welcome to

## FOUNDERS place



"I was
looking for
a sanctuary
within a
sanctuary."

-Edgar



## FOUNDERS place

I'd like to welcome you to Founders Place, a private, ski-in, ski-out luxury condominium community nestled in the Deer Crest neighborhood at Deer Valley.\*

One of the great things about Founders Place is how secluded it is, even though you're just minutes away from everything.

If you love mountains, skiing, open natural space and miles of trails right outside your front door as much as I do, we're kindred spirits.

Because personally, I've always felt most at home when I was sharing unparalleled experiences with the whole family in a one-of-a kind place.

Come have a look for yourselves – we'd love to show you around.

- Tell them Edgar gent you.





LUXURY

RESIDENCE
BUILDINGS

STATE-OF-THE-ART AMENITY BUILDING

BEDROOM FLOOR PLANS

100s of acres of open space and a vast trail system

"If something is excellent, it can be even more excellent."

-Edgar

Founders Place features seventy-eight luxury condominium residences across four buildings with spectacular slope-side views, anchored by a state-of-the-art amenity building. Residences include two-, three- and four-bedroom floor plans, as well as an array of stunning penthouses. All-mountain residences will feature gourmet kitchens, open-plan layouts and oversized living areas to gather and enjoy with family and friends. The residences also support sustainable design strategies, including limiting the footprint, protecting the open space, optimizing the solar orientation, and targeting LEED Gold and Fitwel certification\* - making Founders Place not only sustainable for its residences but the environment too.

Sales for phase one at Founders Place, Edgar East and Edgar West will launch in January '22 with the first thirty-two mountain residences becoming available. Construction of these homes and our state-of-the-art amenity building, The Polly, will begin this summer.

Residences starting in the \$2 millions.

\*Certification is pending and not guaranteed.

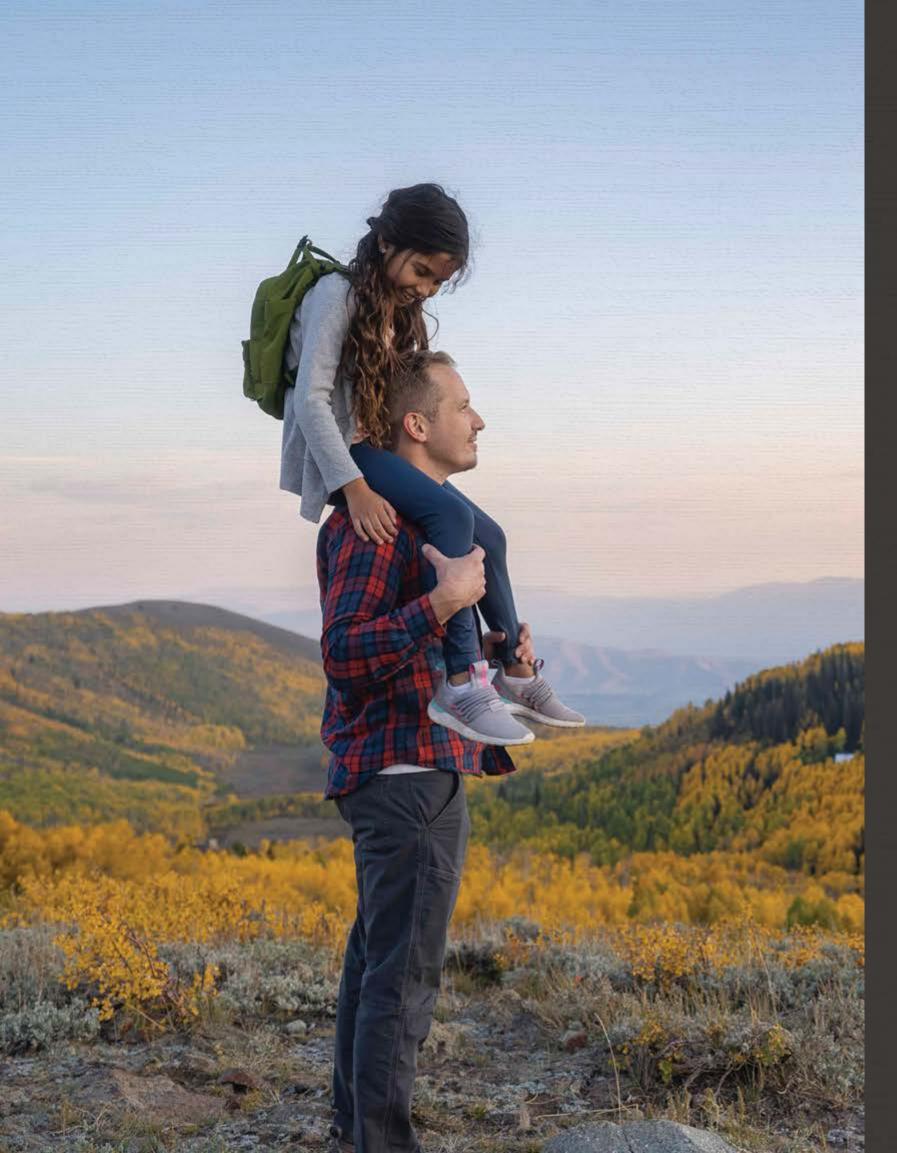
FROM THE ARCHITECT

"Founders Place
integrates thoughtfully
into the site topography
and natural environment,
minimizing site
disturbance, with a
narrow footprint oriented
with the site contours.
The southern orientation
of the buildings allows
for maximizing daylight
and passive
solar design."

- Appe Mooney

SPARANO+MOONEY ARCHITECTURE



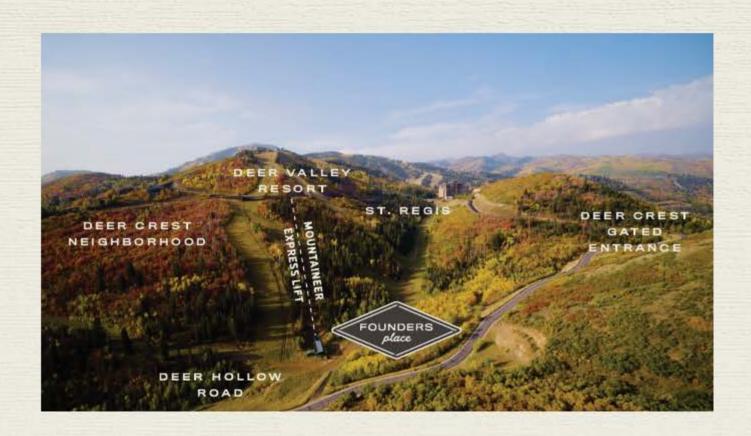


# History does not belong to us; we belong to it.

Nothing could ring truer at Founders Place. Our story is really the story of Deer Valley's\* founders and their vision of an impeccable ski resort defined by an unprecedented level of service and an ongoing commitment to excellence. The mountains surrounding Founders Place have long been a place for people seeking hidden riches, whether it was fertile hunting grounds, gold and silver during the mining boom, or, of course, the true treasure: the amazing snow Utah is known for around the world. At Founders Place, it's our turn to add to this legacy and make some history of our own.









IT'S LIKE HAVING A PRIVATE SKI LIFT
IN DEER VALLEY SKI RESORT.



Mountaineer Express

and the state of the state of

Deer Valley Ski Resort is special.

Long known for its impeccable grooming, uncluttered slopes and commitment to excellence, it's no wonder it's often listed as the finest ski resort in America.

And the Mountaineer Express lift is an extra-special lift. Because there is no public parking here, the Mountaineer Express lift doesn't see any ski traffic at the beginning and end of the day. So, catching the first chair and taking advantage of perfect corduroy is how the day begins, and at day's end, the only folks you'll see will most likely be Founders Place residents. It's the perfect lift in the perfect ski resort to call your very own.



EDGAR WEST

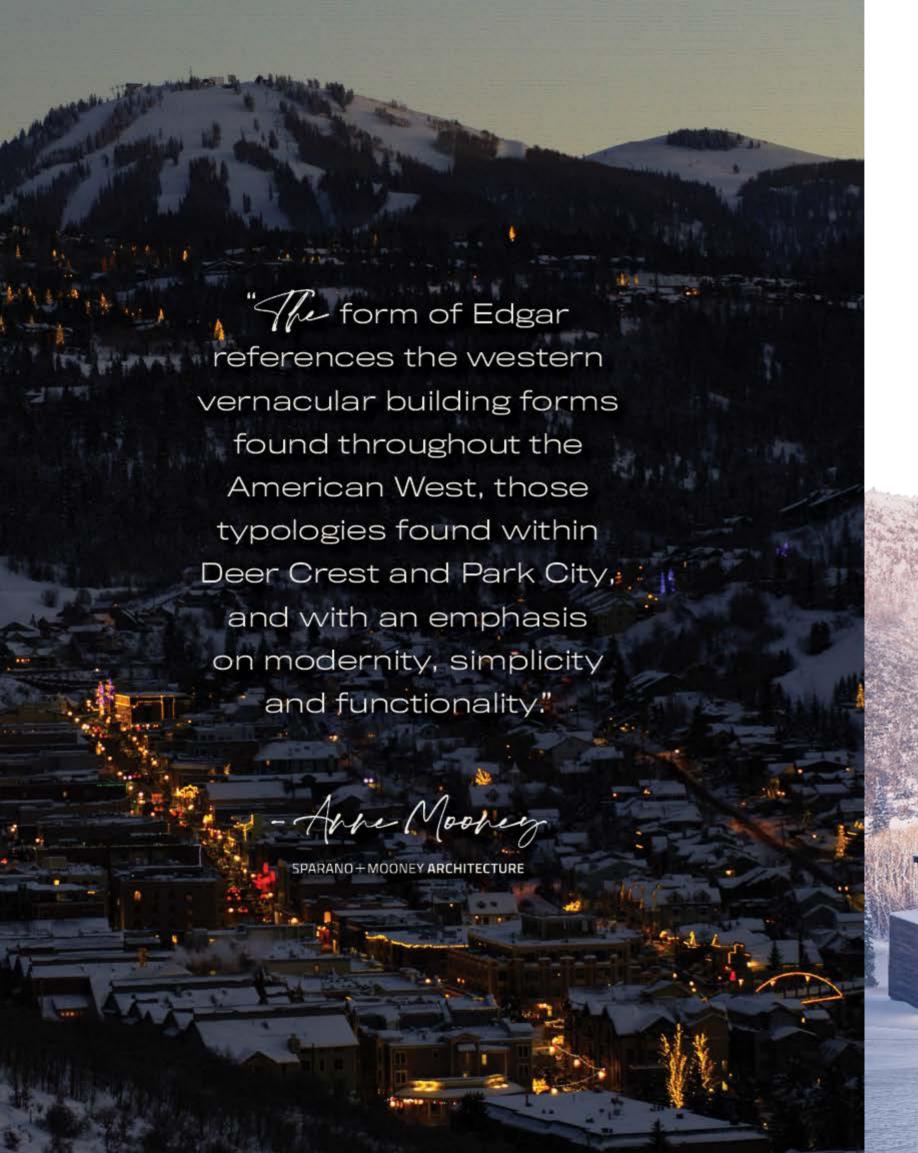
EDGAR EAST

## Meet Edgar

The Edgar East and Edgar West will be the initial condominium offerings in the first phase of Founders Place. They feature 32 residences that range from two to four bedrooms, including seven penthouse suites, offering unparalleled privacy and direct connection to nature with large, floor-to-ceiling windows. The solar orientation of the property gives all unique dramatic views and light. And each residence is designed for indoor/outdoor living where the deck is part of the living room.

If you believe creating a legacy is all about sharing amazing experiences with friends and family, The Edgar is calling your name.





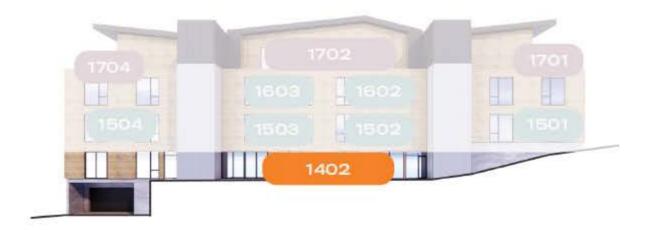
### EDGAR WEST

THE FIRST THING YOU'LL NOTICE ABOUT
EDGAR WEST IS THE VIEW UP THE VALLEY.
WITH AMPLE, UNDEVELOPABLE OPEN SPACE
SURROUNDING FOUNDERS PLACE,
THE VIEWS AT EDGAR WEST TODAY ARE
THE VIEWS FOREVER. EDGAR WEST FEATURES
ONLY 12 RESIDENCES, INCLUDING TWO
TWO-BEDROOM, SEVEN THREE-BEDROOM
AND THREE FOUR-BEDROOM PENTHOUSES.





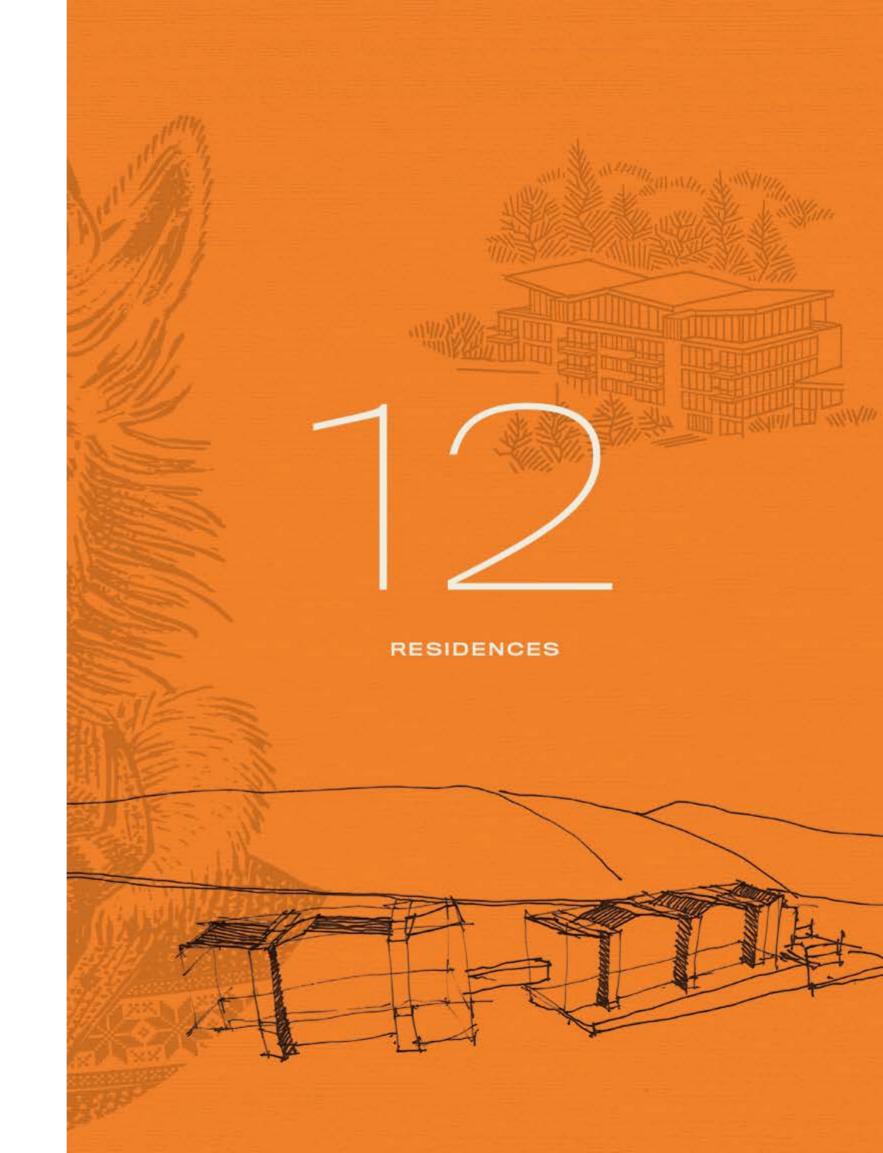
#### NORTH ELEVATION



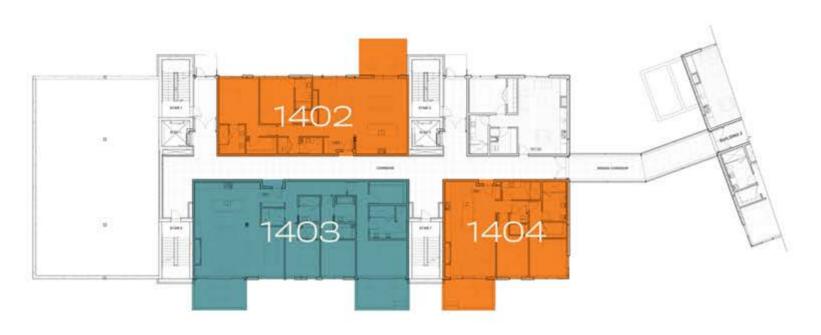


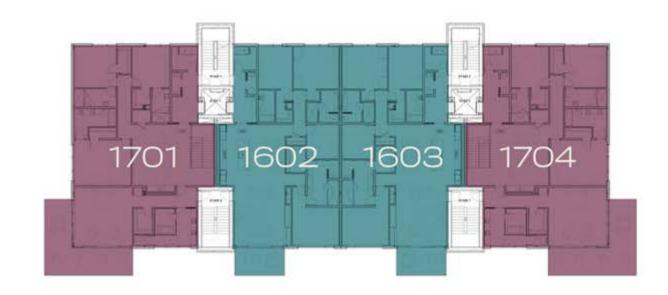




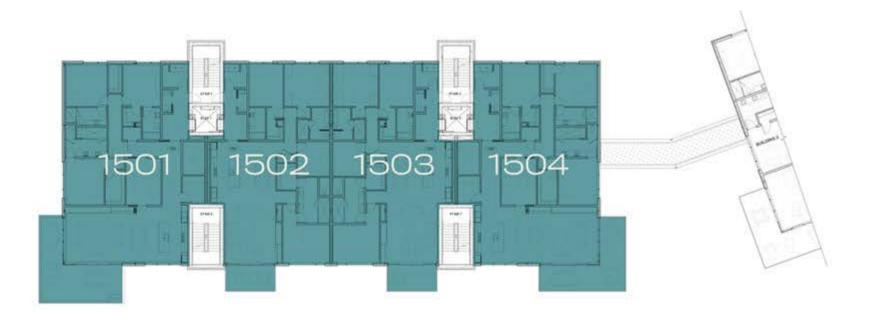


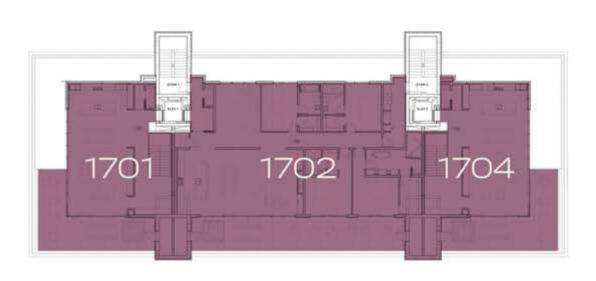
LEVEL 1 LEVEL 3





LEVEL 2





#### NORTH ELEVATION

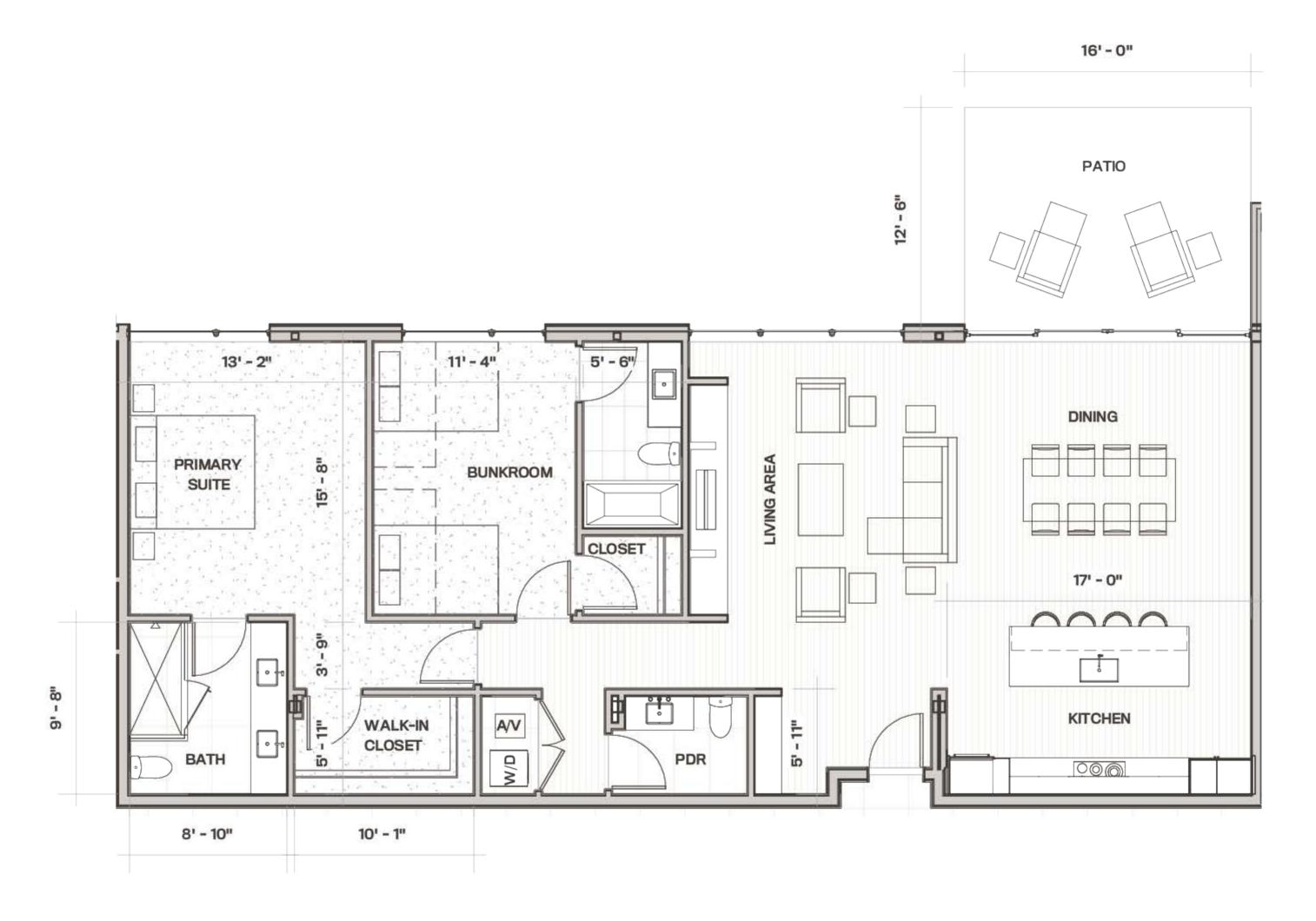
## EDGAR WEST



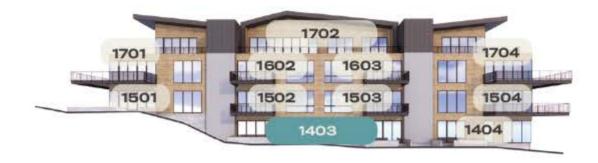
1,723 SQ FT 2 BEDROOM 2-1/2 BATH

- Private garden-level terrace
- 3 All bedrooms have private baths
- Powder room
- Open, flowing living room, dining area and kitchen design
- ⇒ Living room steam fireplace
- Full-size washer and dryer
- Sliding deck doors create seamless indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Lush forest views from the bedrooms, living room, and kitchen and dining space
- Spacious primary bedroom walk-in closet





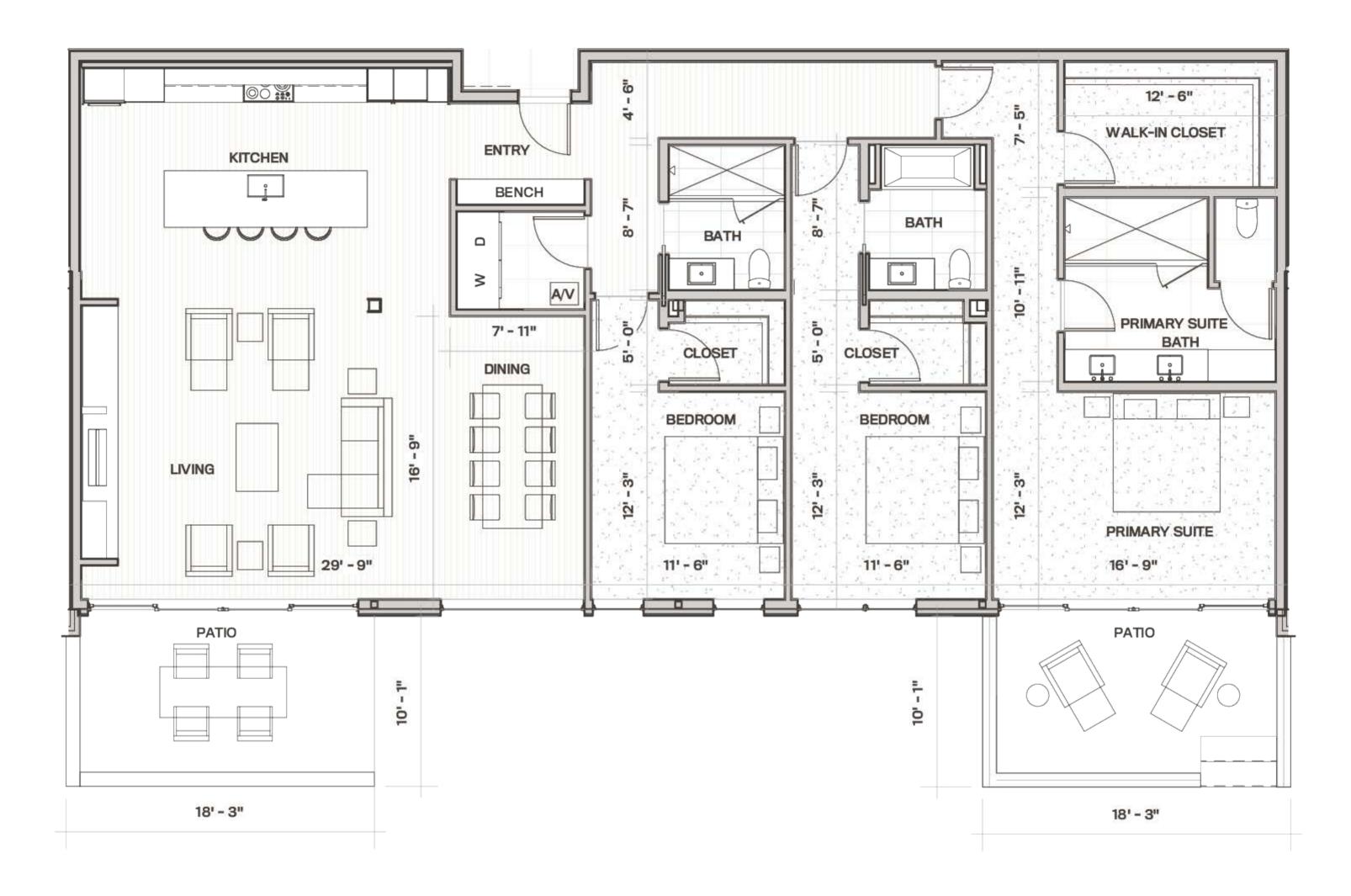
## EDGAR WEST



### 2,401 SQ FT 3 BEDROOM, 3 BATH (2) 140 SQ FT EXTERIOR DECKS

- All bedrooms have private baths
- Lush forest views from the bedrooms, living room, and kitchen and dining space
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace
- Ground floor provides easy access to Deer Valley Resort just steps from the outdoor deck
- 🗦 Full-size washer and dryer
- Sliding deck doors create seamless indoor/outdoor living with a view
- Large primary suite with spacious walk-in closet, bath and private deck





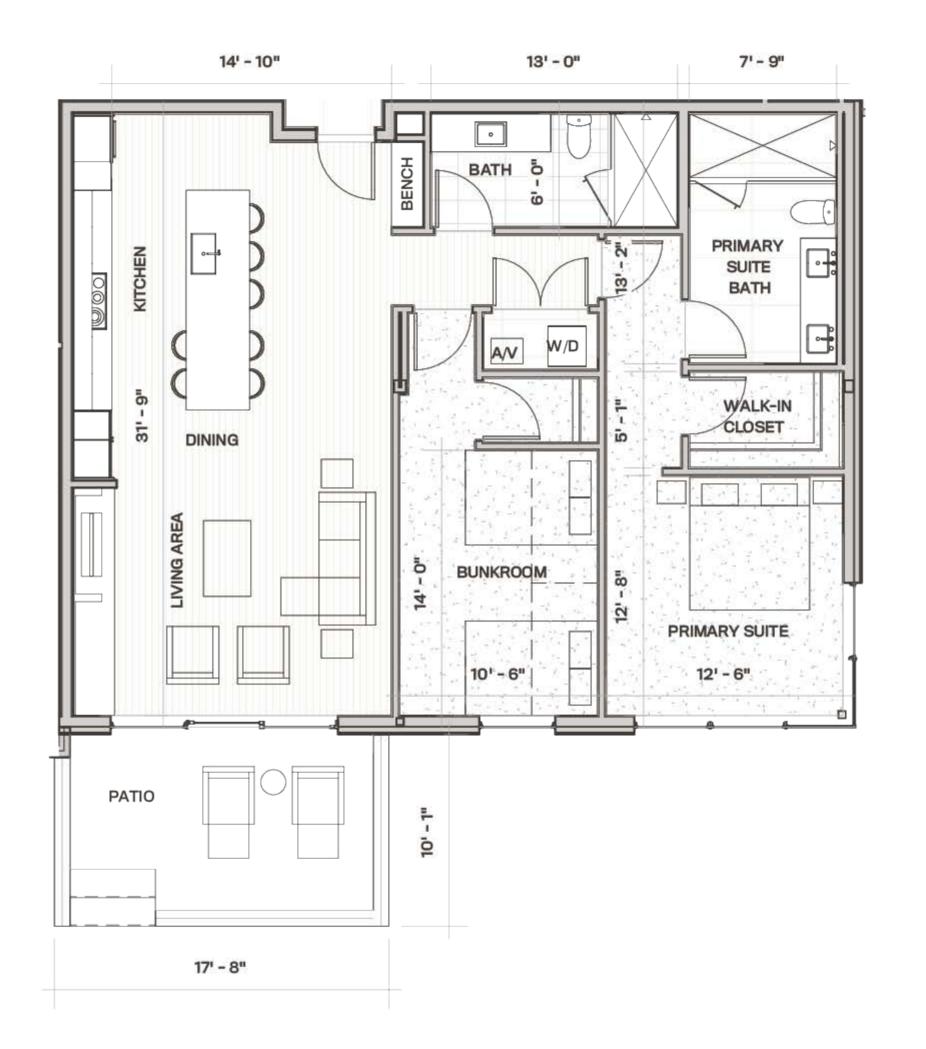
## EDGAR WEST



### 1,414 SQ FT 2 BEDROOM, 2 BATH 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- Views of Deer Valley Resort from the bedrooms, living room, and kitchen and dining space
- > Integrated living room, dining area and kitchen design
- Living room steam fireplace
- Full-size washer and dryer
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Barge primary suite with spacious walk-in closet and bath
- End location that allows extra windows that increase natural light and expand views





### EDGAR WEST

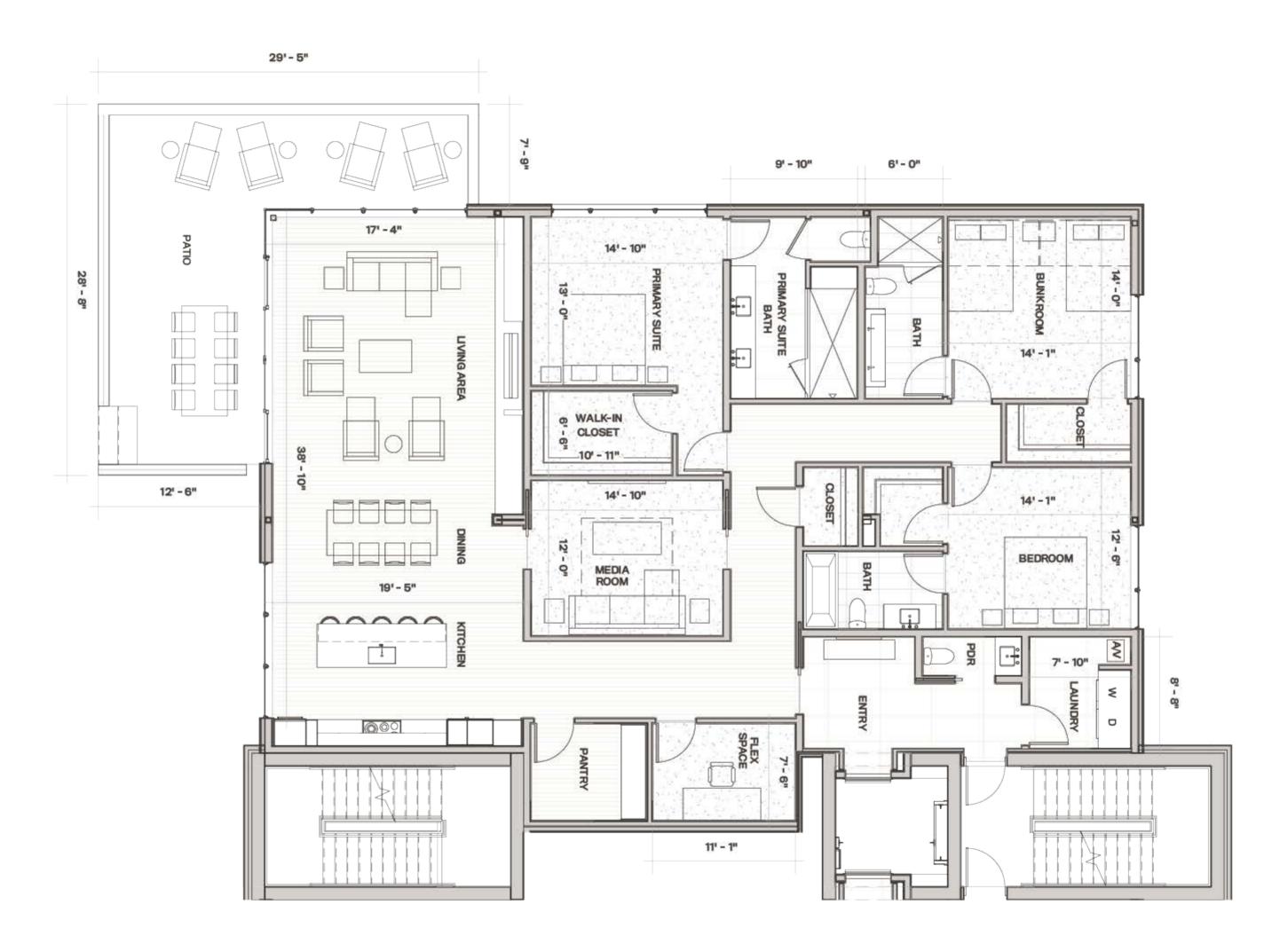


### 3,024 SQ FT 3 BEDROOM, 3-1/2 BATH MEDIA ROOM, FLEX SPACE 371 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room
- Located at the end of the building, this residence is secluded and private, with direct elevator access
- ⇒ Large media room for entertainment
- Dedicated den area/flex space for work-at-home flexibility and longer stays
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design

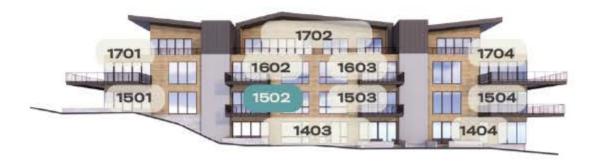
- Living room steam fireplace
- Spacious pantry off the kitchen for additional storage
- Lush forest views from the bedrooms, living room, and kitchen and dining space
- Indoor/outdoor integrated living space with sliding doors onto a spacious deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath
- End location that allows extra windows that increase natural light and expand views





east west partners

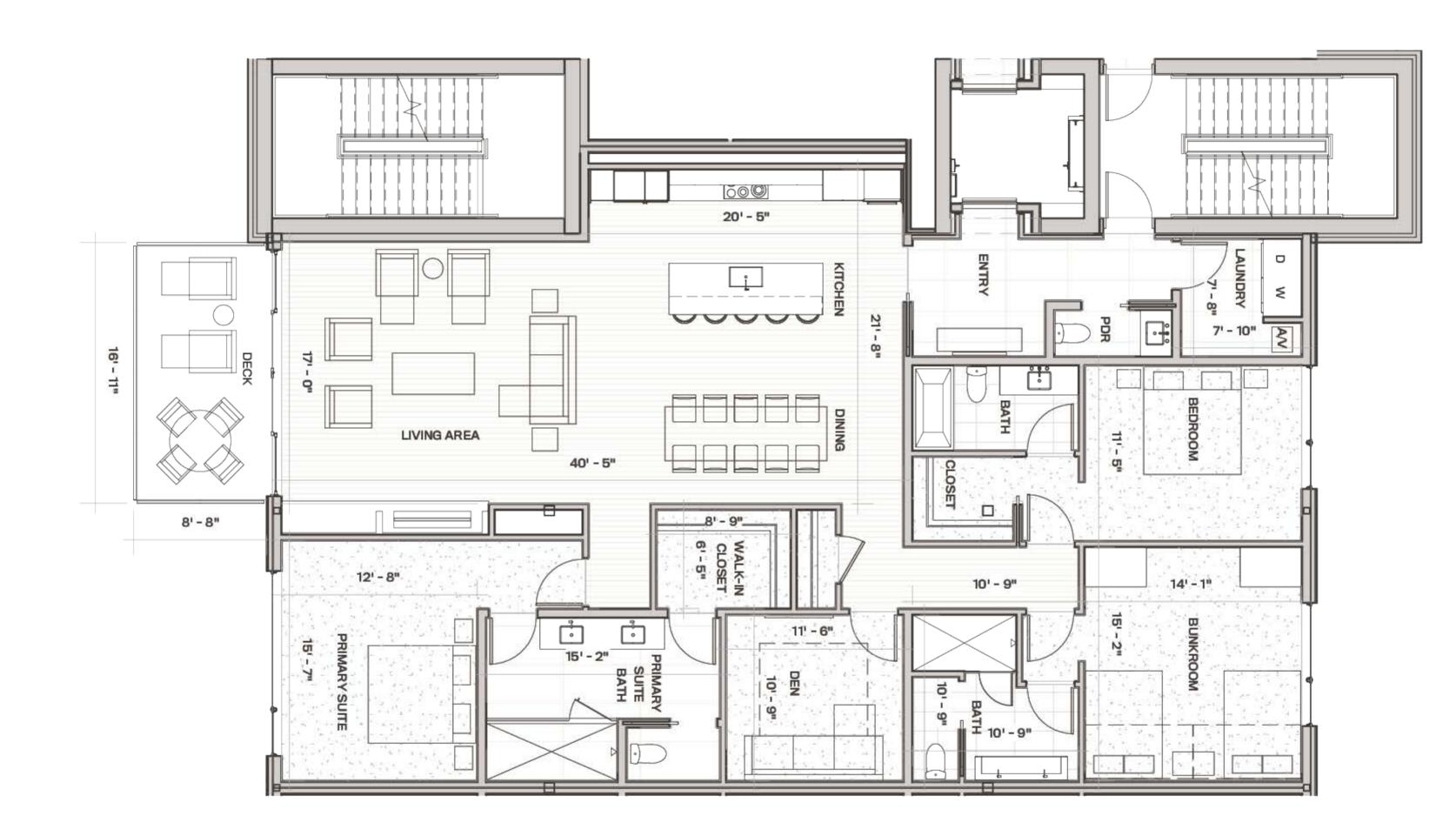
## EDGAR WEST



### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- 3 All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Baundry room with full-size washer and dryer
- 3 Open, flowing living room, dining area and kitchen design
- Living room steam fireplace
- Lush forest views from the bedrooms, living room, and kitchen and dining space
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





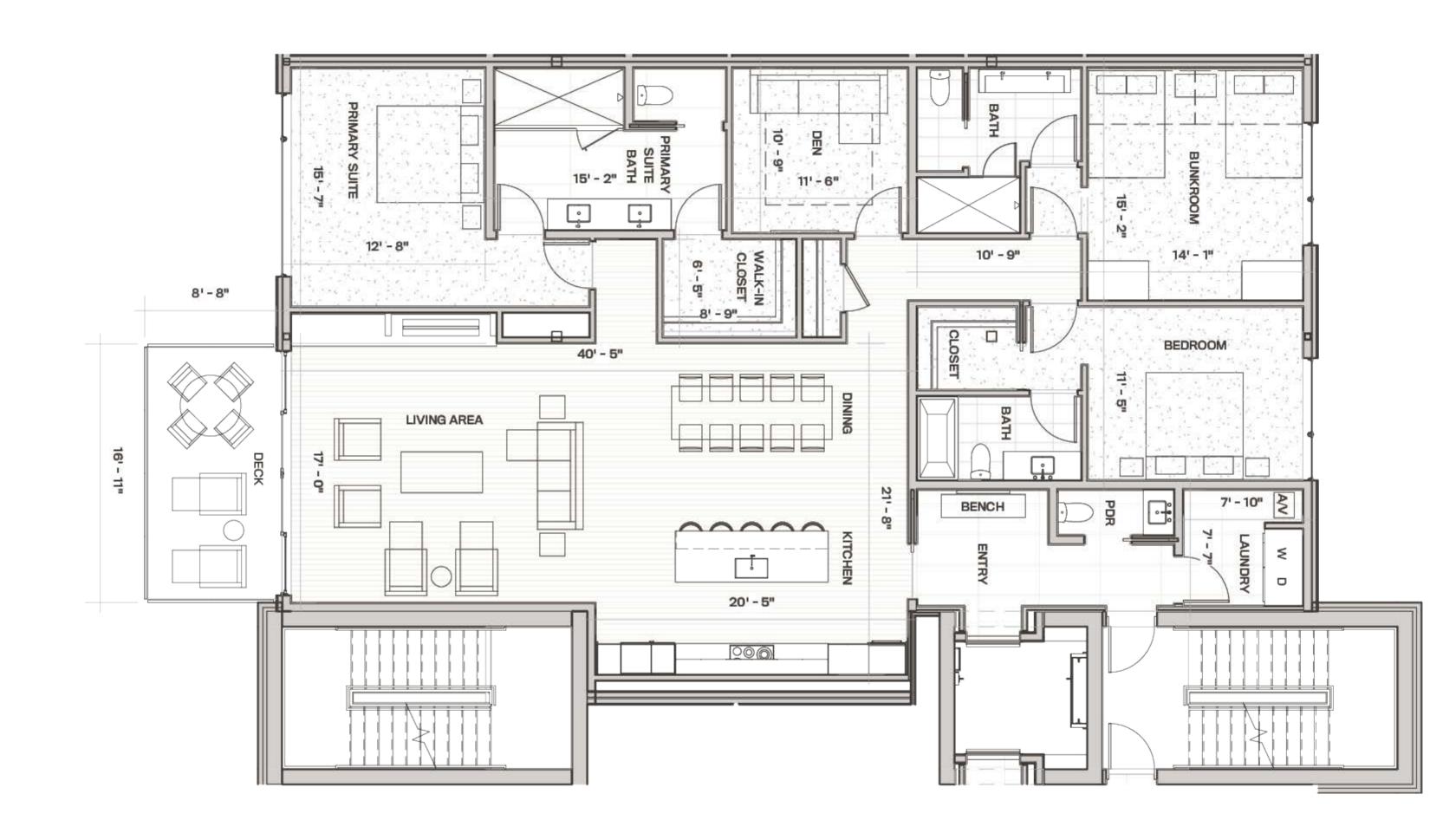
## EDGAR WEST



### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- 3 All bedrooms have private baths
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- ☼ Open, flowing living room, dining area and kitchen design
- Pantry/storage space off the kitchen
- Living room steam fireplace
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





### EDGAR WEST

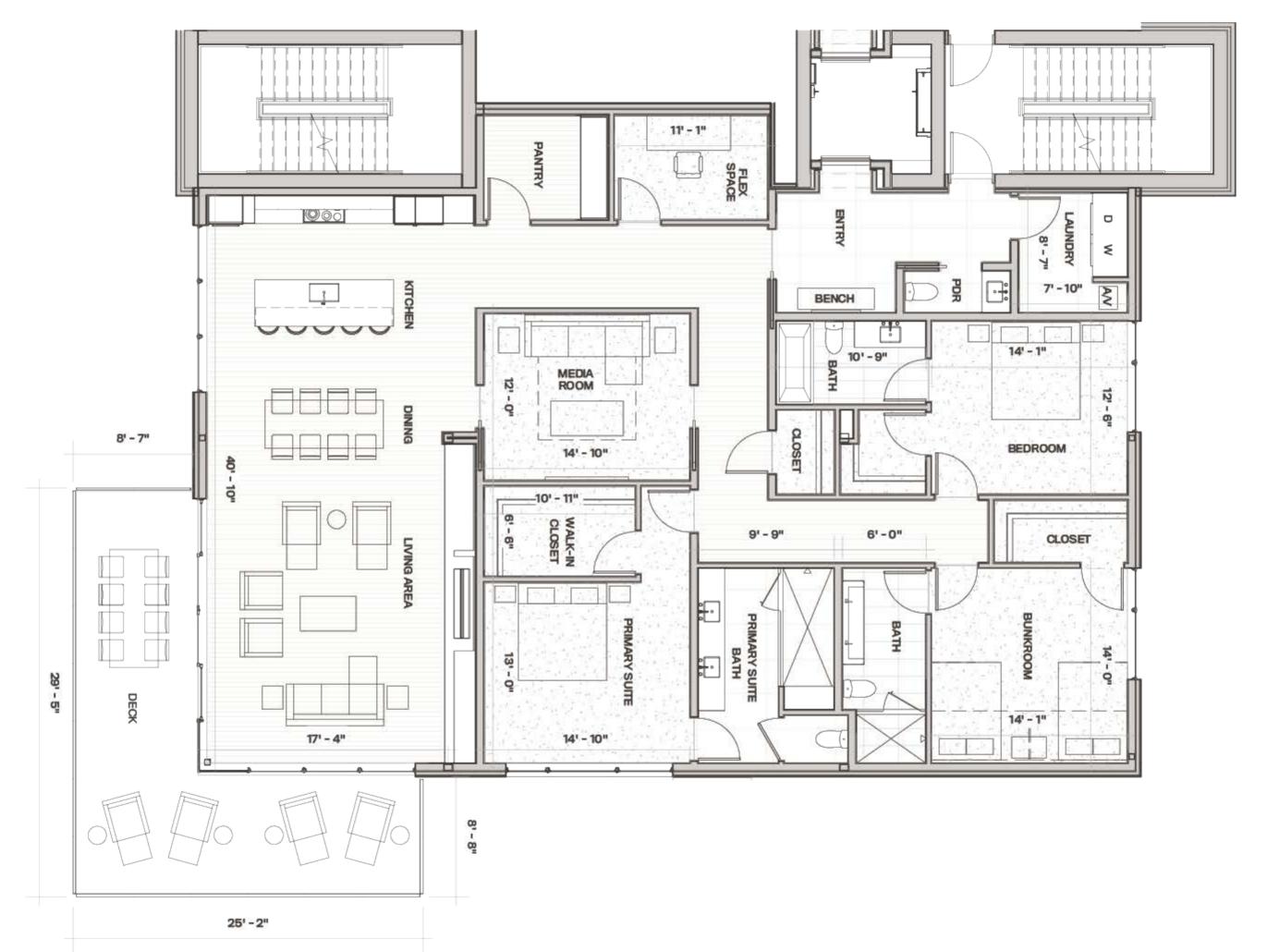


### 3,024 SQ FT 3 BEDROOM, 3-1/2 BATH MEDIA ROOM, FLEX SPACE 371 SQ FT EXTERIOR DECK

- ⇒ Floor-to-ceiling windows
- 3 All bedrooms have private baths
- Powder room
- ⇒ Direct elevator access
- Large media room for entertainment
- Dedicated den area/flex space for work-at-home flexibility and longer stays
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Spacious pantry off the kitchen for additional storage

- Living room steam fireplace
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Indoor/outdoor integrated living space with sliding doors onto a spacious deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath
- End location that allows extra windows that increase natural light and expand views





## EDGAR WEST

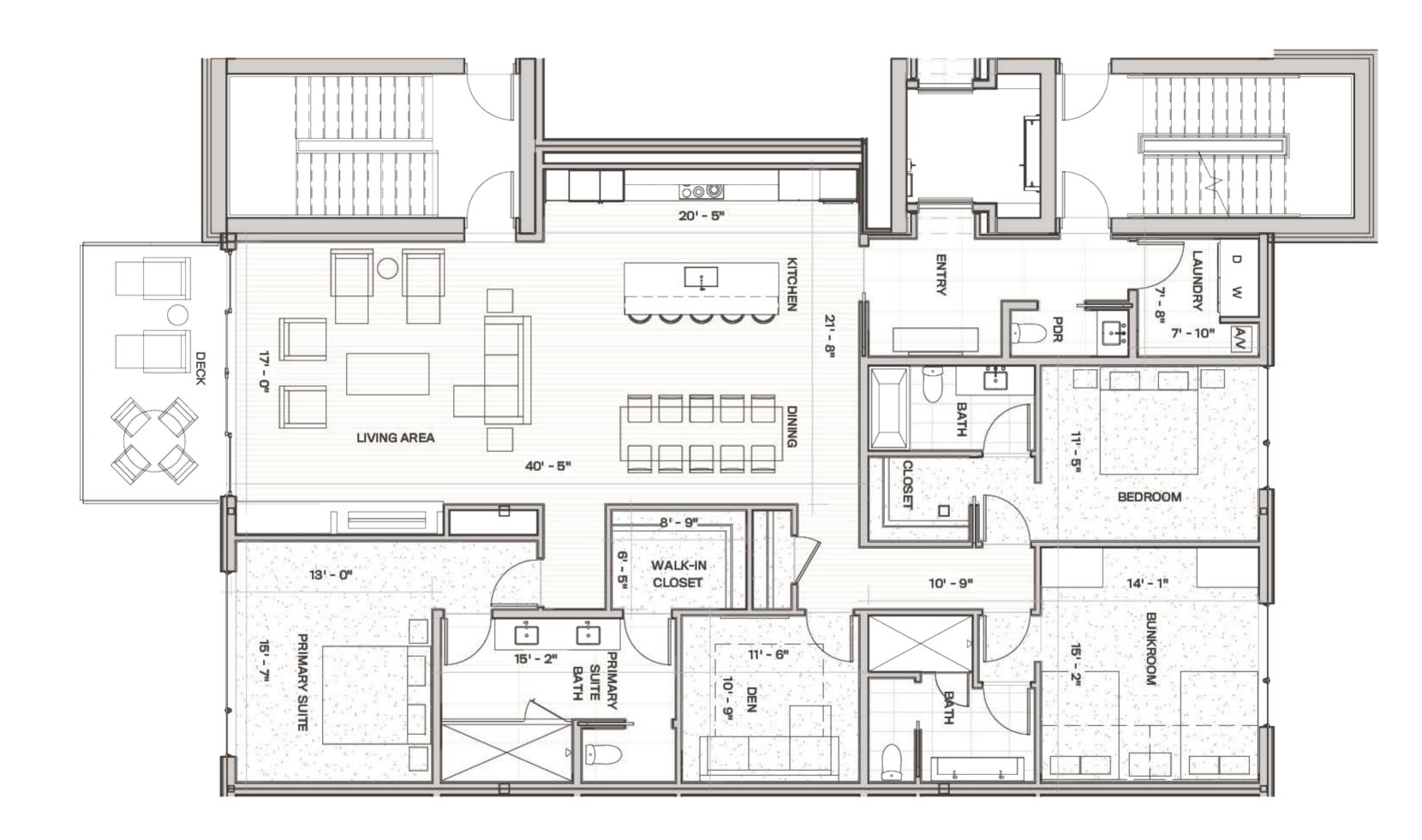


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Pantry/storage space off the kitchen

- Living room steam fireplace
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





## EDGAR WEST

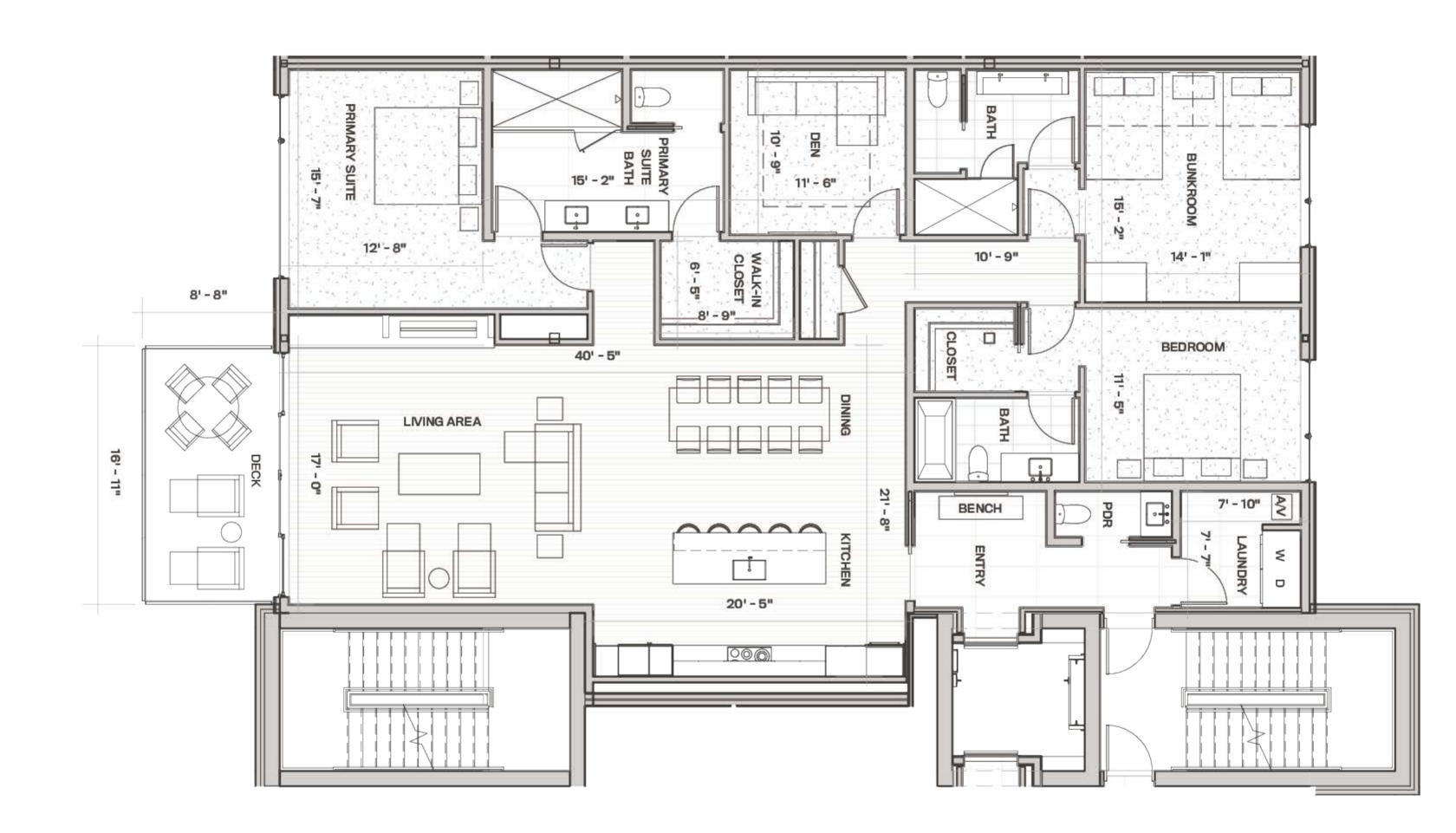


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- All bedrooms have private baths
- ⇒ Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Pantry/storage space off the kitchen

- Living room steam fireplace
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath







### EDGAR WEST



4,576 SQ FT

(L1: 3,024 SQ FT, L2: 1,552 SQ FT)

4 BEDROOM, 4 FULL BATH, 2 HALF BATH

MEDIA ROOM

371 SQ FT EXTERIOR DECK (L1)

700 SQ FT EXTERIOR DECK (L2)

- Bi-level penthouse residence with living, dining and kitchen space on the top floor, and bedrooms and media space on the bottom floor
- Indoor/outdoor integrated living space with sliding doors onto spacious decks
- Boasts one of the largest outdoor spaces in the project, with a hot tub
- ⇒ Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room on both top and bottom floor
- Located at the end and top floor of the building, this residence is secluded and private, with direct elevator access
- Large media space and wet bar for entertainment on the lower level

- Separate bar space perfect for entertaining on the top floor
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Additional outdoor storage on deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bath and private deck facing Deer Valley Resort
- End location that allows extra windows that increase natural light and expand views





### EDGAR WEST



## 3,638 SQ FT 4 BEDROOM, 4-1/2 BATH 773 SQ FT EXTERIOR DECK MEDIA ROOM

- Single-level penthouse residence
- Indoor/outdoor integrated living space with sliding doors onto a spacious deck
- Outdoor deck accessible through the living spaces, and primary and secondary bedrooms
- Boasts one of the largest outdoor spaces in the project, with a hot tub
- Formal entry integrated into the living spaces and additional entry point through the laundry room
- ⇒ Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room
- Located at the top floor of the building, this residence is secluded and private, with direct elevator access
- Large media room for entertainment

- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Spacious pantry off the kitchen for storage
- Living room steam fireplace
- Views of Deer Valley Resort from the primary and secondary bedrooms, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the media room and other bedrooms
- Two additional outdoor storage closets on deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bathroom and sliding glass doors onto the deck facing Deer Valley Resort
- Primary bath suite with soaking tub and separate shower





east west partners

### EDGAR WEST



4,576 SQ FT

(L1: 3,024 SQ FT, L2: 1,552 SQ FT)

4 BEDROOM, 4 FULL BATH, 2 HALF BATH

MEDIA ROOM

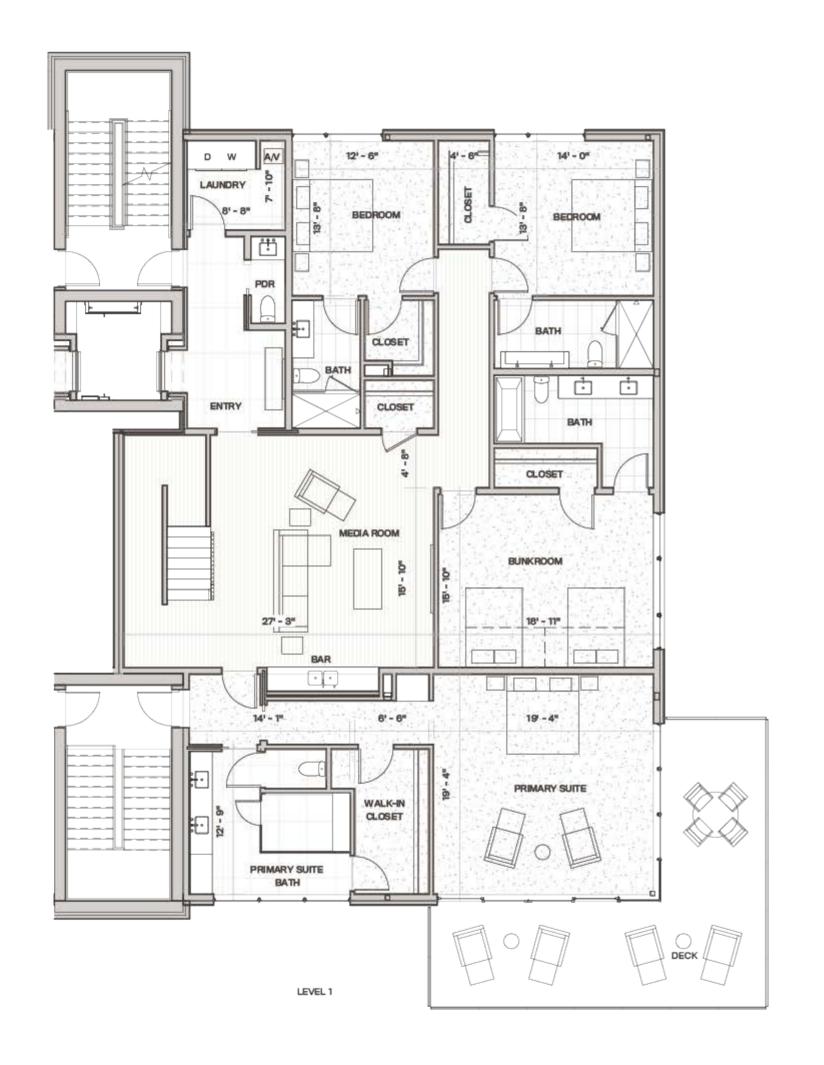
371 SQ FT EXTERIOR DECK (L1)

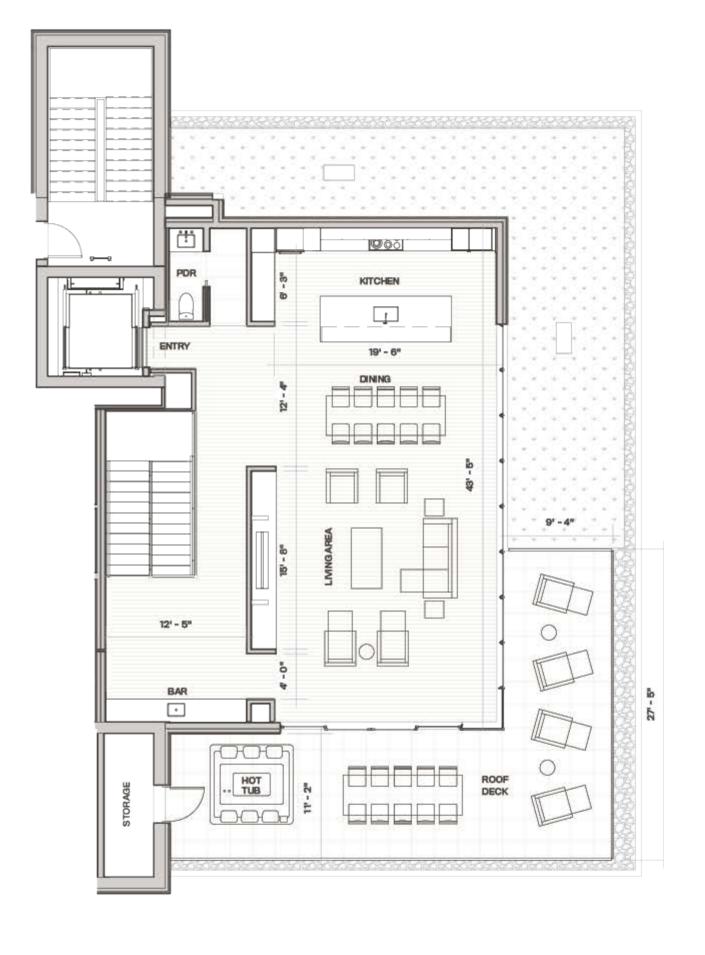
700 SQ FT EXTERIOR DECK (L2)

- and kitchen space on the top floor, and bedrooms and media space on the bottom floor
- > Indoor/outdoor integrated living space with sliding doors onto spacious decks
- Boasts one of the largest outdoor spaces in the project, with a hot tub
- ⇒ Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room on both top and bottom floor
- >> Located at the top floor of the building, this residence is secluded and private, with direct elevator access
- > Large media space and wet bar for entertainment on the lower level
- Living room steam fireplace

- Bi-level penthouse residence with living, dining Separate bar space perfect for entertaining on the top floor
  - Baundry room with full-size washer and dryer
  - Doen, flowing living room, dining area and kitchen design
  - >> Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
  - Additional outdoor storage on deck
  - Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
  - Barge primary suite with spacious walk-in closet, bath and private deck facing Deer Valley Resort
  - End location that allows extra windows that increase natural light and expand views







LEVEL 2







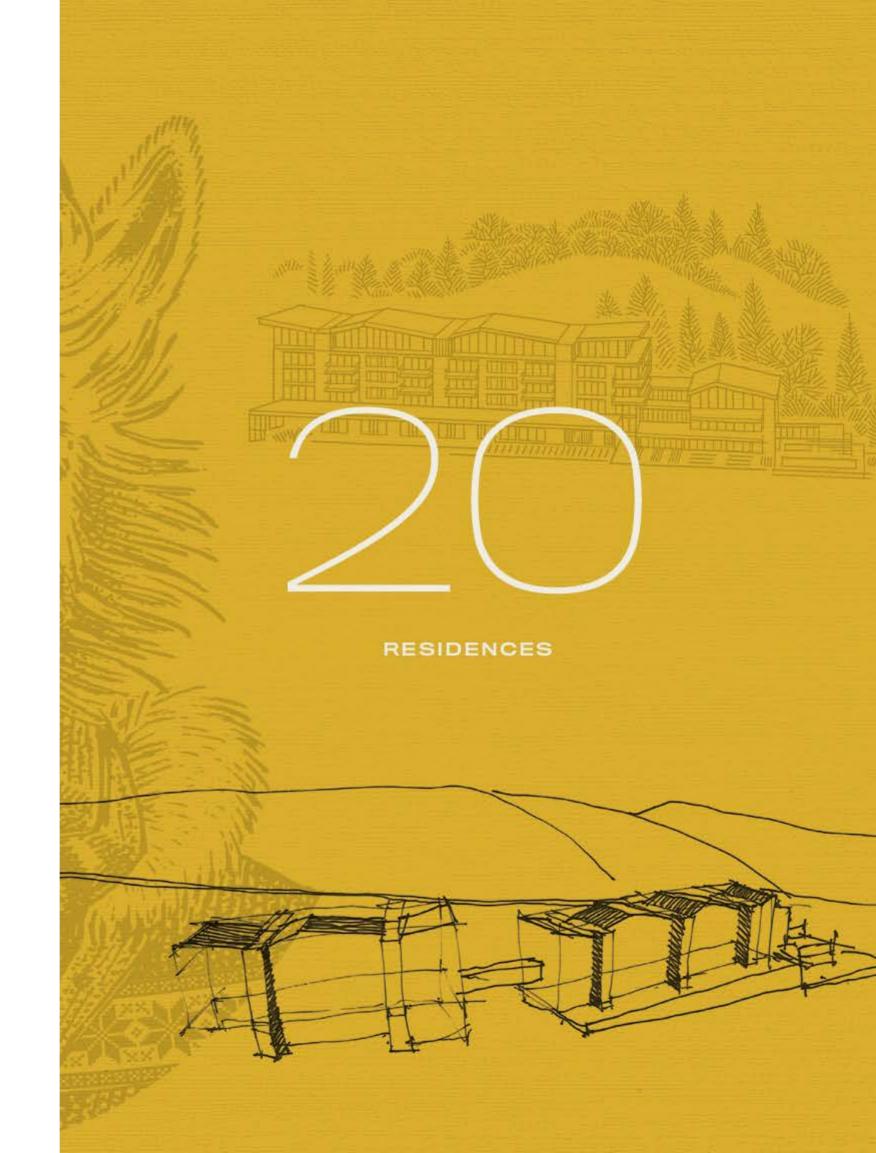




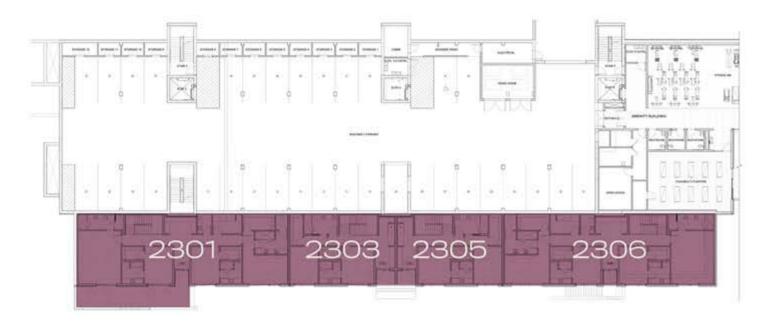
### NORTH ELEVATION

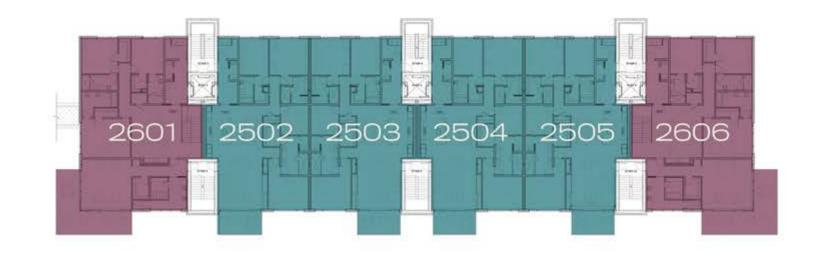


4 BEDROOM 3 BEDROOM 2 BEDROOM



LEVEL 1 LEVEL 4

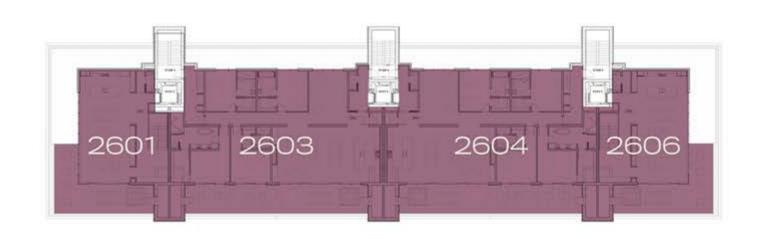




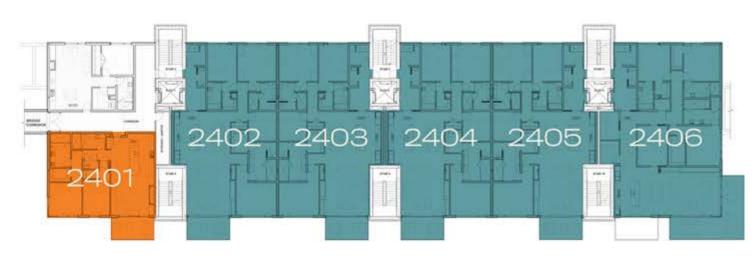








### LEVEL 3





### EDGAR EAST



3,861 SQ FT

(ML: 1,532 SQ FT, LL: 2,329 SQ FT)

4 BEDROOM, 4 FULL BATH, 2 HALF BATH

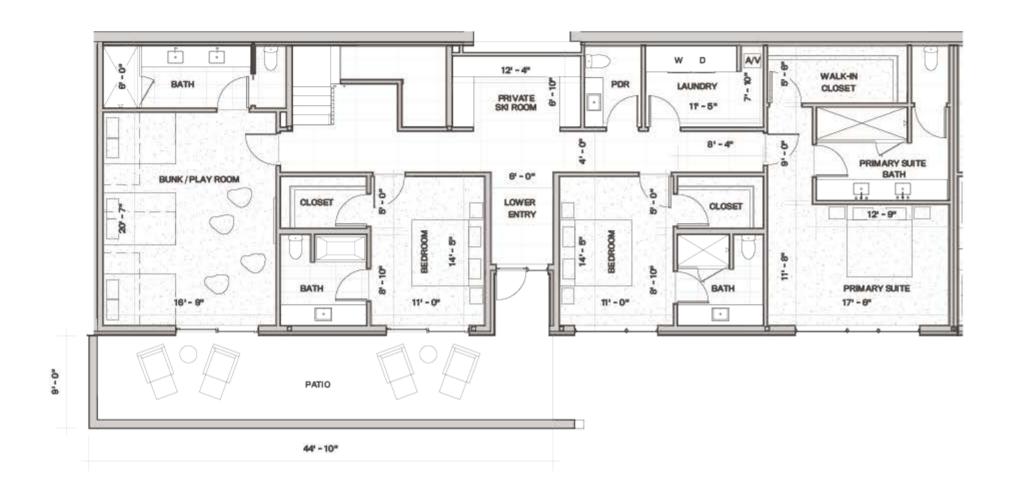
MEDIA ROOM, PRIVATE SKI ROOM

418 SQ FT EXTERIOR DECK (ML)

- Bi-level "townhome" residence with living, dining and kitchen space on top floor, and bedrooms on the ground floor
- Indoor/outdoor integrated living space with sliding doors onto spacious decks with a hot tub
- Floor-to-ceiling windows
- This residence is located on the ground floor and provides easy access to the outdoors and The Polly and all her amenities
- All bedrooms have private baths
- Powder room on both top and bottom floor
- Coat closet off top floor entry
- Large media space for entertainment on the top level off the living space
- >> Laundry room with full-size washer and dryer

- Open, flowing living room, dining area and kitchen design
- Spacious pantry off the kitchen for storage
- Main floor provides easy access to Deer Valley Resort just steps from the outdoor deck and private entrance
- Private ski room off the ground floor entrance
- Views of Deer Valley Resort from the bedrooms, living room, and kitchen and dining space
- Large bedroom configures perfectly into bunkroom and playroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath
- End location that allows extra windows that increase natural light and expand views





LEVEL 1 (AT GRADE)





#### NORTH ELEVATION

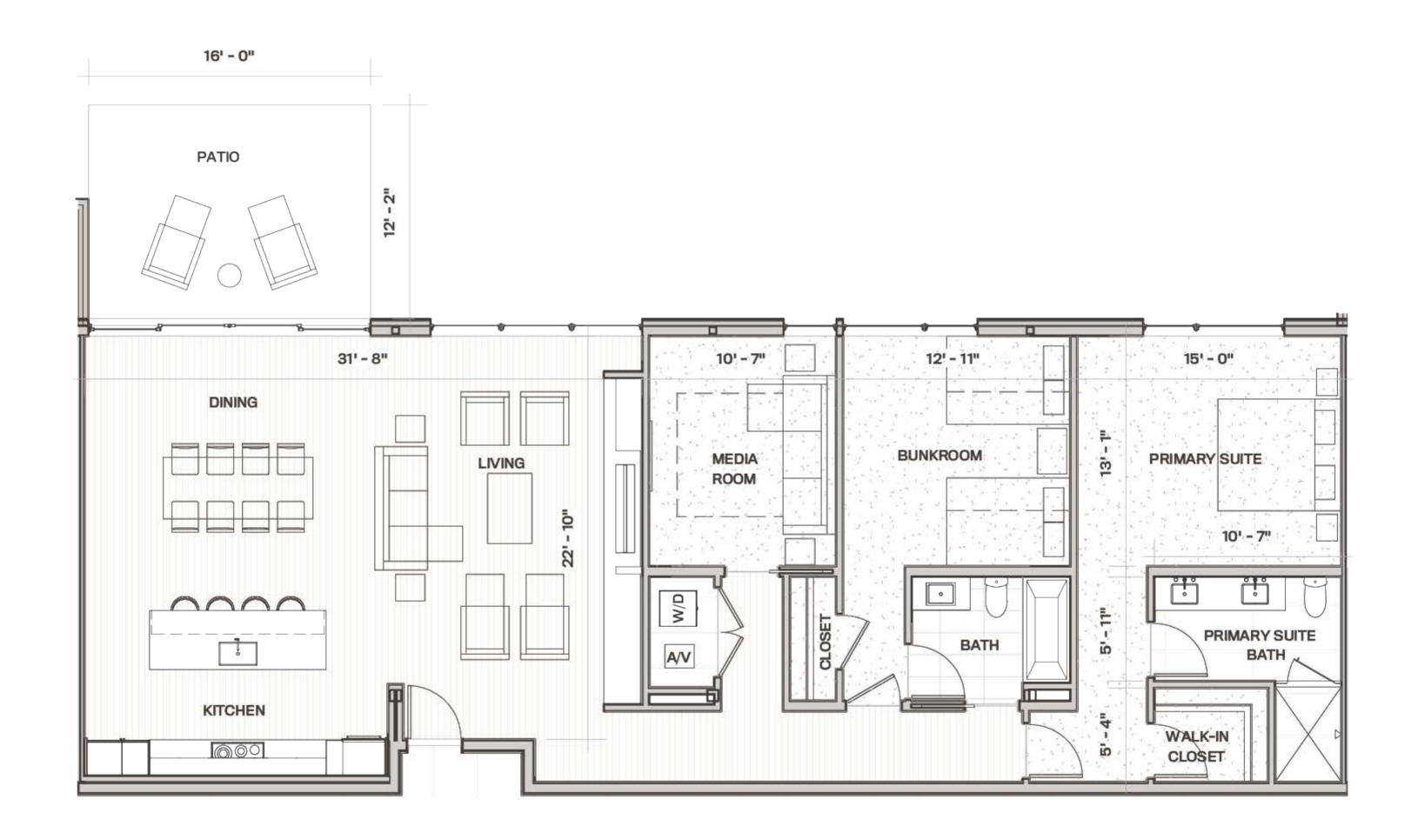
## EDGAR EAST



### 1,930 SQ FT 2 BEDROOM 2 BATH

- Floor-to-ceiling windows
- Private garden terrace
- This residence is located on the ground floor and provides easy access to The Polly and all her amenities
- Open, flowing living room, dining area and kitchen design
- ⇒ Living room steam fireplace
- Full-size washer and dryer
- Sliding deck doors create seamless indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Spacious primary bedroom
- Additional living space provided as either media room or den





## EDGAR EAST



3,656 SQ FT

(ML: 2,526 SQ FT, LL: 1,130 SQ FT)

4 BEDROOM, 4-1/2 BATH

MEDIA ROOM, PRIVATE SKI ROOM

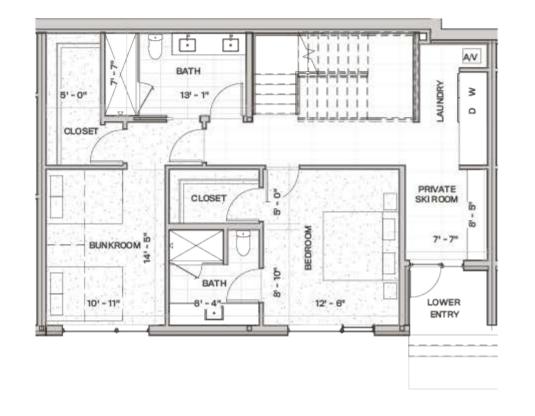
455 SQ FT EXTERIOR DECK (ML)

Note: 2 decks, 1 off main and 1 off primary suite

- ⇒ Bi-level "townhome" residence with bedrooms, living, dining and kitchen space on the top floor, and other bedrooms on the ground floor
- > Indoor/outdoor integrated living space with sliding doors onto spacious decks
- ⇒ Floor-to-ceiling windows
- >> This residence is located on the ground floor and provides easy access to the outdoors and The Polly and all her amenities Views of Deer Valley Resort from the
- All bedrooms have private baths
- Powder room and coat closet
- ⇒ Large media space for entertainment on the top level off the living space
- > Laundry area with full-size washer and dryer

- 3 Open, flowing living room, dining area and kitchen design
- Spacious pantry off the kitchen for additional storage
- Main floor provides easy access to Deer Valley Resort just steps from the private entrance
- Private ski room off the ground floor entrance
- bedrooms, living room, and kitchen and dining space
- bunkroom - comfortable for guests and fun for kid slumber parties
- large primary suite with spacious walk-in closet, bath and private deck facing Deer Valley Resort







LEVEL 1 (AT GRADE)



### NORTH ELEVATION

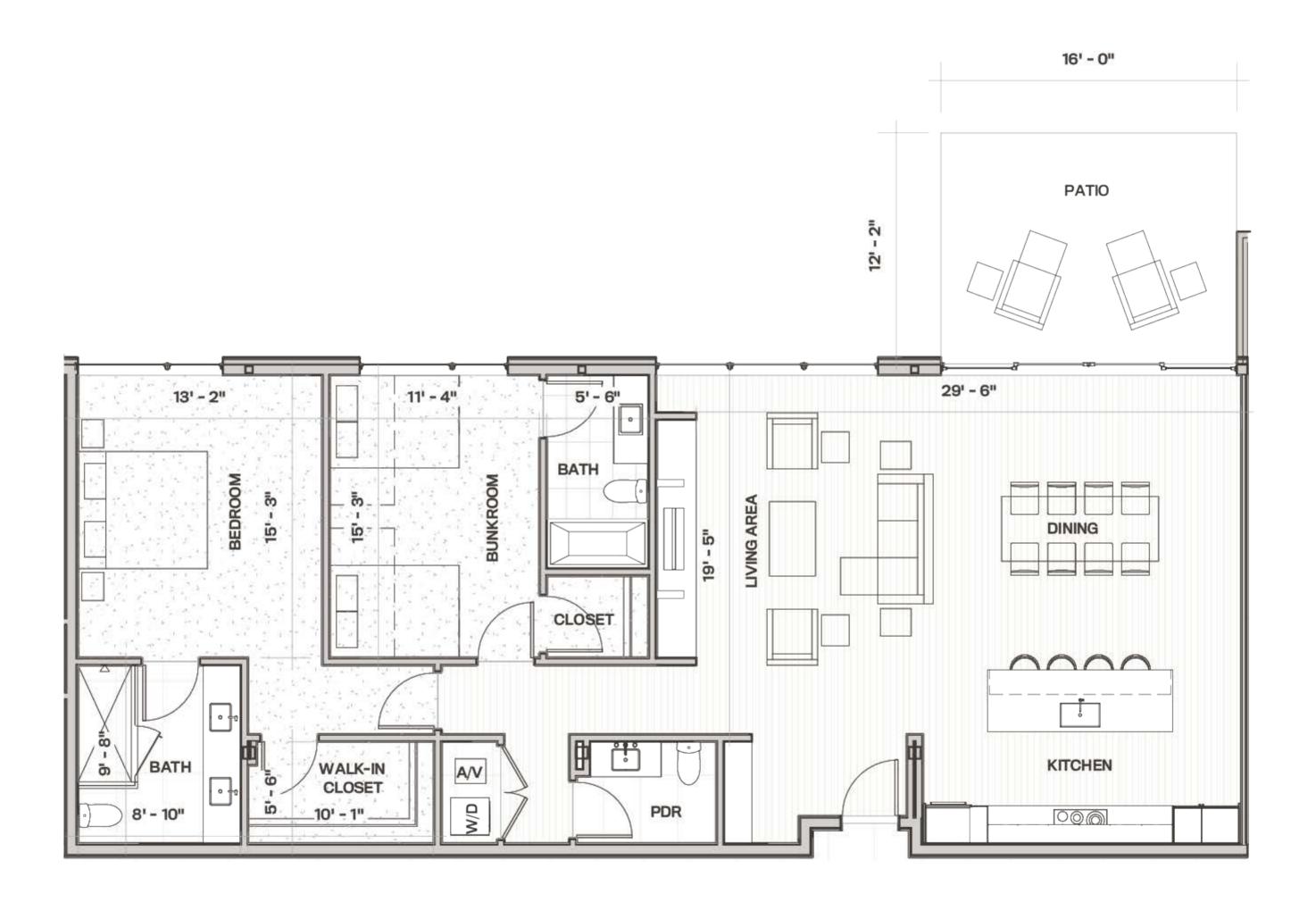
## EDGAR EAST



1,723 SQ FT 2 BEDROOM 2-1/2 BATH

- All bedrooms have private baths
- This residence is located on the ground floor and provides easy access to The Polly and all her amenities
- > Intimate private garden terrace
- Powder room
- Open, flowing living room, dining area and kitchen design
- ⇒ Living room steam fireplace
- ⇒ Full-size washer and dryer
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Spacious primary bedroom







## EDGAR EAST



3,656 SQ FT

(ML: 2,526 SQ FT, LL: 1,130 SQ FT)

4 BEDROOM, 4-1/2 BATH

MEDIA ROOM, PRIVATE SKI ROOM

455 SQ FT EXTERIOR DECK (ML)

Note: 2 decks, 1 off main and 1 off primary suite

- Bi-level "townhome" residence with bedrooms, living, dining and kitchen space on the top floor, and other bedrooms on the ground floor
- Indoor/outdoor integrated living space with sliding doors onto spacious decks
- Floor-to-ceiling windows
- This residence is located on the ground floor and provides easy access to the outdoors and The Polly and all her amenities
- All bedrooms have private baths
- Powder room and coat closet
- Large media space for entertainment on the top level off the living space
- Laundry area with full-size washer and dryer

- Open, flowing living room, dining area and kitchen design, with steam fireplace
- Spacious pantry off the kitchen for additional storage
- Main floor provides easy access to Deer Valley Resort just steps from the private entrance
- Private ski room off the ground floor entrance
- Views of Deer Valley Resort from the bedrooms, living room, and kitchen and dining space
- Large bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bath and private deck facing Deer Valley Resort





12'-6" ENTRY WALK-IN CLOSET MEDIA ROOM 6" - 9" PDR 17' - 5" PANTRY ō PRIMARY SUITE BATH CLOSET KITCHEN DINING LIVING AREA BEDROOM 12 - 3" PRIMARY SUITE 12' - 7" 16' - 9" 16' - 10" DECK LEVEL 2 HOT 23' - 10"

east west partners

LEVEL 1 (AT GRADE)



BENCH

## EDGAR EAST



3,845 SQ FT

(ML: 1,532 SQ FT, LL: 2,313 SQ FT )

4 BEDROOM, 4 FULL BATH, 2 HALF BATH

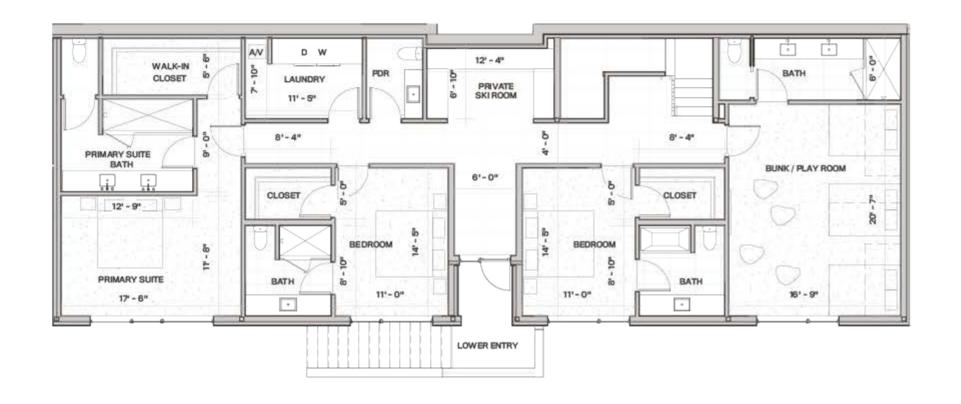
MEDIA ROOM, PRIVATE SKI ROOM

418 SQ FT EXTERIOR DECK (ML)

- Bi-level residence with living, dining and kitchen space on top floor, and bedrooms on the ground floor
- Indoor/outdoor integrated living space with sliding doors onto spacious decks
- Floor-to-ceiling windows and "see-through" deck and balcony railings
- All bedrooms have private baths
- Powder room on both top and bottom floor
- This residence is located on the ground floor and provides easy access to the outdoors and The Polly and all her amenities
- Coat closet off top floor entry
- Large media space for entertainment on the top level off the living space

- Laundry room with full-size washer and dryer
- End location that allows extra windows that increase natural light and expand views
- Spacious pantry off the kitchen for storage
- Main floor provides easy access to Deer Valley Resort just steps from the private entrance
- Ski room off the ground floor entrance
- Views of Deer Valley Resort from the bedrooms, living room, and kitchen and dining space
- Large bedroom configures perfectly into bunkroom and playroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





LEVEL 1





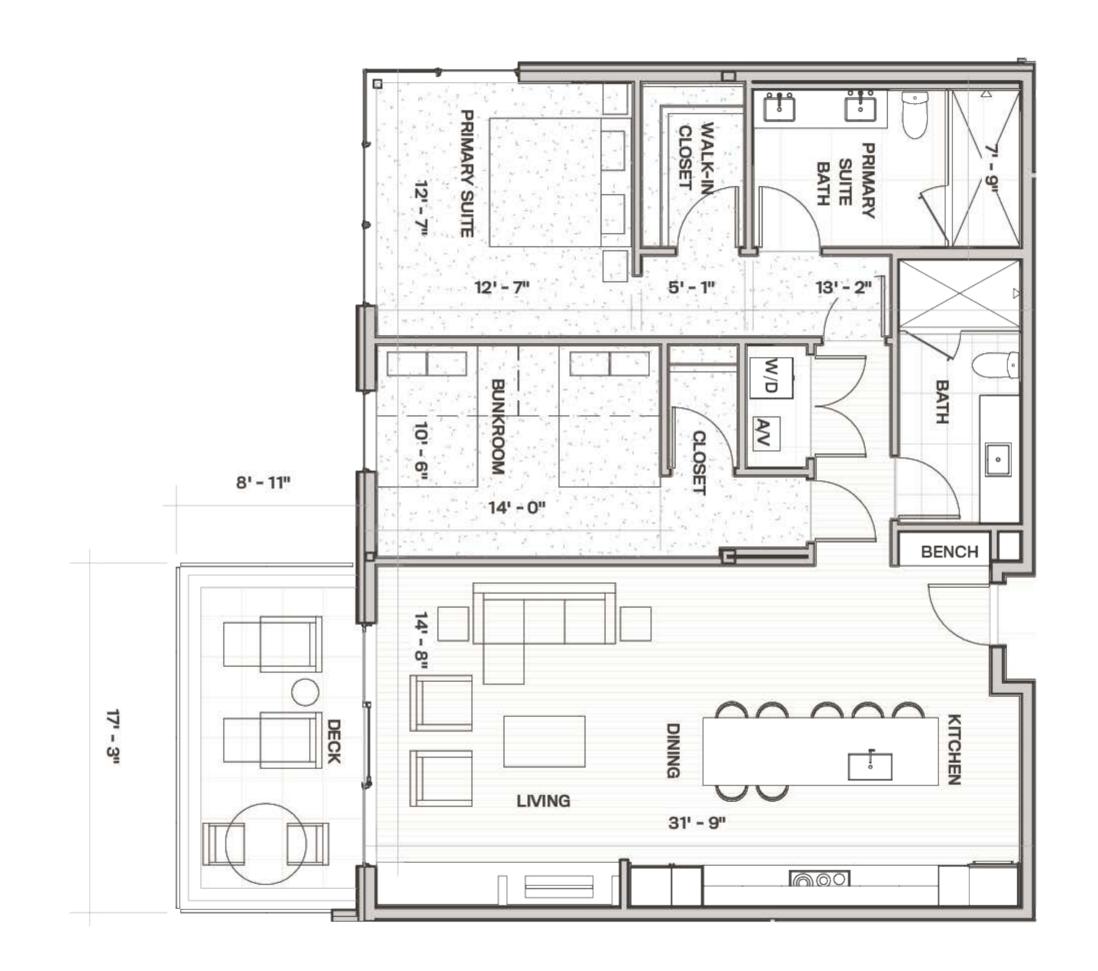
## EDGAR EAST



# 1,414 SQ FT 2 BEDROOM 2 BATH 371 SQ FT EXTERIOR DECK

- Views of Deer Valley Resort from the bedrooms, living room, and kitchen and dining space
- Integrated living room, dining area and kitchen design
- Living room steam fireplace
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath
- End location that allows extra windows that increase natural light and expand views





## EDGAR EAST

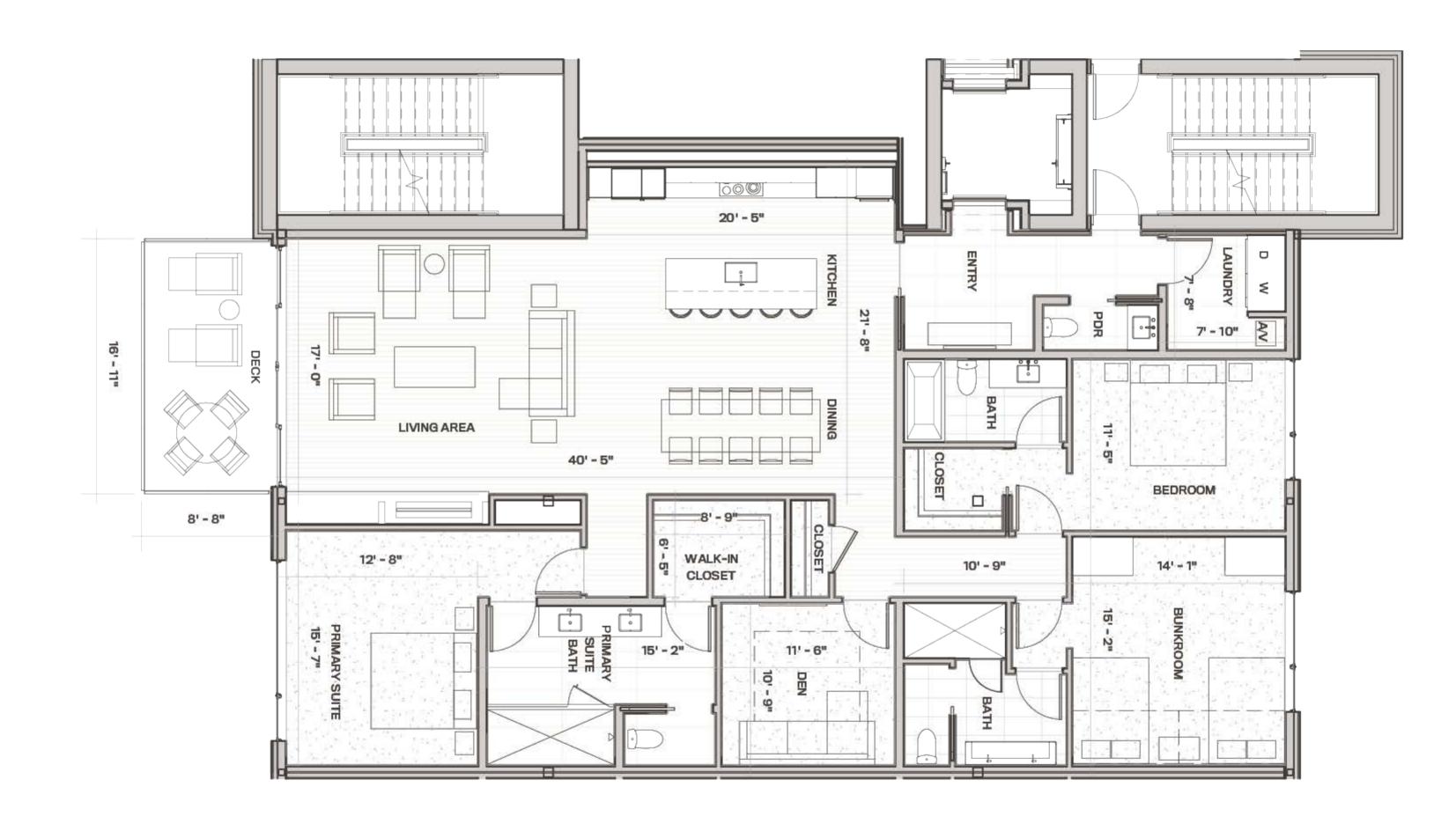


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- >> Floor-to-ceiling windows
- 3 All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





## EDGAR EAST

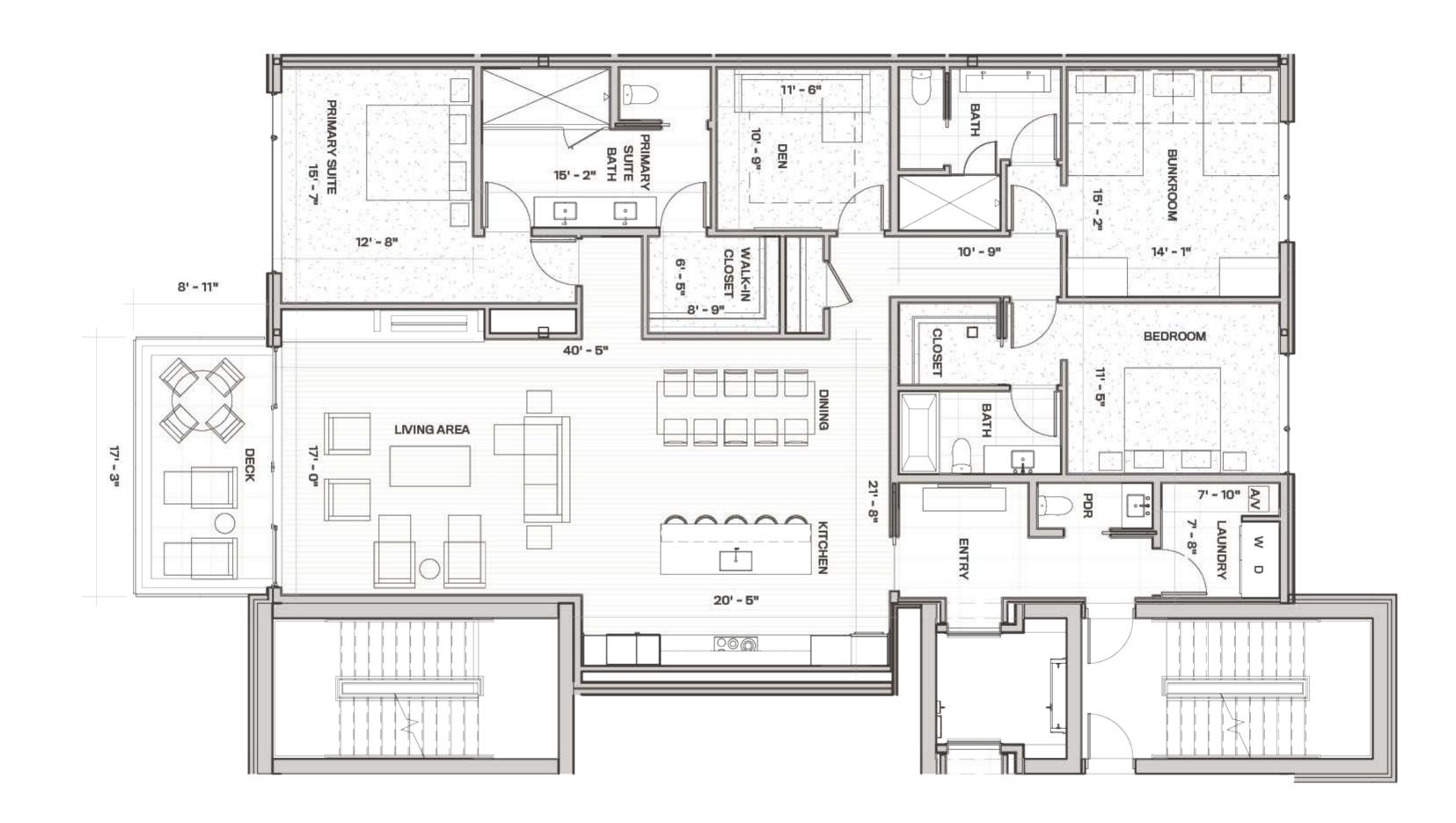


# 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

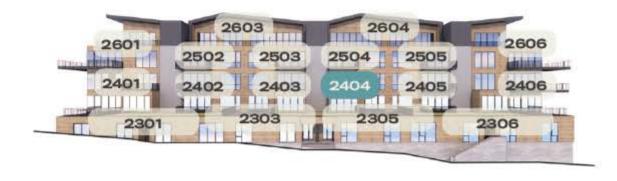
- Floor-to-ceiling windows
- 3 All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





## EDGAR EAST

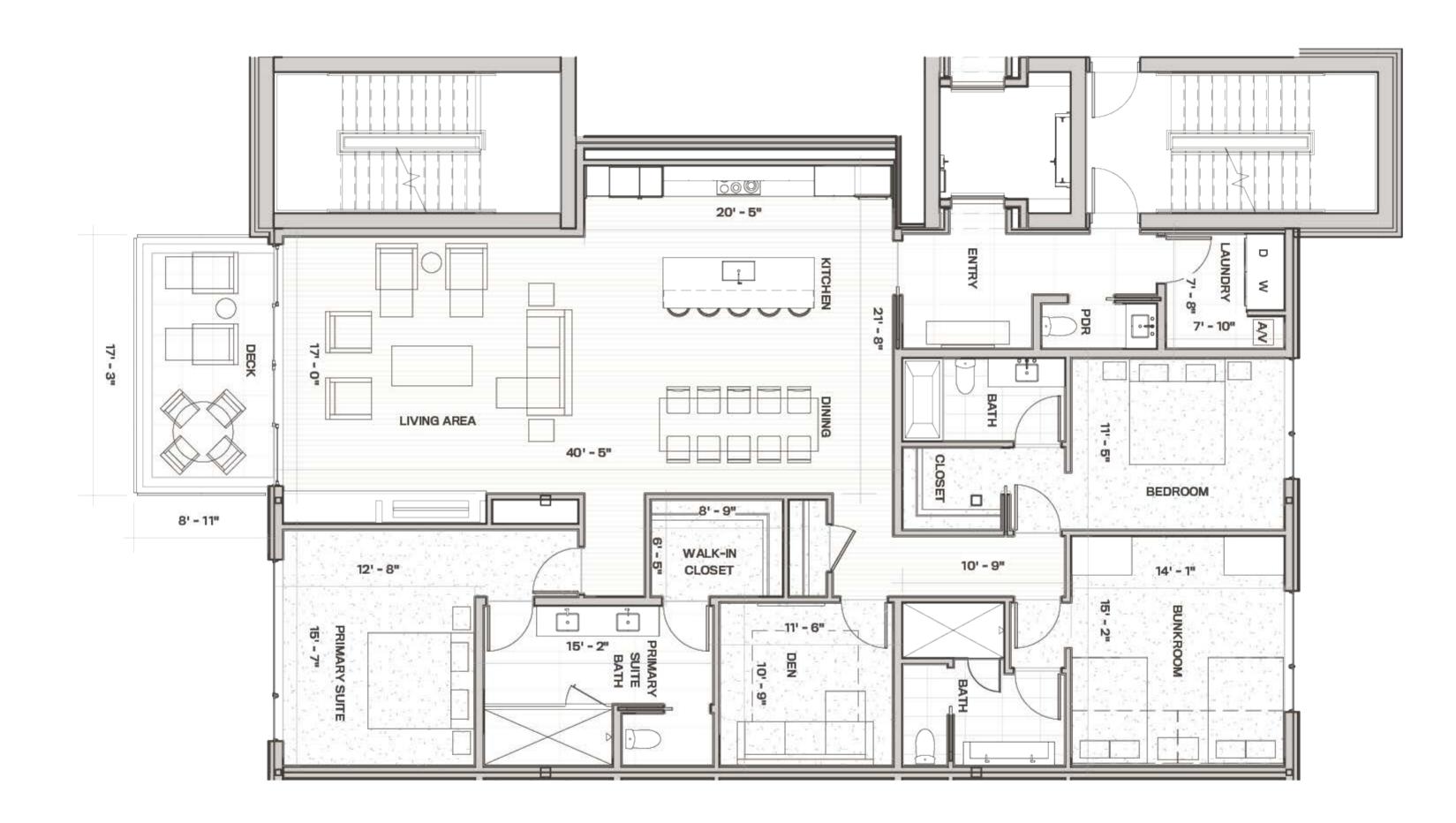


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





## EDGAR EAST

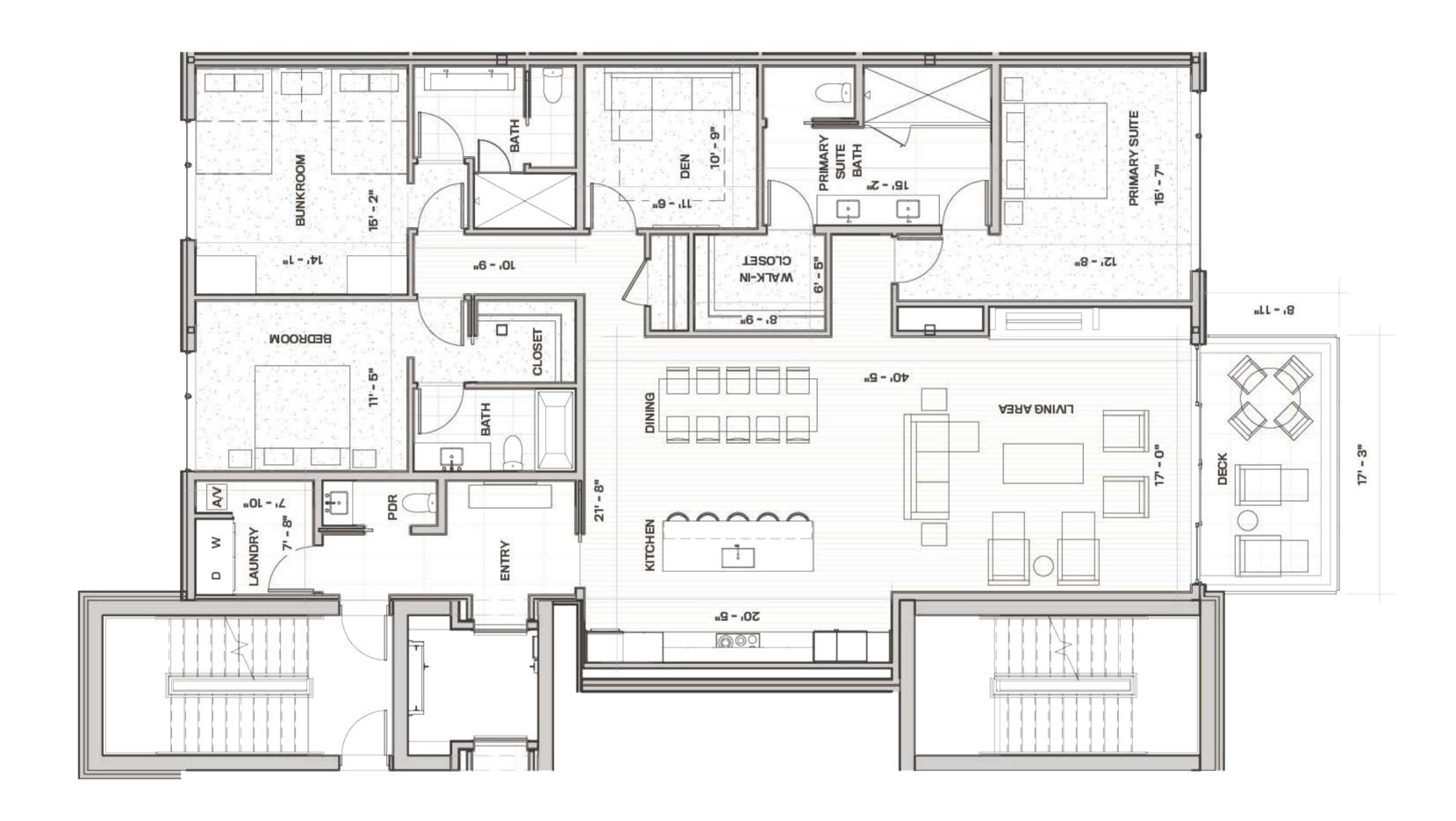


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- All bedrooms have private baths
- ⇒ Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath







### EDGAR EAST

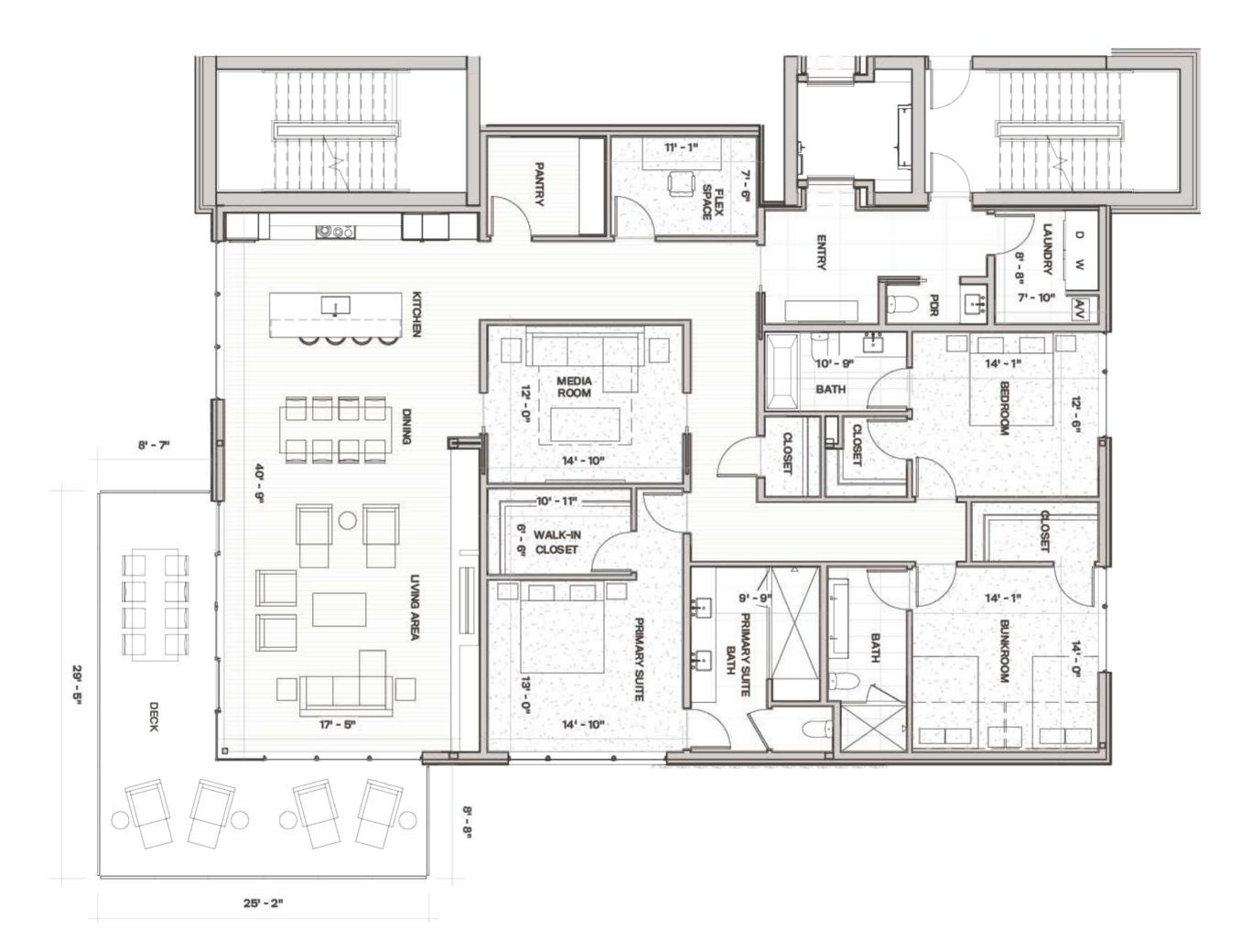


### 3,024 SQ FT 3 BEDROOM, 3-1/2 BATH MEDIA ROOM, FLEX SPACE 371 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room
- Direct elevator access
- Large media room for entertainment
- Dedicated den area/flex space for work-at-home flexibility and longer stays
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Spacious walk-in pantry off the kitchen for additional storage
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Indoor/outdoor integrated living space with sliding doors onto a spacious deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath
- End location that allows extra windows that increase natural light and expand views





## EDGAR EAST

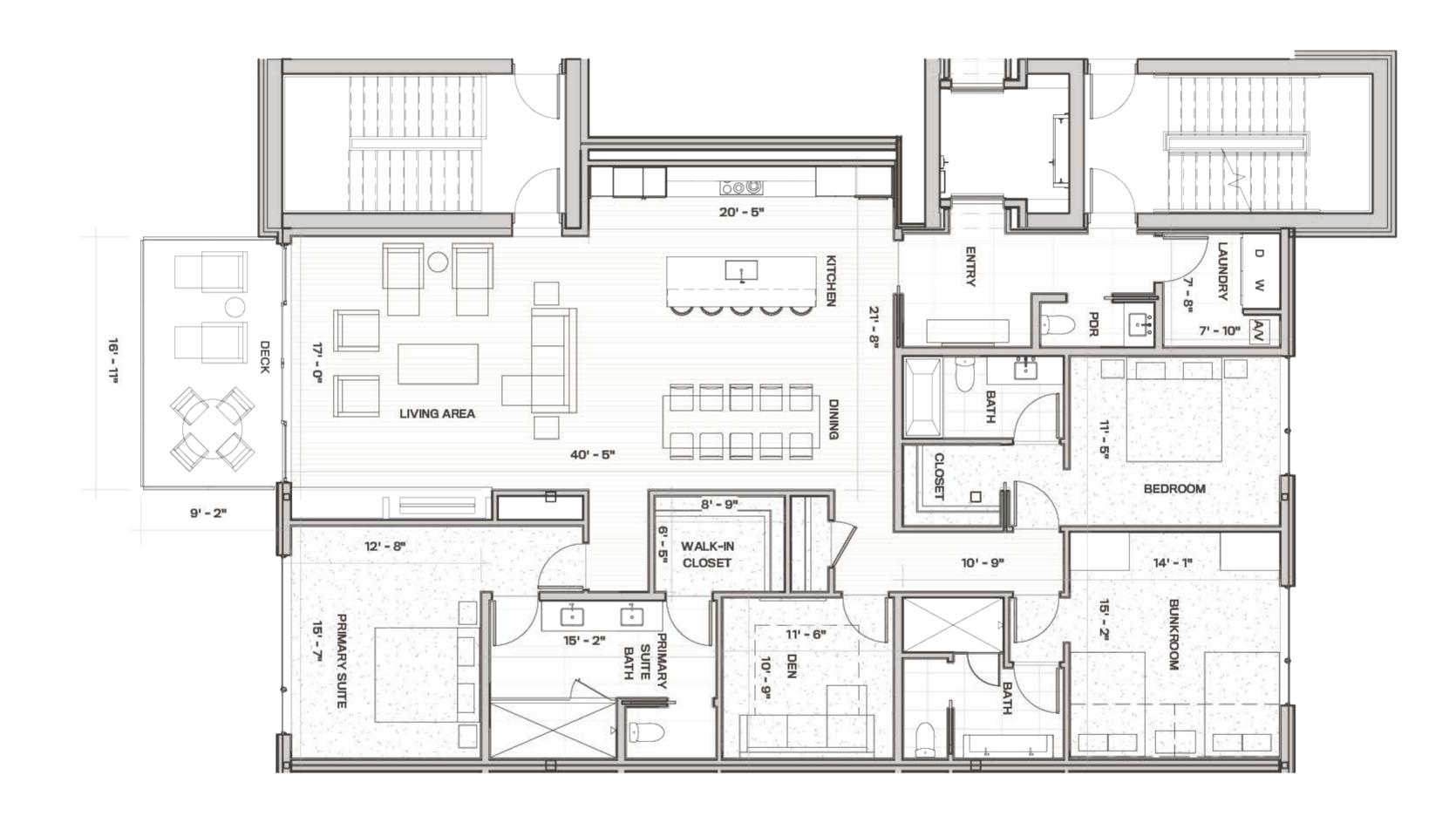


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





## EDGAR EAST

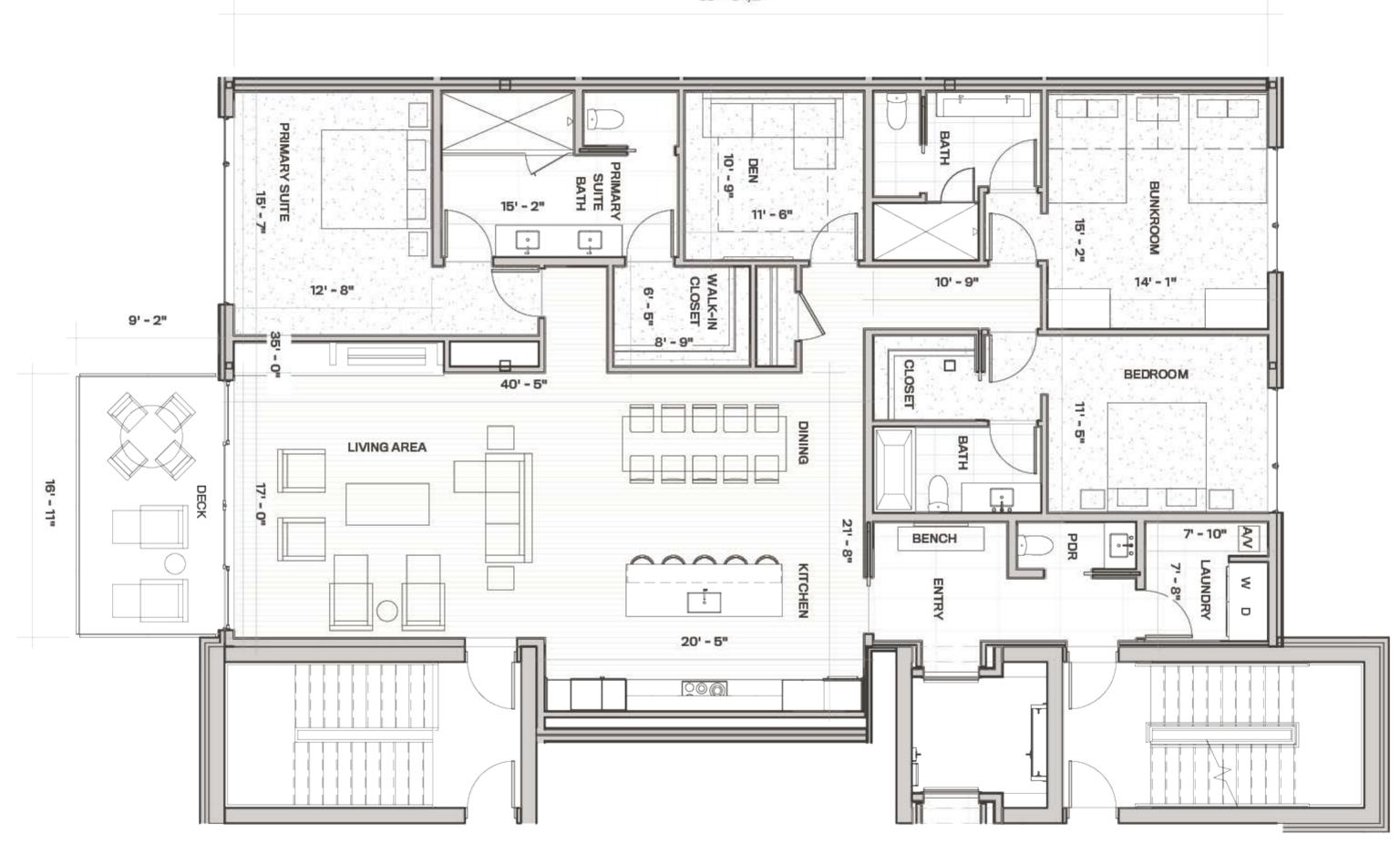


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath







## EDGAR EAST

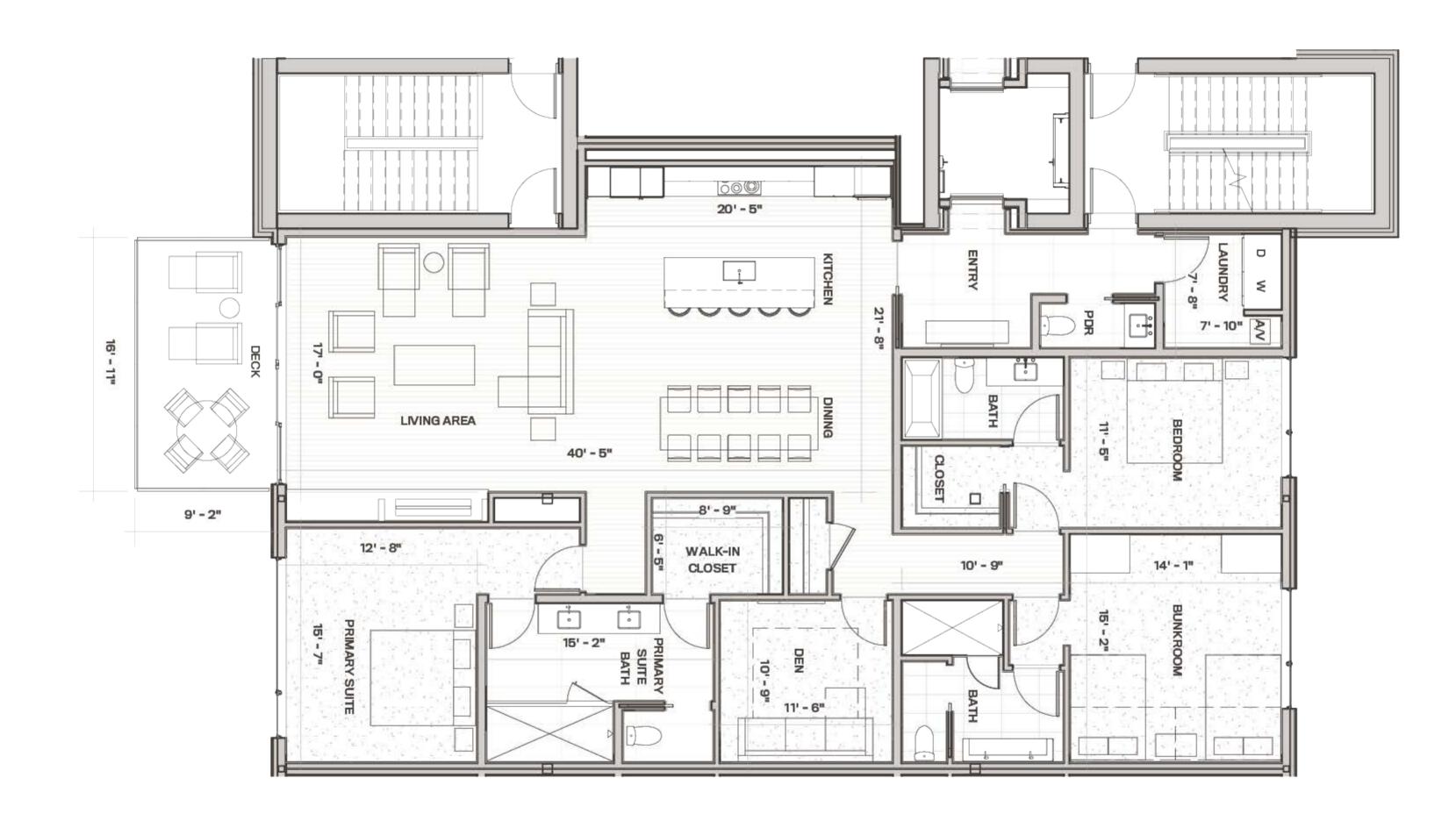


### 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- Floor-to-ceiling windows
- 3 All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Sliding deck doors create indoor/outdoor living with a view
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath





### EDGAR EAST

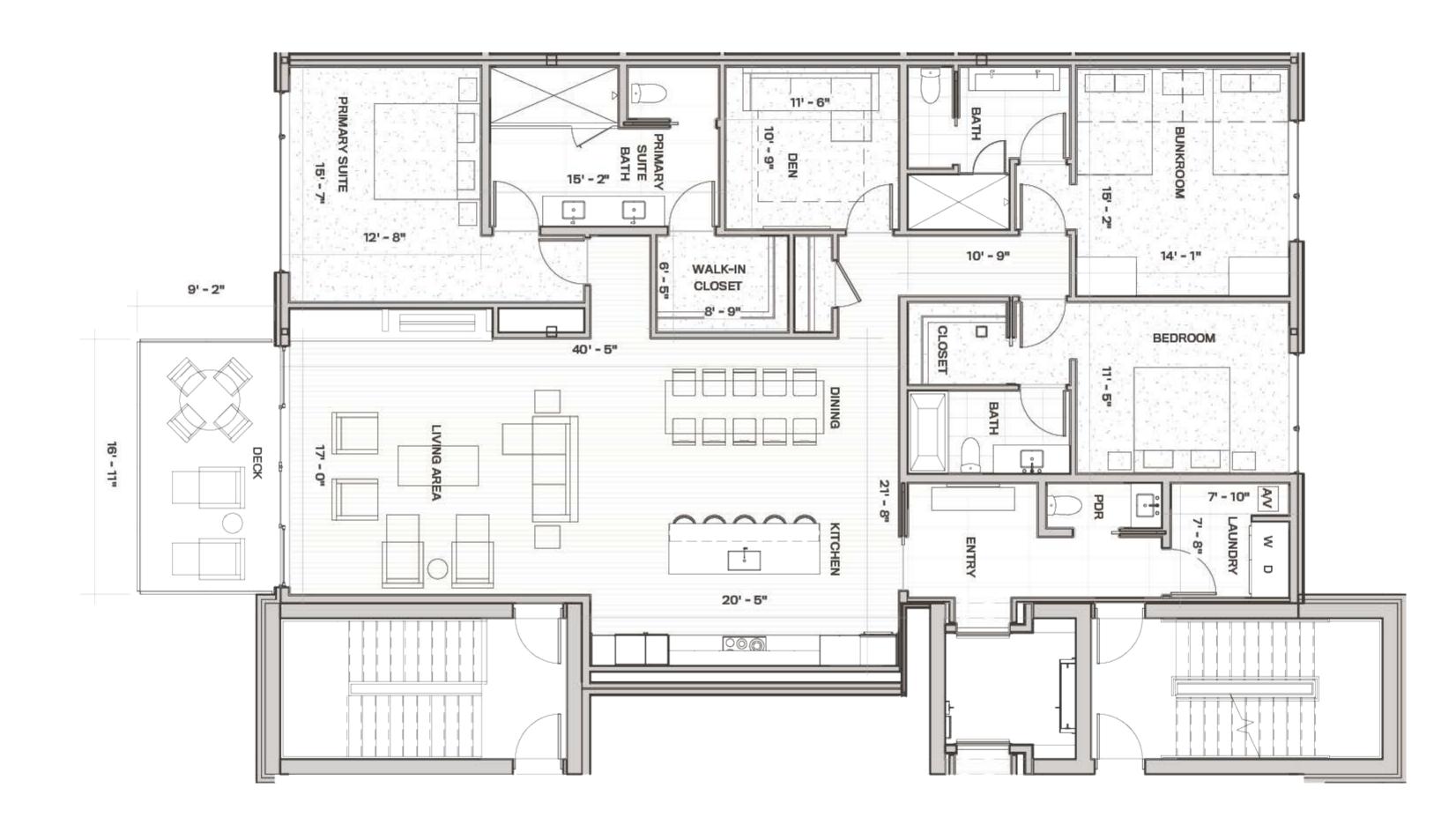


# 2,589 SQ FT 3 BEDROOM, 3-1/2 BATH DEN 140 SQ FT EXTERIOR DECK

- ⇒ Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room
- Direct elevator access
- Additional living space provided as either media room or den
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Living room steam fireplace

- Pantry/storage space off the kitchen
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
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- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet and bath







### EDGAR EAST



4,576 SQ FT

(L1: 3,024 SQ FT, L2: 1,552 SQ FT)

4 BEDROOM, 4 FULL BATH, 2 HALF BATH

MEDIA ROOM

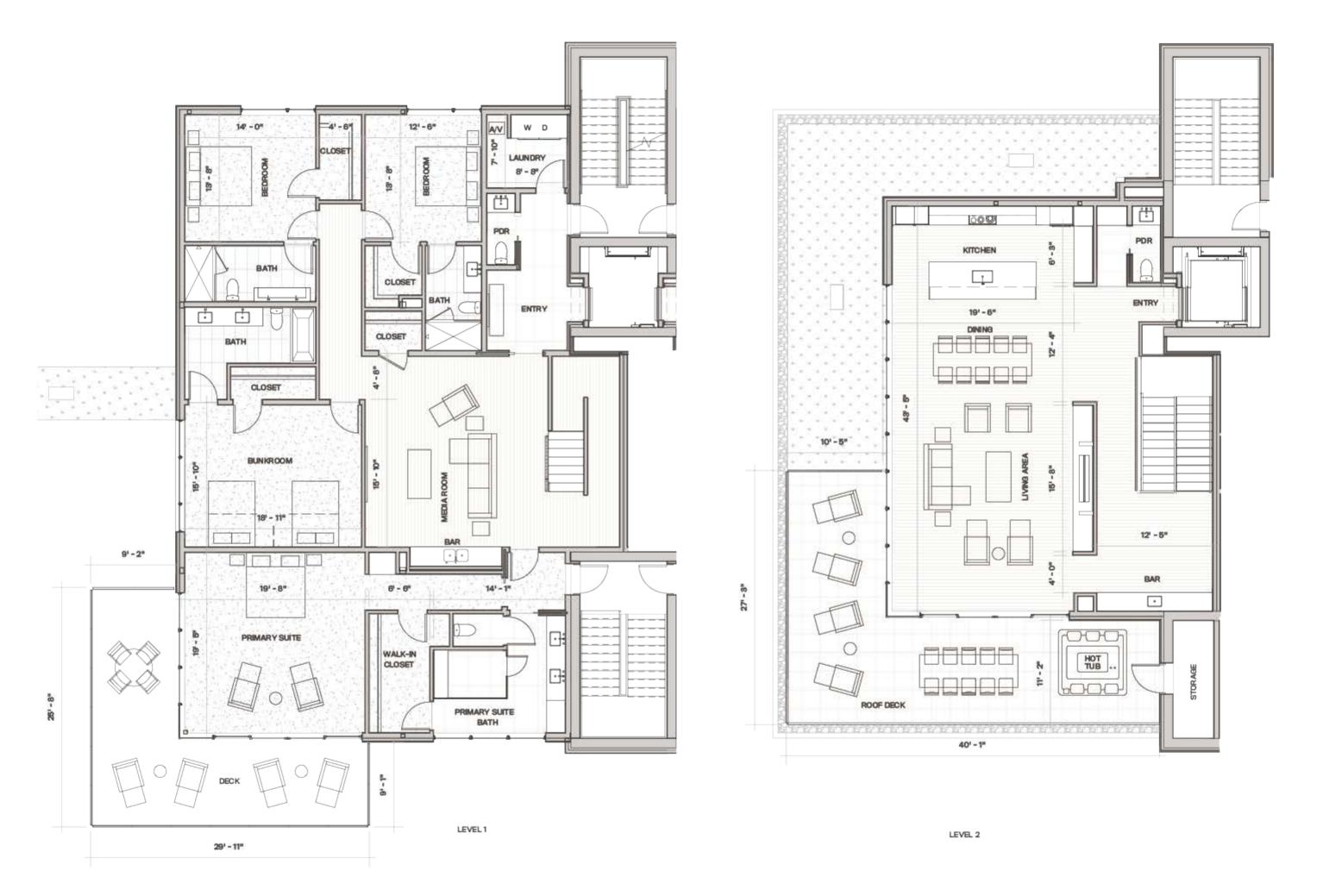
371 SQ FT EXTERIOR DECK (L1)

700 SQ FT EXTERIOR DECK (L2)

- Bi-level penthouse residence with living, dining and kitchen space on the top floor, and bedrooms and media space on the bottom floor
- Indoor/outdoor integrated living space with sliding doors onto spacious decks
- Boasts one of the largest outdoor spaces in the project, with a hot tub
- All bedrooms have private baths
- Powder room on both top and bottom floor
- Located on the top two floors, this residence is secluded and private, with direct elevator access
- Large media space and wet bar for entertainment on the lower level
- Living room steam fireplace

- Separate bar space perfect for entertaining on the top floor
- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Additional outdoor storage on deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bath and private deck facing Deer Valley Resort
- End location that allows extra windows that increase natural light and expand views





### EDGAR EAST

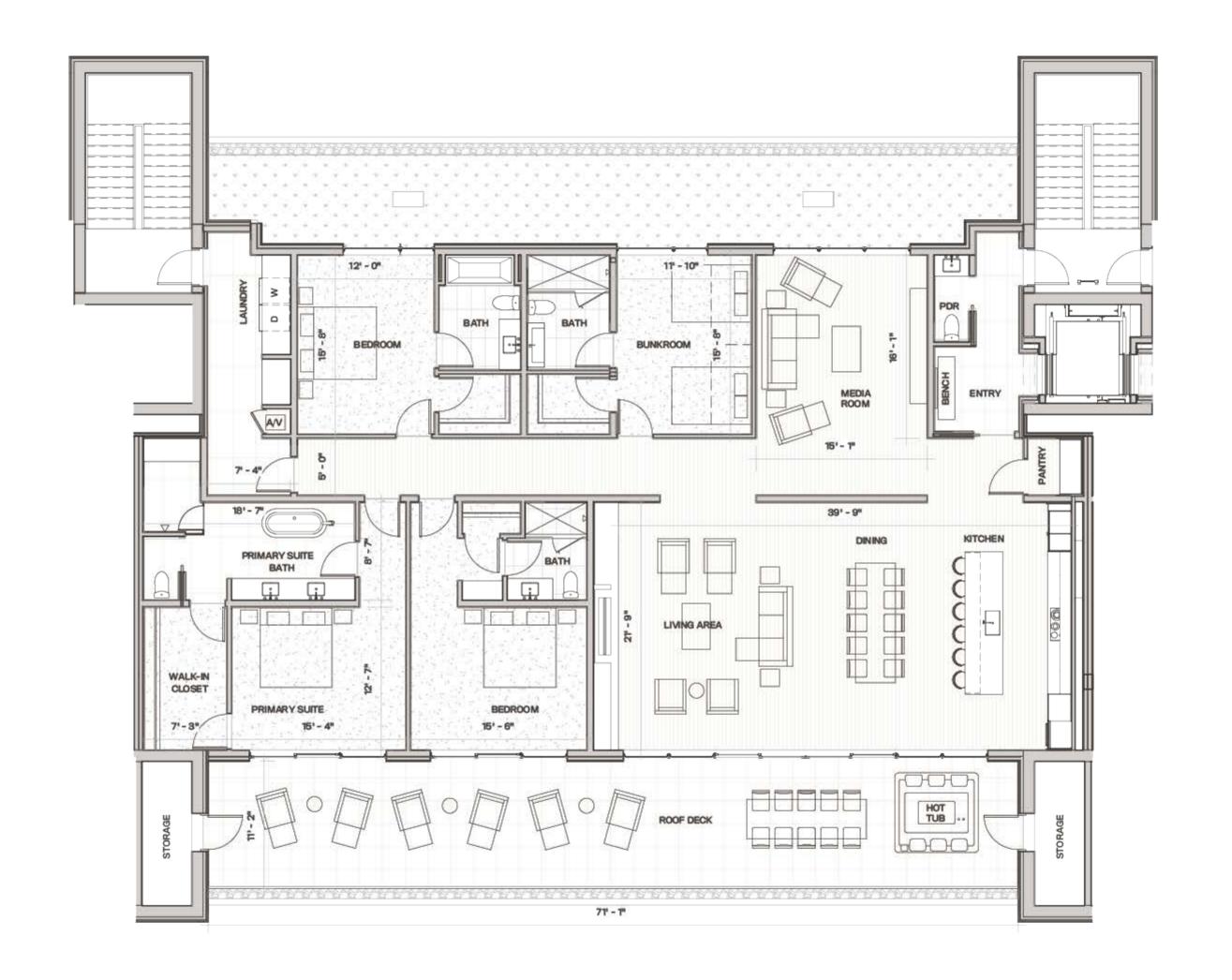


# 3,638 SQ FT 4 BEDROOM, 4-1/2 BATH 773 SQ FT EXTERIOR DECK MEDIA ROOM

- Single-level penthouse residence
- Indoor/outdoor integrated living space with sliding doors onto a spacious deck
- Outdoor deck accessible through the living spaces, and primary and secondary bedrooms
- Boasts one of the largest outdoor spaces in the project, with a hot tub
- Formal entry integrated into the living spaces and additional entry point through the laundry room
- Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room
- Located on the top floor, this residence is secluded and private, with direct elevator access
- 🗦 Large media room for entertainment

- Baundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Spacious pantry off the kitchen for storage
- ⇒ Living room steam fireplace
- Wiews of Deer Valley Resort from the primary and secondary bedrooms, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the media room and other bedrooms
- Two additional outdoor storage closets on deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bathroom and sliding glass doors onto the deck facing Deer Valley Resort
- Primary bath suite with soaking tub and separate shower





### EDGAR EAST



# 3,638 SQ FT 4 BEDROOM, 4-1/2 BATH 773 SQ FT EXTERIOR DECK MEDIA ROOM

- Single-level penthouse residence
- Indoor/outdoor integrated living space with sliding doors onto a spacious deck
- Outdoor deck accessible through the living spaces, and primary and secondary bedrooms
- Boasts one of the largest outdoor spaces in the project
- Formal entry integrated into the living spaces and additional entry point through the laundry room
- Floor-to-ceiling windows
- All bedrooms have private baths
- Located on the top floor, this residence is secluded and private, with direct elevator access
- Large media room for entertainment

- Laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Spacious pantry off the kitchen for storage
- Living room steam fireplace
- Wiews of Deer Valley Resort from the primary and secondary bedrooms, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the media room and other bedrooms
- Two additional outdoor storage closets on deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bathroom and sliding glass doors onto the deck facing Deer Valley Resort
- Primary bath suite with soaking tub and separate shower





east west partners

### EDGAR EAST



4,576 SQ FT

(L1: 3,024 SQ FT, L2: 1,552 SQ FT)

4 BEDROOM, 4 FULL BATH, 2 HALF BATH

MEDIA ROOM

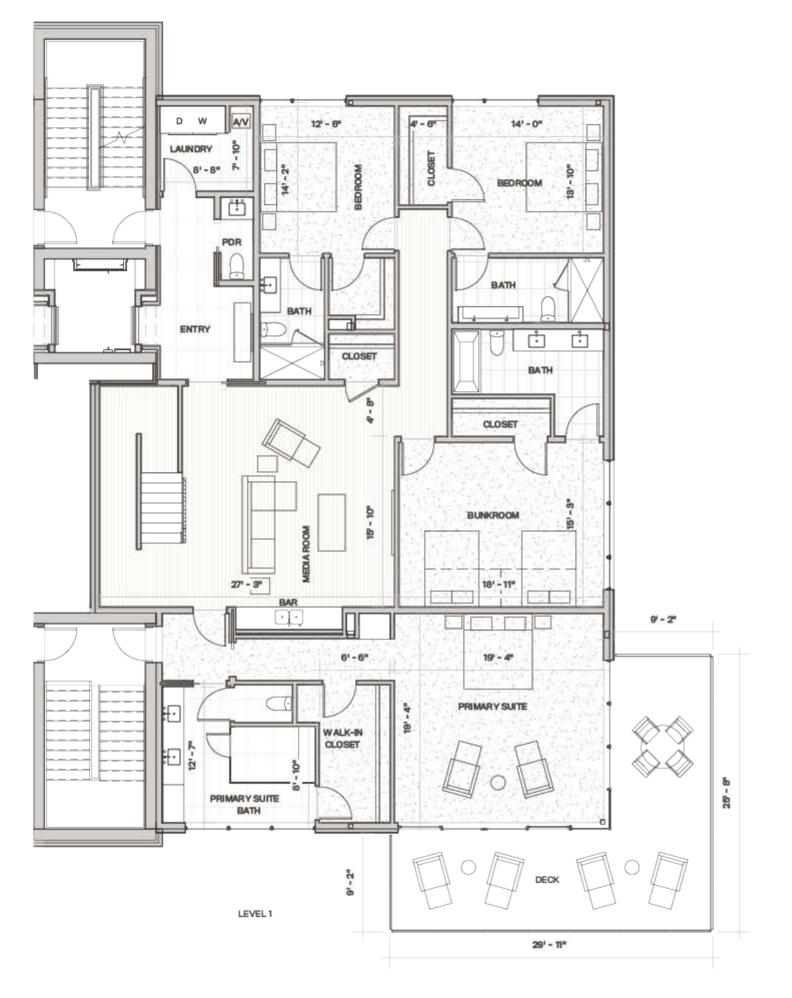
371 SQ FT EXTERIOR DECK (L1)

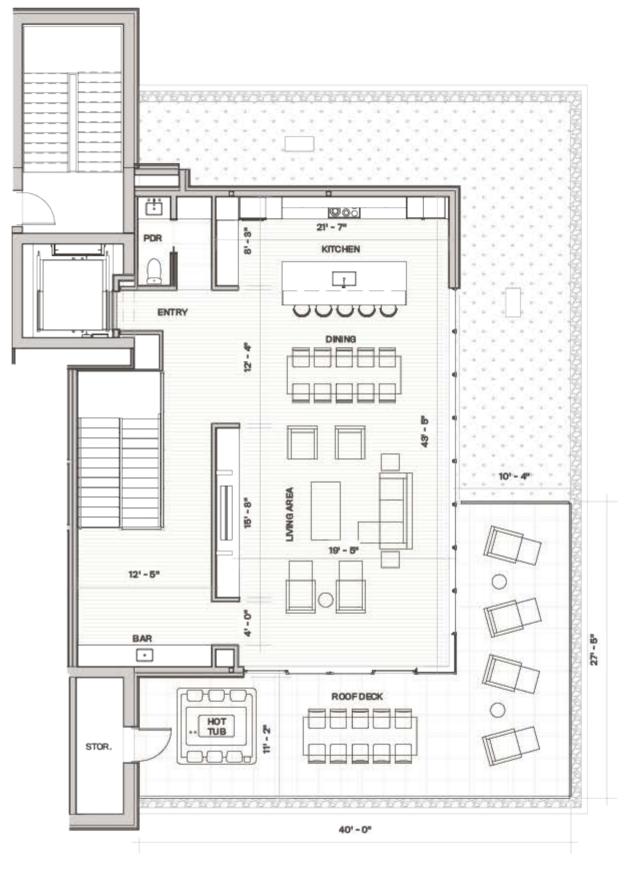
700 SQ FT EXTERIOR DECK (L2)

- Bi-level penthouse residence with living, dining and kitchen space on the top floor, and bedrooms and media space on the bottom floor
- Indoor/outdoor integrated living space with sliding doors onto spacious decks
- Boasts one of the largest outdoor spaces in the project
- Floor-to-ceiling windows
- All bedrooms have private baths
- Powder room on both top and bottom floor
- Located on the top two floors, this residence is secluded and private, with direct elevator access
- Large media space and wet bar for entertainment on the lower level

- Separate bar space perfect for entertaining
- laundry room with full-size washer and dryer
- Open, flowing living room, dining area and kitchen design
- Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining space, and views of Deer Crest's protected open space from the other bedrooms
- Additional outdoor storage on deck
- Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties
- Large primary suite with spacious walk-in closet, bath and private deck facing Deer Valley Resort
- End location that allows extra windows that increase natural light and expand views



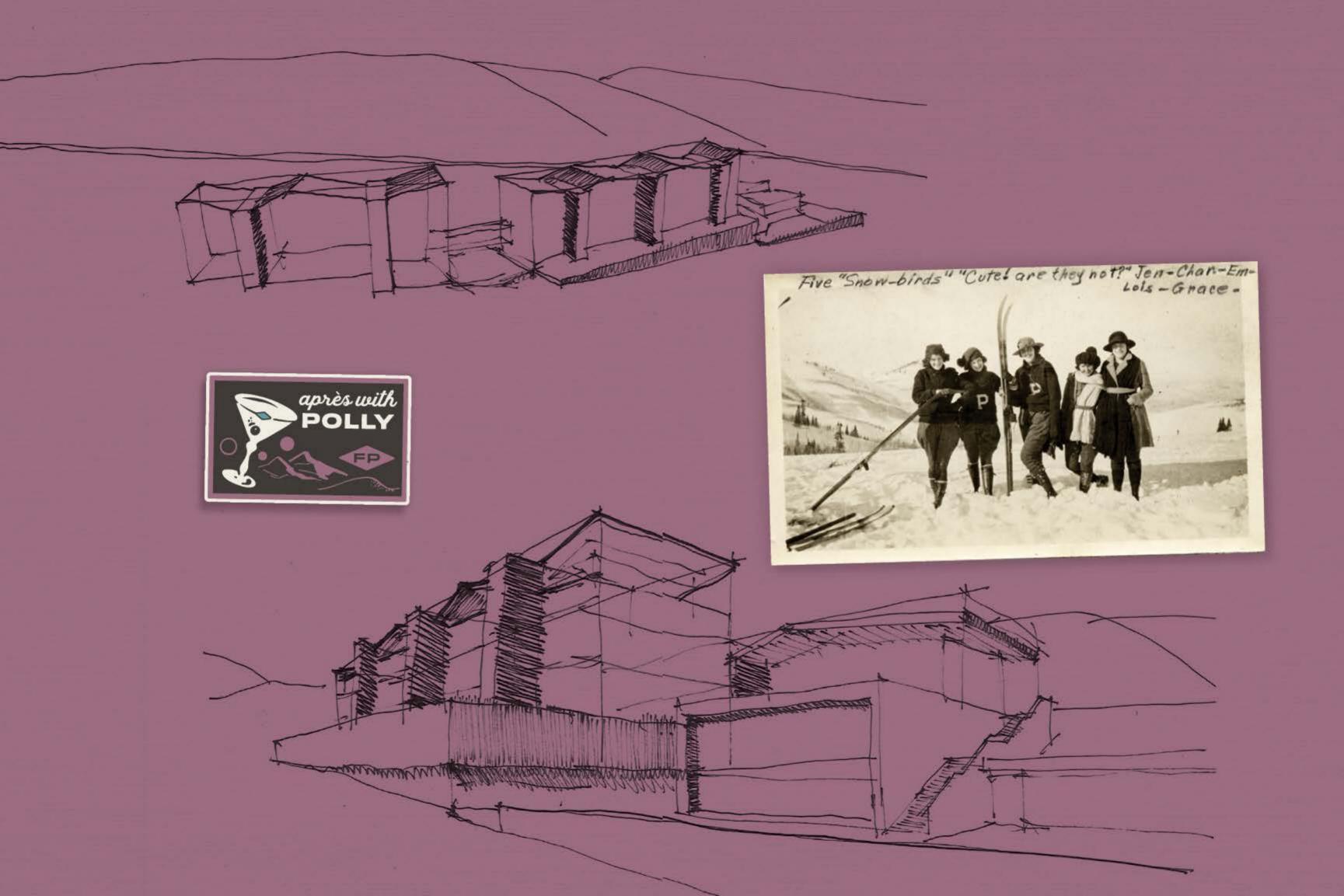




LEVEL 2









### Say Hello to Polly

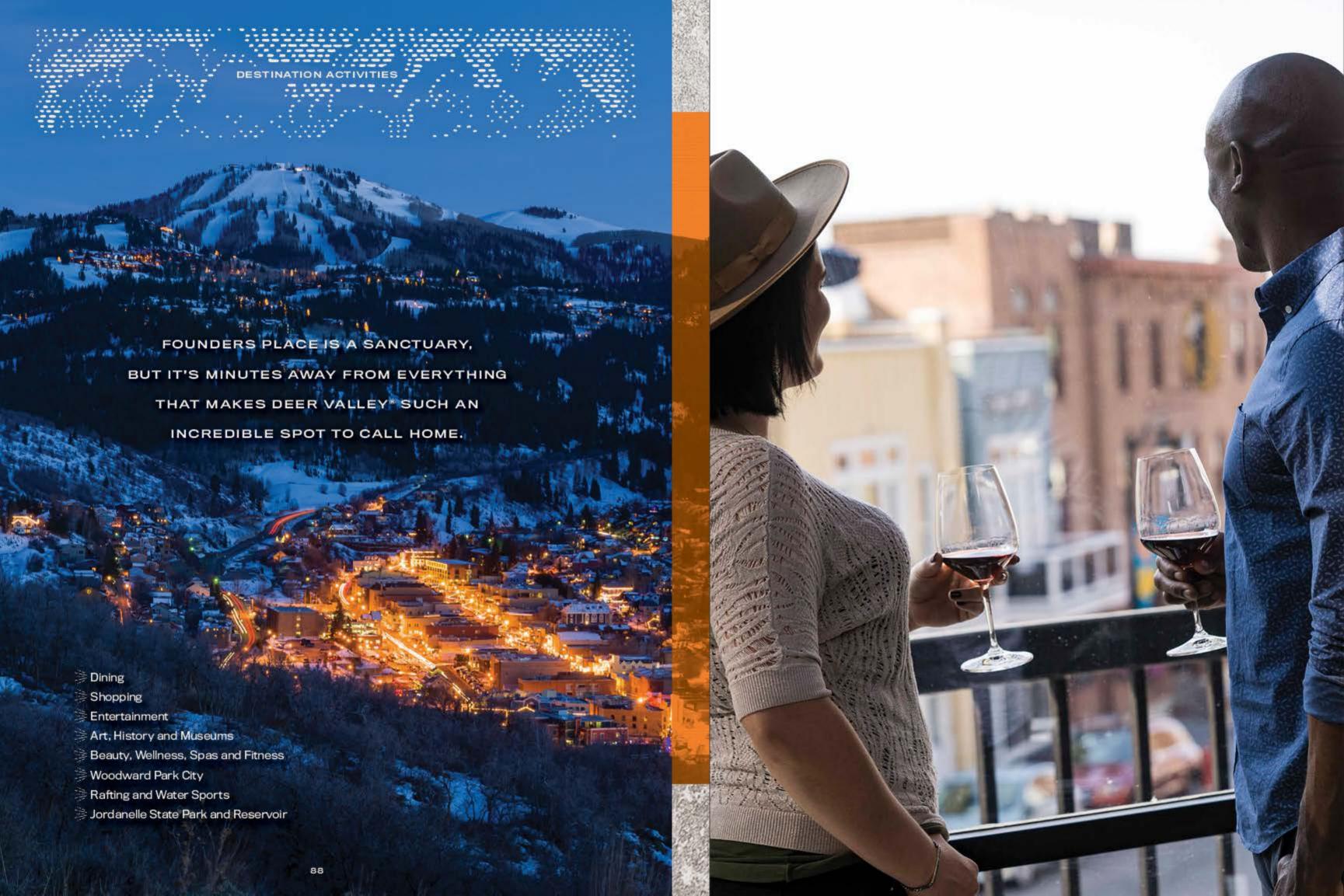
The Polly, our state-of-the-art amenity building, is the heart and soul of Founders Place. Here is where true connection between neighbors occurs and our community comes together to really take advantage of all life has to offer at Founders Place. The Polly is all about family, and she would like to welcome you to hers.

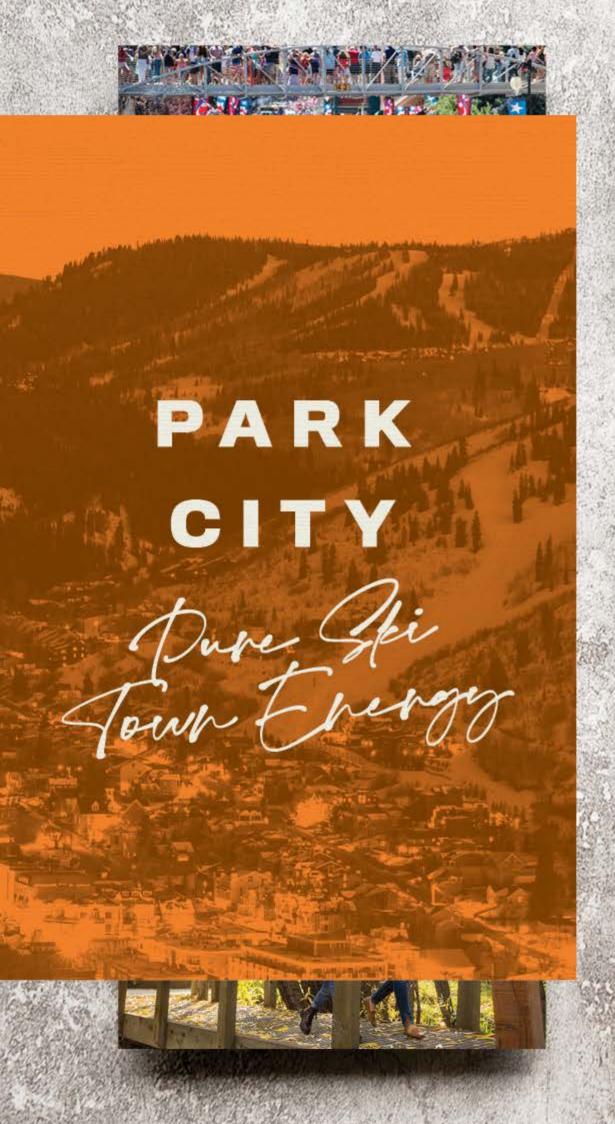
#### THE POLLY FEATURES

- 🗦 A large, well-equipped fitness center 🗦 Ski deck
- Multi-purpose yoga room
- 🤰 Kids' game room
- Pool
- Hot tub

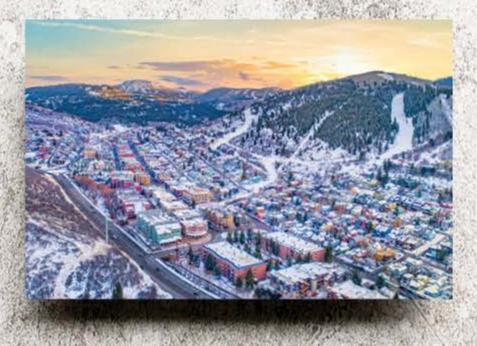
- Ski deck
- Soda fountain and grill
- Dedicated owner ski lockers
- 🗦 A private ski lounge and ski valet

















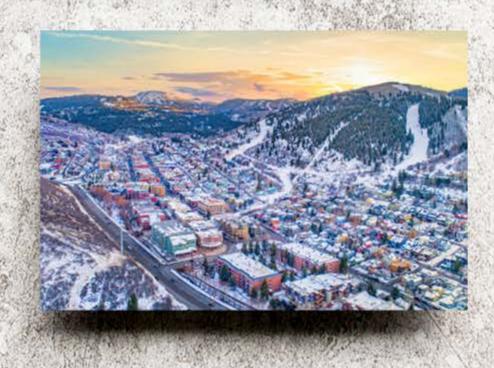




























































east west partners

The developer of Founders Place, East West Partners,
has over 30 years of experience in creating dynamic,
sustainable mountain resorts and urban communities.

Considered the nation's premier mountain resort developer,
East West boasts a portfolio includes the hugely successful
One Empire Pass, Argent, Larkspur Townhomes and Flagstaff
at Empire Mountain Village. East Wests' success is built on a
history of iconic projects in iconic mountain resorts, including
Beaver Creek, Snowmass, Northstar and Steamboat.





MEET matt & patrick

Sales representatives Matt Magnotta and Patrick Howell,
the exclusive listing agents with Berkshire Hathaway Home
Services, are great guys to talk to about the project.

Matt's favorite Deer Valley® run is Daly Chutes
and Patrick's is Tycoon.

Here's their number: (435) 515-0995

SPARANO+MOONEY ARCHITECTURE



DESIGNWORKSHOP



### FOUNDERS place

You probably have a pretty good idea by now of what
Founders Place is but indulge us for a moment and picture
this scene. It's dusk, and the last rays of the sun are bathing
the mountains in pink and purple. You've spent the day
exploring Deer Valley® on skis with the family, and everyone
had a heck of a good time together. The kids are now down at
the pool-how they still have energy to burn is a mystery-and
they'll grab dinner at the poolside grill and head on over
to the game room. You and your spouse are getting ready
to Uber into Park City for a five-star meal.

Later, you'll all reconvene around your fireplace and share
the day's adventure. Sound like a pretty good day to you?

At Founders Place, every day is on par with this day.

And we'd love to see you enjoying them all

as part of our family.

Fondly,

-Edgar a Polly



40°38'29.4"N 111°27'58.0"W 40°38'29.4"N 111°27'58.0"W 40"38"29.4"N 111"27"58.0"W 40'38'29.4"N 111'27'58.0"W

The develo has over \$ sustainabl Considered to East West bo One Empire Pa at Empire Mo history of icor Beaver Cr Sales repre the exclusive Services, Matt's

SPARANO+MOONEY ARCHITECTURE BERKSHIRE HATHAWAY
HomeServices
Utah Properties

DESIGNWORKSHOP

40'38'29.4"N

111'27'58.0"W









FLAG YOUR FAVS WITH THESE STICKERS.

### FOUNDERS place

