



living at

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**NEWPARK**

~ TERRACE ~

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*The newer side of Park City*

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# NEWPARK'S MAIN STREET



NEWPARK  
TERRACE

INTERIOR



NEWPARK  
TERRACE

## UPSTAIRS



## DOWNSTAIRS



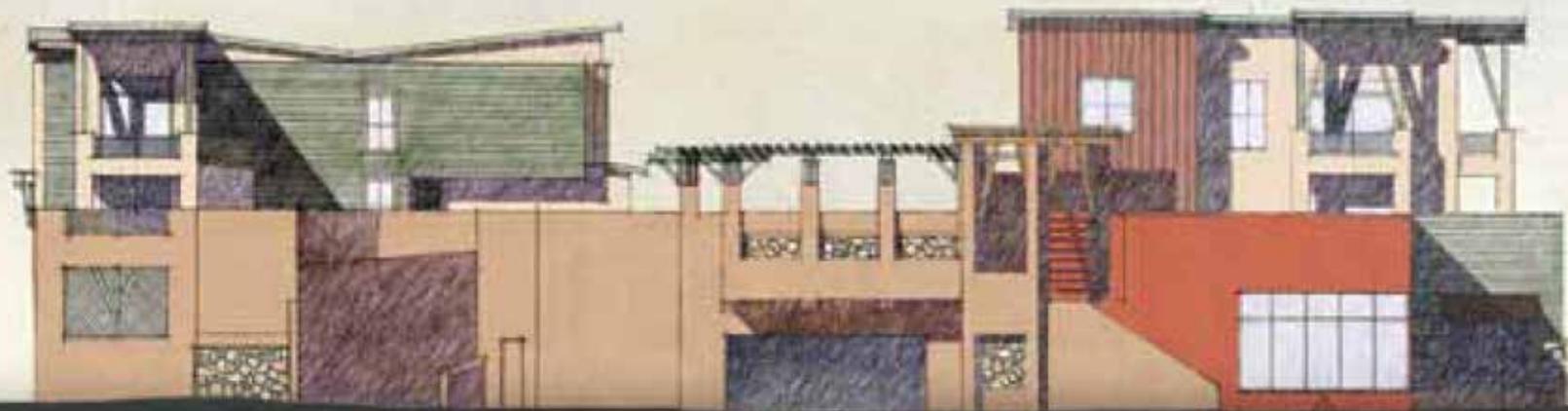
Newpark Terrace reflects a national trend for better-planned minimal-maintenance and more environmentally friendly housing. Our 1,228+

square-foot town homes feature two bedrooms, chefs kitchen, great room, laundry, lockable owner storage, a single car garage, and an

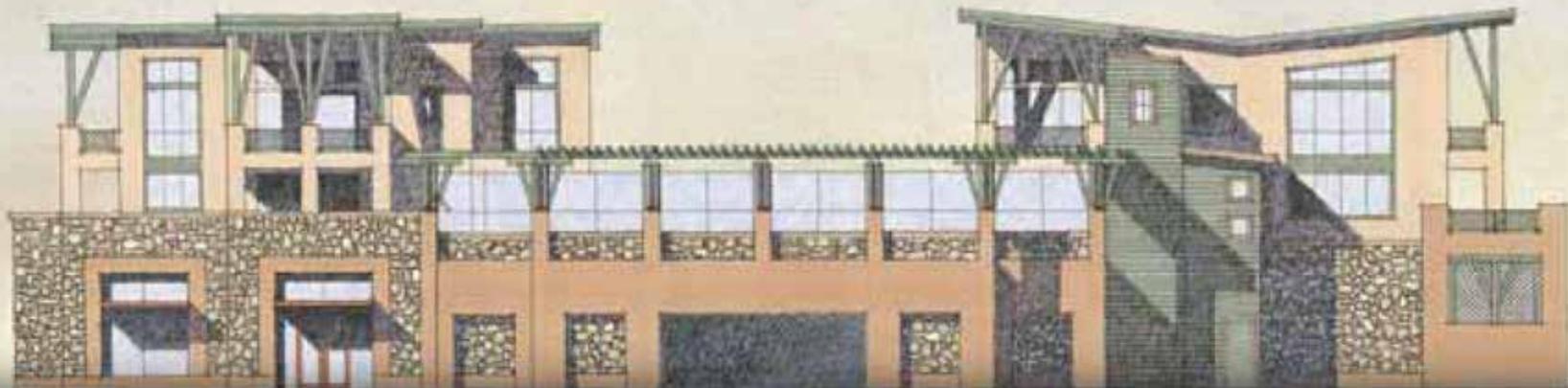
expansive outdoor patio and an upper balcony. Newpark Terrace's design is well situated for primary residences, or second home owners.

*All dimensions and square footages are approximate, provided as a courtesy, and are not guaranteed. Buyer is solely responsible to independently verify all dimensions and square footages.*

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION (*partial*)



EAST ELEVATION (*partial*)



# QUESTIONS & ANSWERS

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## **WHAT IS NEWPARK TERRACE?**

Newpark Terrace is a 60-townhome, whole ownership, condominium project situated above retail space and a parking garage with panoramic mountain, meadow and metropolitan views.

## **IS EACH RESIDENCE A CONDOMINIUM OR A TOWNHOME?**

Both. Each residence is a condominium by definition because the owner owns the air space from paint to paint but not the ground underneath. Each residence is also a townhome by design, 1,228+ SF on two levels of living with two bedrooms, two bathrooms, chefs kitchen, great room, laundry, storage, a single car garage, a large outdoor patio and an upper deck – suitable for primary residents or second home owners.

## **WHERE IS THE PROJECT LOCATED?**

Newpark Terrace is located in the heart of Newpark Towncenter – Park City’s newest community center offering walk-to, walk-from access to shopping, dining, entertainment, personal services, recreation, trail systems, grocers, public transit, entertainment and more. Our location boasts easy access to Deer Valley Ski Resort (8 miles), Park City Mountain Resort (6 miles), The Canyons Ski Resort (3 miles), the Wasatch Front (17 miles) and the Salt Lake International Airport (25 miles). Wasatch Front

Ski Resorts (Snowbird, Alta, Solitude and Brighton) are all within 60 minutes driving time.

## **WHAT STANDARD FINISHES WILL BE PROVIDED AS PART OF THE PURCHASE PRICE?**

Standard construction finishes include 9’ and 10’ ceilings, granite countertops, solid wood seven-foot doors and cabinets – style TBD, carpet, tile and/or wood flooring, gas fireplace, stainless steel appliances, double-stud-wall sound assemblies between townhomes and more. Please refer to the Standard Features & Finishes list for a detailed summary.

## **WILL NEWPARK BE ENVIRONMENTALLY SENSITIVE?**

Yes. Many of the project’s construction specifications meet standards for ‘green building’. Also, Newpark Towncenter is one of the only 39 new communities around the world awarded a LEED for Neighborhood Development certification, an emerging standard (established by Natural Resources Defense Council, United States Green Building Council, and Congress for New Urban) for environmentally sustainable land development.

## **CAN I PUT A HOT TUB ON MY OUTDOOR PATIO?**

Yes. The outdoor patios are designed (including a floor

drain, electrical capacity, and a hose bib) to accommodate hot tubs. Newpark will offer, sell and install hot tubs as an upgrade option, or Buyers may purchase and install their own hot tubs.

## **IS THERE A FURNITURE PACKAGE AVAILABLE FOR PURCHASE?**

Yes. A turn-key furniture, fixtures and equipment package (furniture, linens, housewares and electronics) will be offered, sold and installed as an upgrade option.

## **ARE PETS ALLOWED?**

Yes. Please refer to the Newpark Condominium Association (the Association) Rules & Regulations regarding a comprehensive overview of pet policies.

## **WHAT ARE THE AMENITIES AT NEWPARK TERRACE?**

Owners will enjoy an outdoor, dining and BBQ area on the south-end of the site with expansive views of the local ski resorts and surrounding mountains.

## **WHAT DO HOA DUES INCLUDE AND HOW MUCH DO THEY COST?**

The HOA dues projected at \$250 per month and include: common area utilities; landscaping; snow plowing & melting; insurance (not including personal property); exterior maintenance; fire monitoring services; capital

# QUESTIONS & ANSWERS *(continued)*

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reserve funding, and; management fees, among other things. Please see the Association Budget for a summary of projected dues.

## **IS PUBLIC TRANSPORTATION AVAILABLE?**

Yes. Free buses, operated by Park City Transportation, service Newpark every 30 minutes. Park City Transportation also provides an hourly, free express bus between Newpark and Park City's Main Street bus terminal.

## **HOW IS NEWPARK DIFFERENT FROM OTHER CONDOMINIUM PROJECTS?**

Newpark Terrace is different from other condominium projects because its central location, panoramic views and green design.

## **LOCATION**

Newpark is Park City's most convenient community allowing owners and guests walk-to, walk-from access to an array of metropolitan amenities including shopping, dining, movie theaters, a bowling center, nightlife, a public health-club, trail systems, free summer concerts, grocers, banks, doctors, a state liquor store, public transit and more. As we like to say, Newpark is the ideal place to spend the "other 16 hours of your ski day."

## **VIEWS**

The townhomes capture a variety of views including the

local ski resorts, the Utah Olympic Park, Newpark's metropolitan main street, the 1,200 acre Swaner Eco Center and Nature Preserve, and surrounding Rocky Mountain hillsides.

## **DESIGN**

Newpark Terrace follows a national trend for better-planned, minimal-maintenance and more environmentally friendly housing. Our design meets these objectives and is well suited for primary residents or second homeowners.

## **WHAT ARE THE PRICES?**

Prices are subject to change. For an updated price sheet, please contact contact Jake Doilney at 435-640-5212 or Charlie Taylor at 435-602-9995.

## **HOW DO I SECURE A UNIT?**

Units are secured when a Buyer and Newpark Terrace LLC (Seller) complete a Reservation Agreement. The Real Estate Purchase Contract (REPC) will eventually replace the Reservation Agreement, once the Seller's Disclosure package is delivered to Buyer for review and approval. The entire purchase involves a three-step Buyer deposit process:

- » First Deposit: \$10,000 due upon completion of the Reservation Agreement. \$10,000 deposit is fully refundable at any time for any reason prior to entering into the REPC.

- » Second Deposit: \$10,000 due upon execution of the REPC and approval of the Seller Disclosure items (CC&RS, Rules & Regulations, Plat, HOA Budget, etc.). NOTE: \$20,000 total deposit is non-refundable and REPC language will state that Buyer is subject to an additional \$20,000 in liquidated damages if Buyer elects not to proceed.
- » Third Deposit: Upon 30 days notice and prior to construction beginning, Buyer's total deposit must be increased to 20% of purchase price.

## **WHEN WILL CONSTRUCTION START?**

Construction will begin as soon as Newpark Terrace is 51% sold to owner occupied or 2nd homeowners with receipt of 20% deposits from all Buyers. Sales absorption is projected for summer 2014 with the start of construction shortly thereafter.

## **WHEN WILL CLOSINGS OCCUR?**

The first completed units (construction will begin on the north and finish on the south) will be available for closing as early as 3 months after construction begins. Construction of all 60 units will be completed in 9-12 months.

*This Questions & Answers summary and all information contained herein was obtained from reliable sources and deemed accurate, however the information is not guaranteed and is subject to change without notice.*

# STANDARD FEATURES & FINISHES

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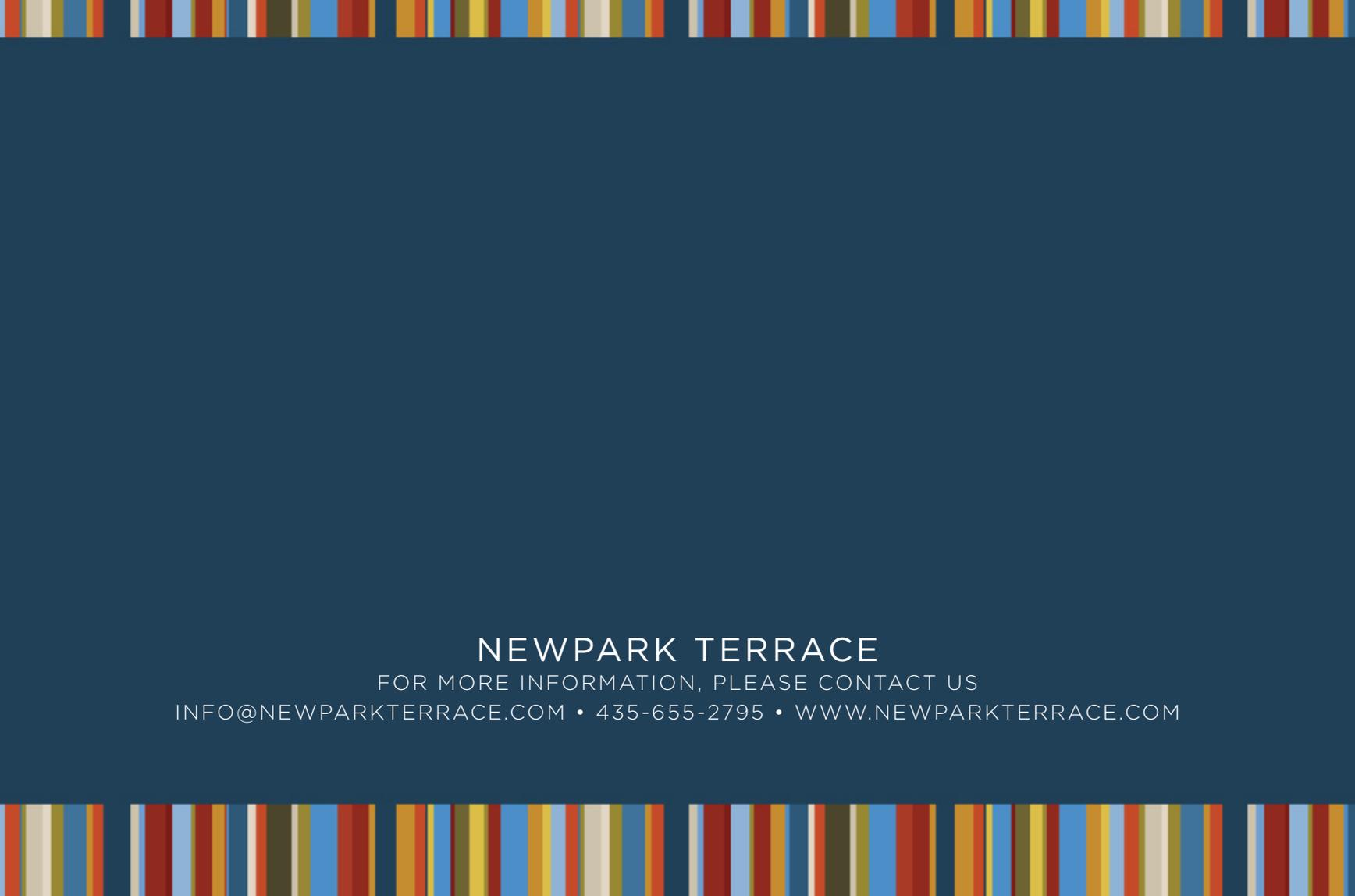
- » Ten-foot ceilings on the second level and nine-foot ceilings on the first level.
- » Seven-foot solid wood doors throughout
- » Solid wood stained cabinets in the kitchen and all bathrooms
- » Granite countertops and backsplashes in the kitchen and bathrooms
- » Expansive, 195 +/- SF concrete patio off the first-level master bedroom that is stubbed (floor drain, hose bib and electrical) for hot tub capacity
- » Elevated, 80 SF balcony with recycled, composite decking off the living room
- » Lockable owner storage closet with 68+ SF
- » Single car garage with ample ceiling space suitable for hanging storage
- » Double-stud-wall sound assemblies between townhomes
- » Stainless-steel kitchen appliances: gas oven & range; side-by-side refrigerator/freezer; dishwasher; microwave/hood combo; and disposal
- » Under-counter-mounted stainless steel, two compartment kitchen sink
- » Under-counter-mounted white, ceramic bathroom sinks
- » Gas fireplace in living room
- » Forced-air heating and air-conditioning (roof-top condenser)
- » Carpet, tile and/or wood flooring throughout
- » Six-foot soaking tub in the lower master bedroom with solid surface surround
- » Five-foot standard tub in the upper master bedroom with solid surface surround
- » Eight-foot tall by eight-foot wide, sliding doors off the lower master and upper living rooms
- » Paint-grade MDF base, case and window-sills throughout
- » Paint-grade MDF shelving with high-and-low rods in closets
- » Double-bypass, mirrored doors on bedroom closets
- » Stackable washer & dryer closet with paint-grade, louvered, bi-fold door
- » Recessed can lighting in kitchen and living room ceilings
- » Surface-mount light fixtures in hallway, bedroom and bathroom ceilings
- » Above-mirror vanity lights in bathrooms
- » Conveniently located coat, towel and other hanging-item hooks throughout
- » Minimized patio and deck railings to maximize views
- » Low-maintenance exterior siding
- » Individual metering for all utilities including water, gas, power, sewer, and phone.

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# NEWPARK TERRACE SITE MAP





# NEWPARK TERRACE

FOR MORE INFORMATION, PLEASE CONTACT US

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