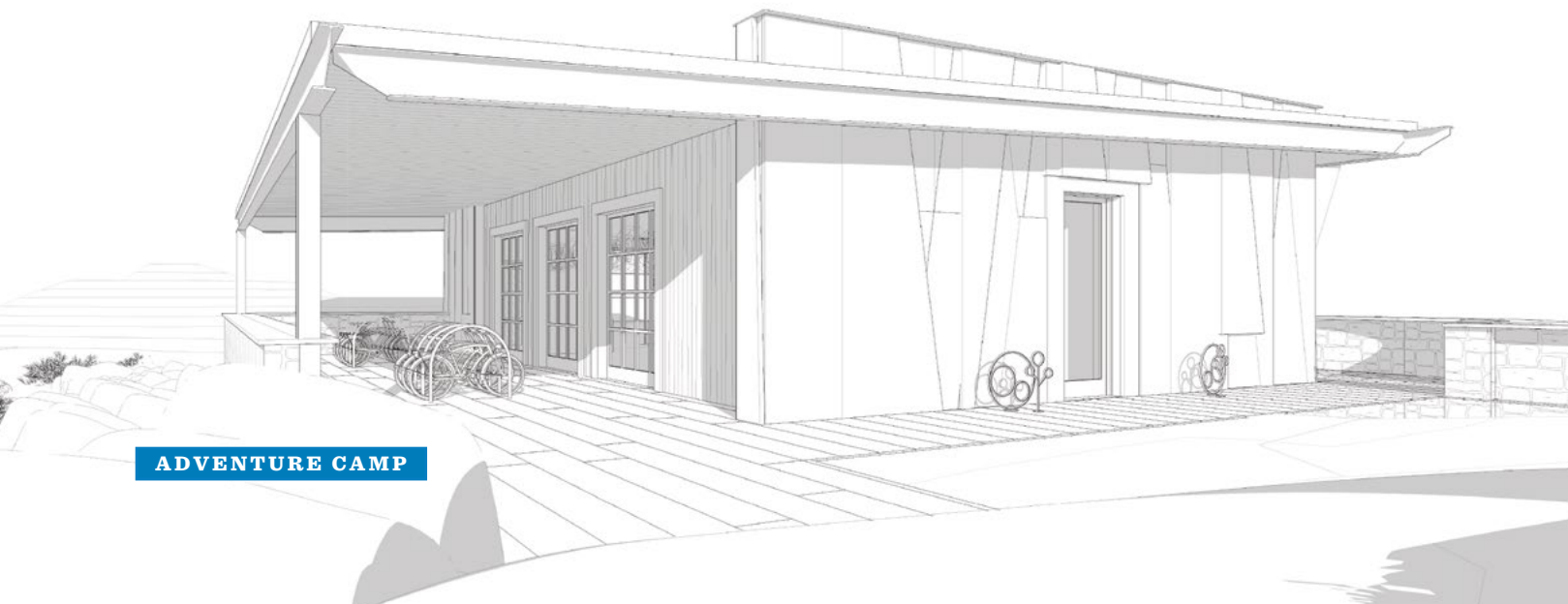
Current Development

Adventure Camp

Adjacent to the Dancing Sun neighborhood, this family outdoor adventure concept calls for a rustic amenity building with an outdoor rock-climbing wall and a fishing pond with a beach entry, paddle-boarding and canoeing, not to mention access to Tuhaye’s miles of mountain bike trails and a slope for winter tubing.

Racquet Pavilion – coming summer 2024

In addition to the existing pair of clay tennis courts, this amenity will feature two new Renner Reflex cushioned tennis courts and four new pickleball courts.



Golf Pavilion

With views across Tuhaye Village to Deer Valley and the Timpanogos, this shaded, open-air pavilion will feature a starter office and bathrooms, as well as casual seating around a firepit and a golf comfort station.

Hot Creek Cabin

Located just off the Bandana ski run, between Red Cloud and Montage, Hot Creek Cabin is intended to be a welcome respite during your ski day. Stop in to warm up, grab a snack, or relax with a glass of wine. Plenty of deck space and heaters are part of the preliminary plans for this on-mountain gathering spot.





Real Estate Offerings

The last remaining homesites

The end of a long journey is upon us—the final available developer homesites are now for sale. Among the most prized homesites in Tuhaye, this collection features coveted locations set before stunning views. Overall, fewer than 30 developer homesites remain available, starting from \$1 million. Visit the Welcome Center at Tuhaye or call 435-333-3617 for more information.

Dancing Sun

Introduced early in 2021, Dancing Sun is a collection of 130 custom homesites averaging one acre in size with sweeping views to the southwest. Dancing Sun sold quickly with only a few marquis homesites remaining for sale. Infrastructure development of this much-anticipated neighborhood was completed in 2023 and is ready for owners to build.

Cougar Moon

Surrounded by 100+ acres of open space, southern exposure of these homesites ensures remarkable views—from Mount Timpanogos, the Uintas and Deer Valley to the waters of the Jordanelle Reservoir. Phase 1 development completion is anticipated in late summer with Phase 2 completing in the fall of 2024.

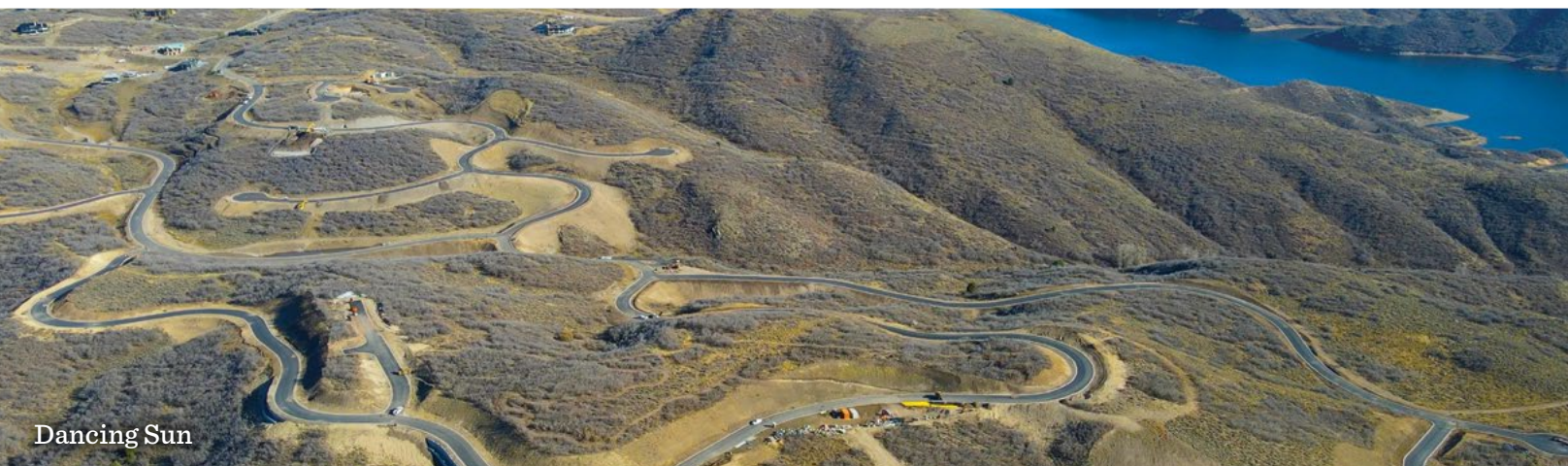
Real Estate Offerings

Painted Bluff

As the final developer homesites to be offered, Painted Bluff is a limited collection of custom estate homesites featuring a southwest orientation embracing dramatic vistas of Deer Valley, the Timpanogos and Jordanelle Reservoir waters. Construction continues in Painted Bluff with an anticipated completion mid-summer 2024.

The Residences at INDI Ridge

Now selling, this limited collection of only 37 residences is perched high on a ridgeline embracing dramatic Deer Valley and Jordanelle Reservoir views. Designed by architect Cobus Van Den Berg and built by Big-D Signature with interiors by AMB Design, these 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 offering extra space for recreational gear. Trailheads are a short walk away, allowing easy access to nearly 30 miles of trails traversing a scenic swath of the Wasatch.



Dancing Sun



Painted Bluff



Cougar Moon



INDI Ridge

NEW PROGRAMS

Discovery Visit & Member Referral Programs

Truly the best way for Talisker Club to grow and succeed is by attracting the friends and colleagues of our Members. To support this effort, a Member Referral Program is in place to encourage your referrals. Integral to this program are:

- The Discovery Visit Program includes a 3-day, 2-night stay in one of our two Discovery Homes located adjacent to the Tuhaye Clubhouse. It gives your friends, family and associates a chance to experience the Talisker Club lifestyle for themselves. They'll enjoy a seasonal selection of activities that may include everything from winter skiing to award-winning golf or signature spa treatments to extraordinary dining at one of Talisker Club's unique venues.
- With our newest amenities, exciting new-home offerings and enhanced club activities, now is the perfect time to share Talisker Club's remarkable lifestyle. As a thank you, the new Member Referral Program provides a \$15,000 Talisker Club credit for referrals who purchase developer homes and homesites. So tell your friends, family and associates about the Discovery Visit Program and share the Talisker Club experience.

Please call 435.333.3617 to learn more.

Member-To-Member Home Rental Program

The Talisker Club Member-to-Member Home Rental Program is exclusive to Members for short-term (3-29 days) and long-term (30 or more days) rentals in Tuhaye. This program is administered by Luxury Mountain Destinations, a Park City-based luxury property management company. You can view the available properties by visiting MyTaliskerClub.com and clicking on Home Rental Program under My Club.

If you are interested in adding your Tuhaye home to this program, please contact:

Dave Guyer – Director of Property Management – Talisker Club

Email: Dguyer@taliskerclub.com

Phone: 435-640-4294



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Discovery Homes



Discovery Homes



Twin Peaks Uinta



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Tuhaye Hollow



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Welcome Center

10105 N. Tuhaye Park Drive, Kamas, Utah 84036

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. All renderings are artist conceptions for illustrative purposes only. Final built developments may be different. 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 Storied Deer Valley, LLC.

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