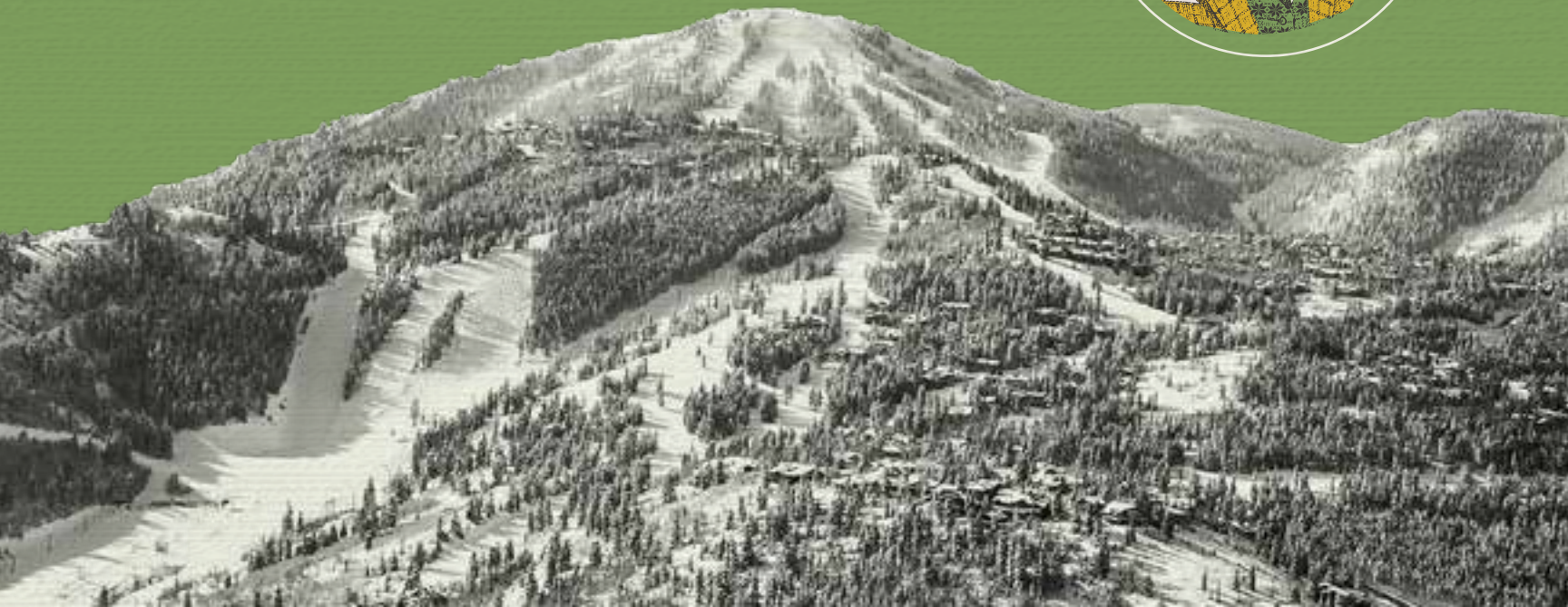


welcome to



FOUNDERS
place



“I was
looking for
a sanctuary
within a
sanctuary.”

-Otto



Prostate

.....11
POLLY.....67
ACTIVITIES.....68
.....74
.....75



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.®

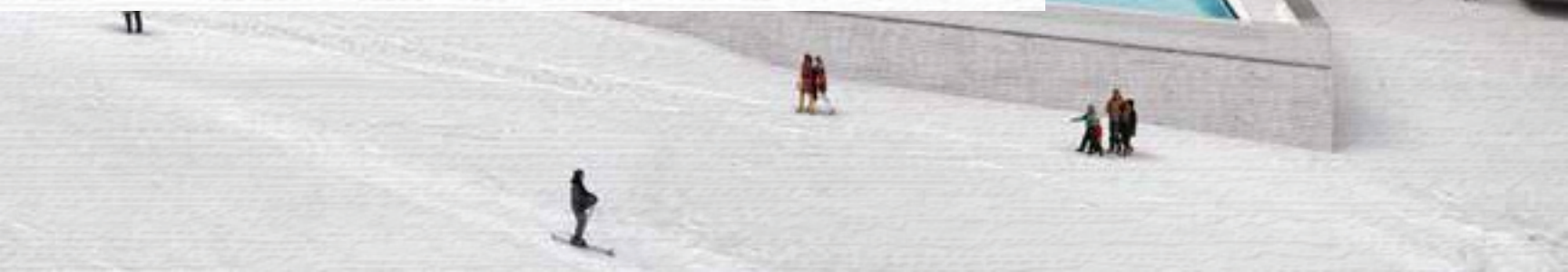
One of the great things about Founders Place is how secluded it is, even though you're just minutes away from everything.

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

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

-Tell them Otto sent you.

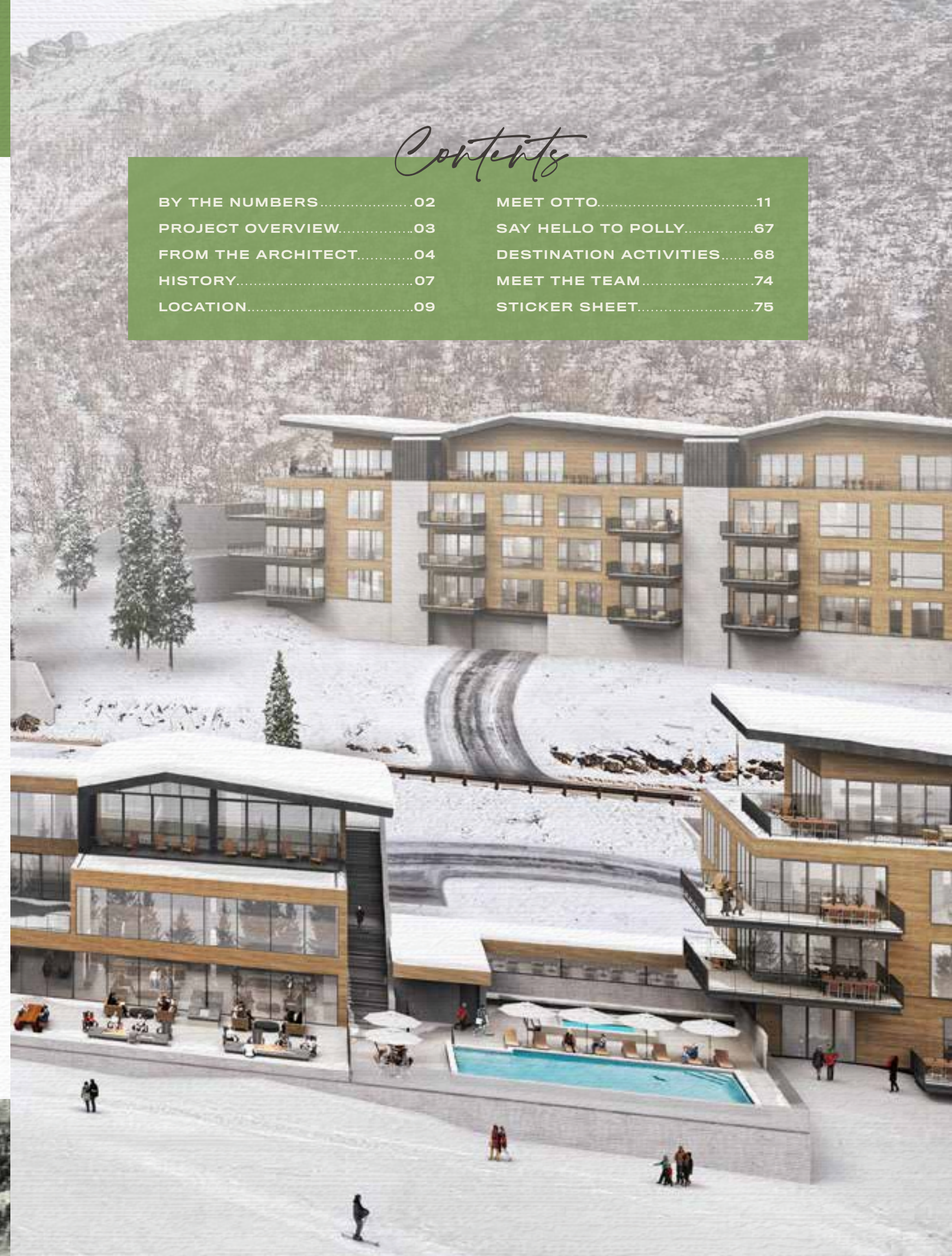


Well,
hello
there.



Contents

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PROJECT OVERVIEW.....03	SAY HELLO TO POLLY.....67
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BY THE NUMBERS

75 LUXURY CONDOMINIUMS

RESIDENCE BUILDINGS

04

01

STATE-OF-THE-ART AMENITY BUILDING

2,3,4,5

BEDROOM FLOOR PLANS

100S OF ACRES OF OPEN SPACE AND A VAST TRAIL SYSTEM



PROJECT OVERVIEW

“Adventure lurks outside your door.”

- Otto

Founders Place features seventy-five luxury condominium residences across four buildings with spectacular slope-side views, anchored by a state-of-the-art amenity building. Residences include two-, three-, four-bedroom residences, as well as an array of stunning penthouses. All-mountain homes will feature gourmet kitchens, open-plan layouts and oversized living areas to gather and enjoy with family and friends. Additionally, a pedestrian walkway connects The Otto to the other residences, so you can comfortably stroll from building to building in your slippers.

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.

*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.”

- Anne Mooney

SPARANO+MOONEY ARCHITECTURE





HISTORY

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.

“This has it all.”

-Otto

Founders Place is nestled at the base of the Mountaineer Express lift in Deer Valley Resort. Located in the private, gated Deer Crest neighborhood and surrounded by hundreds of acres of open space, hiking and biking trails, and towering, snow-capped mountains, Founders Place is just 42 minutes from the Salt Lake City airport; seven minutes to Park City Main Street; a hop, skip and a jump to the iconic St. Regis; and a world away from the expected.

LOCATION

**THE DEER CREST
NEIGHBORHOOD.
PRIVATE, SECLUDED,
YET CLOSE TO IT ALL.**

The gated Deer Crest neighborhood is one of the most exclusive communities within the Deer Valley real estate area of Park City, Utah.



40°38'29.4"N
111°27'58.0"W

the EDGAR

WEST

EAST

the POLLY

the OTTO

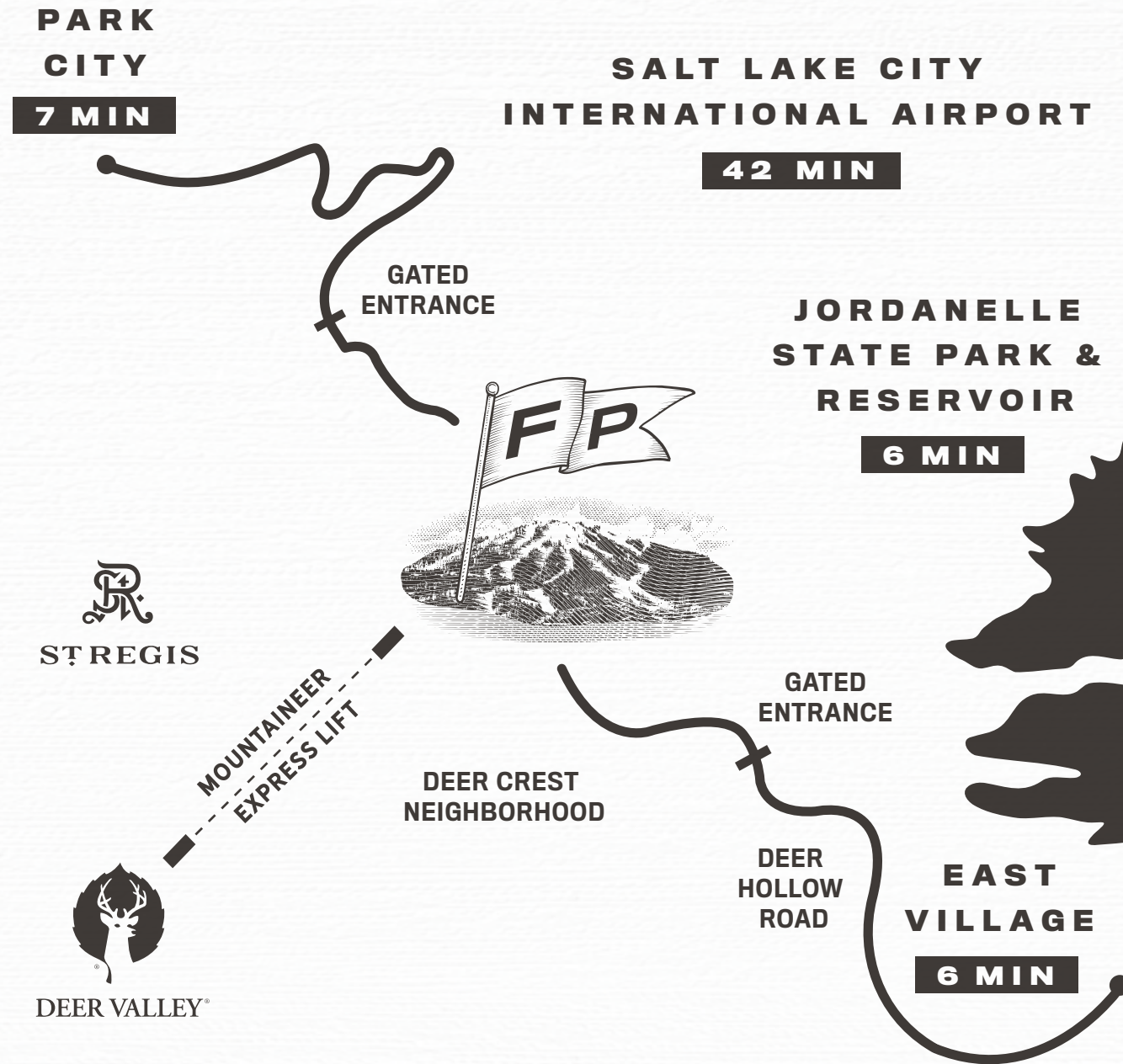
the HELEN



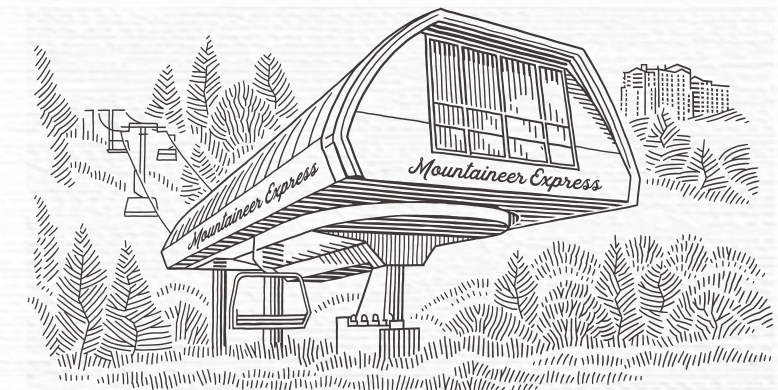


**"IT'S LIKE HAVING A PRIVATE SKI LIFT
IN DEER VALLEY SKI RESORT!"**

-otto



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.





Meet Otto

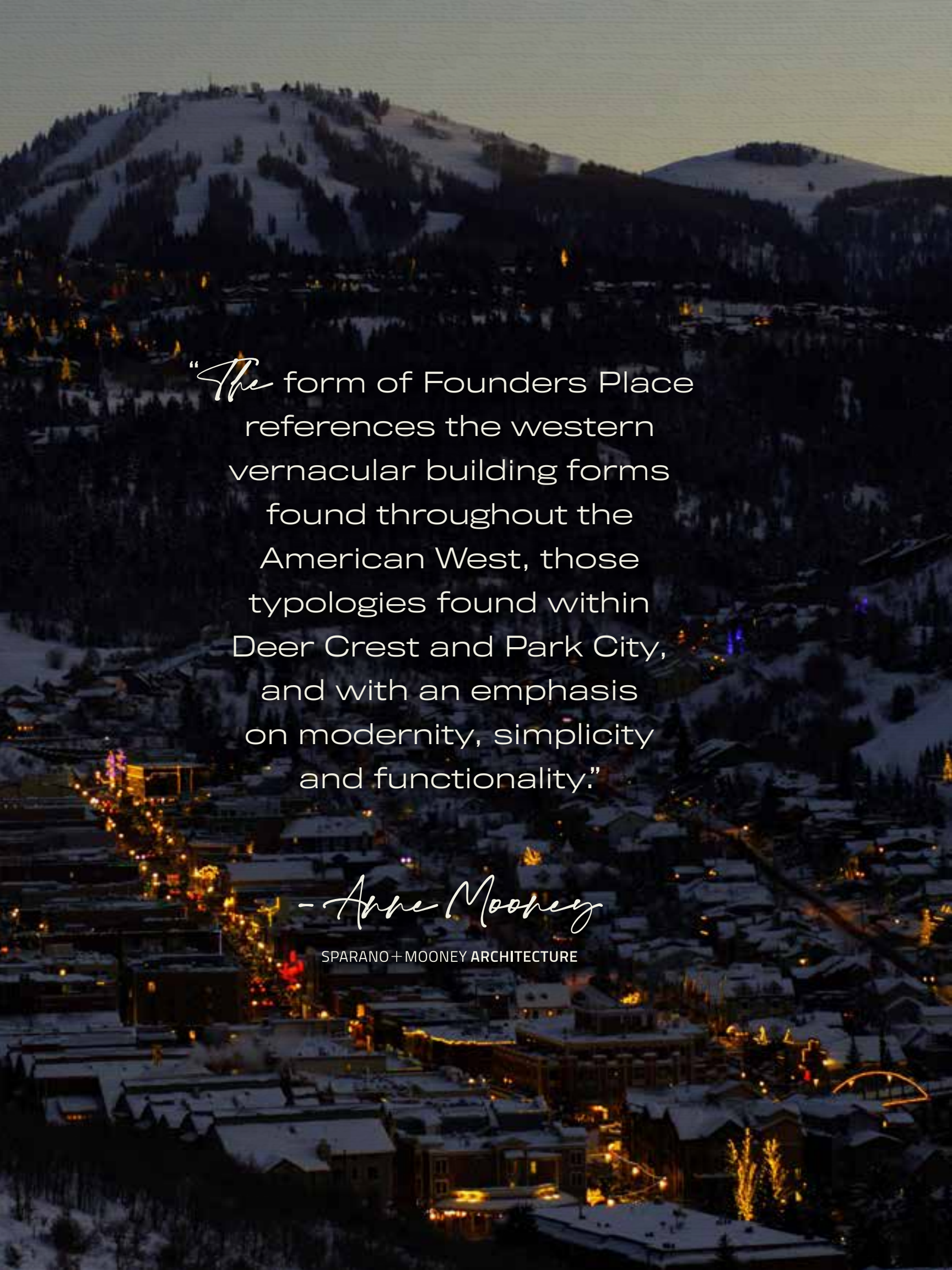
The final chapter of our community. The Otto brings 19 new exceptional two- to four-bedroom residences and five penthouses to Founders Place. With updated floor plans and even more spacious layouts, this is the ideal opportunity to find your dream home at this exclusive Deer Valley mountainside location. Founders Place owners will also enjoy the Wellness Den at the base of this new building where you can relax and recharge for your next adventure.

- 🐻 His favorite food is honey
- 🐻 Otto likes to make a crafted Bees Knees cocktail after his first spring ski of the year
- 🐻 He loves coming out of hibernation each spring

The first thing you'll notice about The Otto is that it is nestled up on hillside, offering breathtaking views. This new building also includes a Wellness Den on the first level, a perfect place to relax and recharge for your next adventure. The pedestrian bridge effortlessly connects to the amenity building, Polly, providing a convenient pathway to stroll from building to building without having to go outside. The Otto features 24 new residences, including seven two-bedroom, seven three-bedroom and five four-bedroom residences as well as five penthouse residences.

FINAL PHASE
24
EXCEPTIONAL HOMES





"The form of Founders Place references the western vernacular building forms found throughout the American West, those typologies found within Deer Crest and Park City, and with an emphasis on modernity, simplicity and functionality."

- Anne Mooney

SPARANO + MOONEY ARCHITECTURE

SOUTH ELEVATION



NORTH ELEVATION



2 BEDROOM

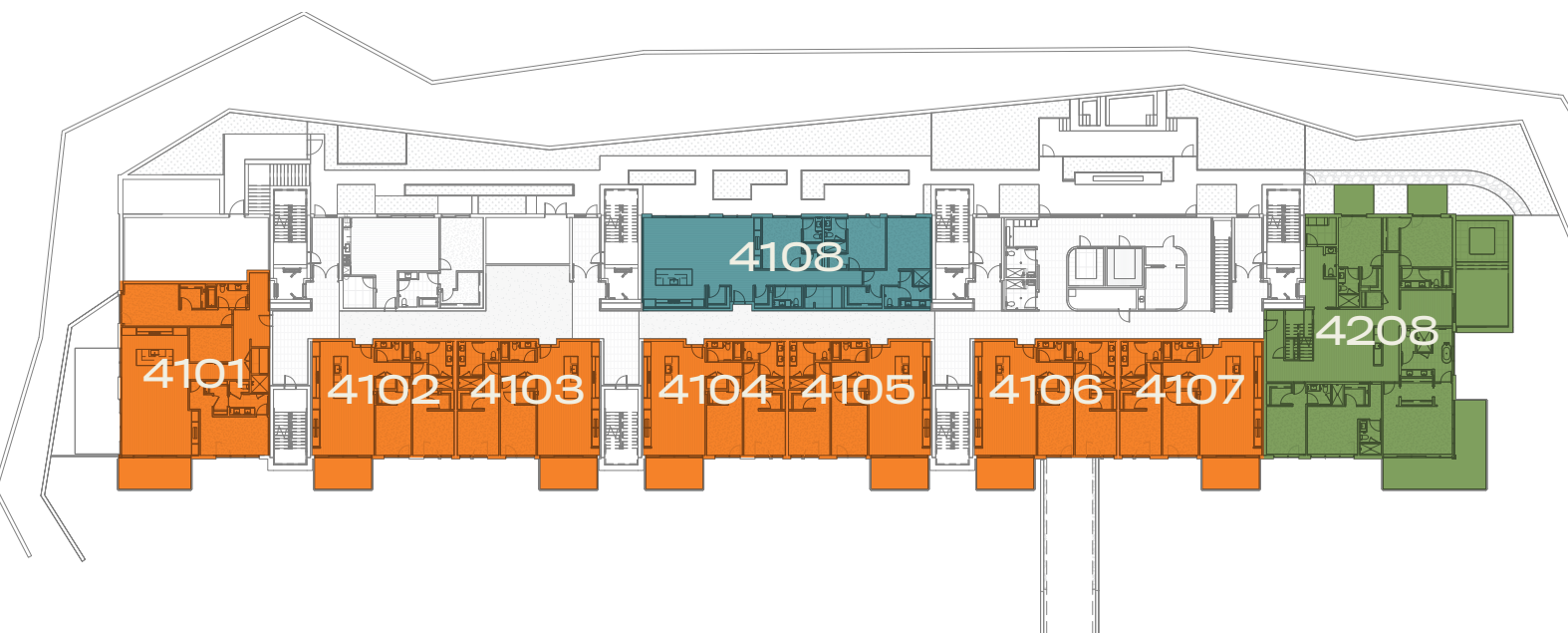
3 BEDROOM

4 BEDROOM

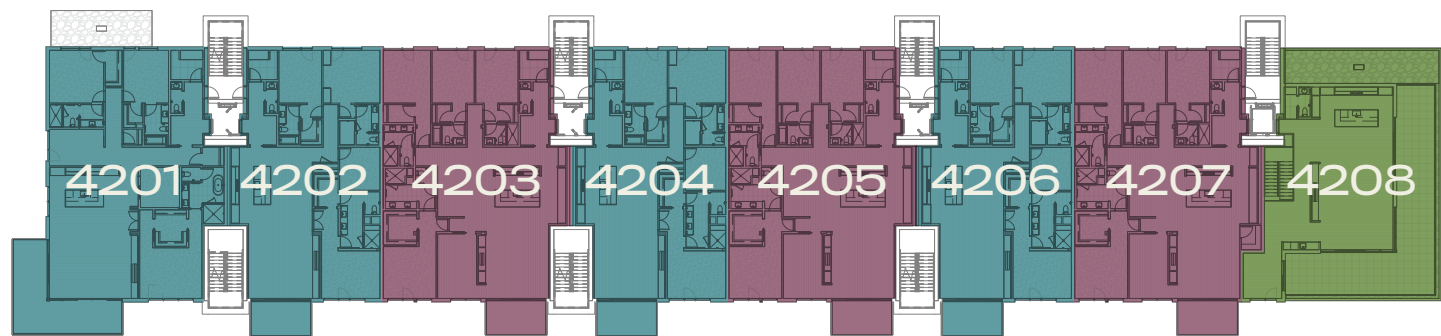
PENTHOUSES

the OTTO

LEVEL 1

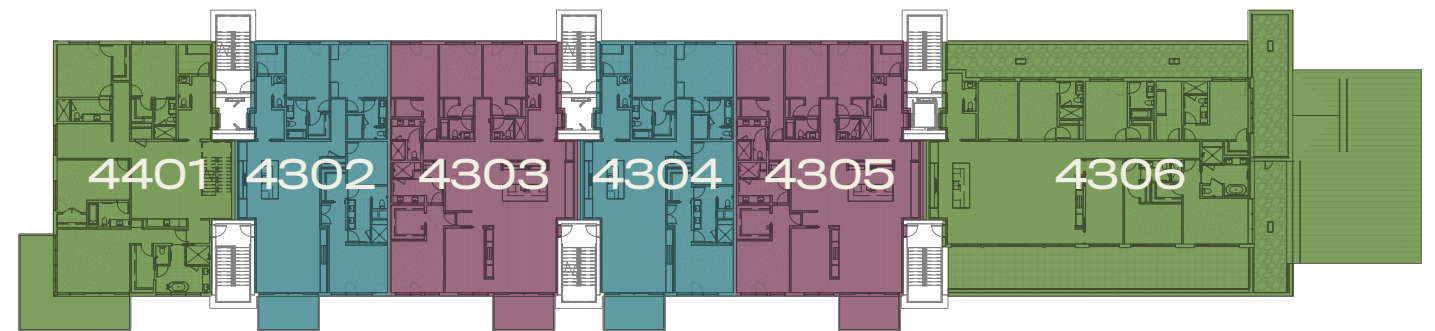


LEVEL 2



the OTTO

LEVEL 3



LEVEL 4



the OTTO

South Elevation



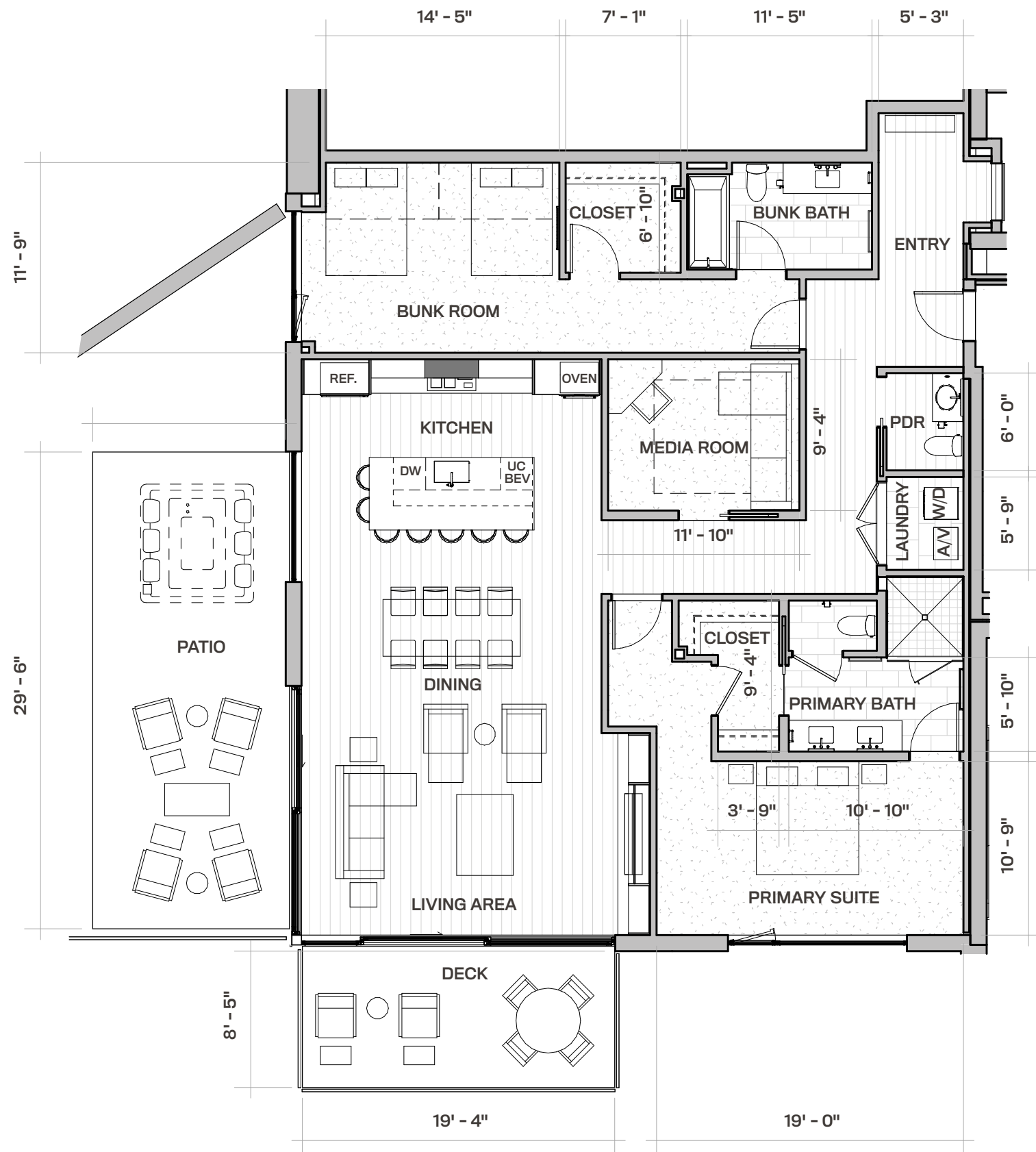
2 BEDROOM, 2 BATH
2,131 SQ FT
MEDIA ROOM
169 SQ FT EXTERIOR DECK
360 SQ FT EXTERIOR PATIO

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Wrap around seating at island
- ❖ Patio and deck for ample outdoor space
- ❖ Dedicated den area/flex space for work-at-home flexibility and longer stays
- ❖ Views of Deer Valley Resort from the primary suite and living area
- ❖ Direct-to-residence elevator access
- ❖ Corner residence with western and southern views

4101

South Facing Views





4101

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



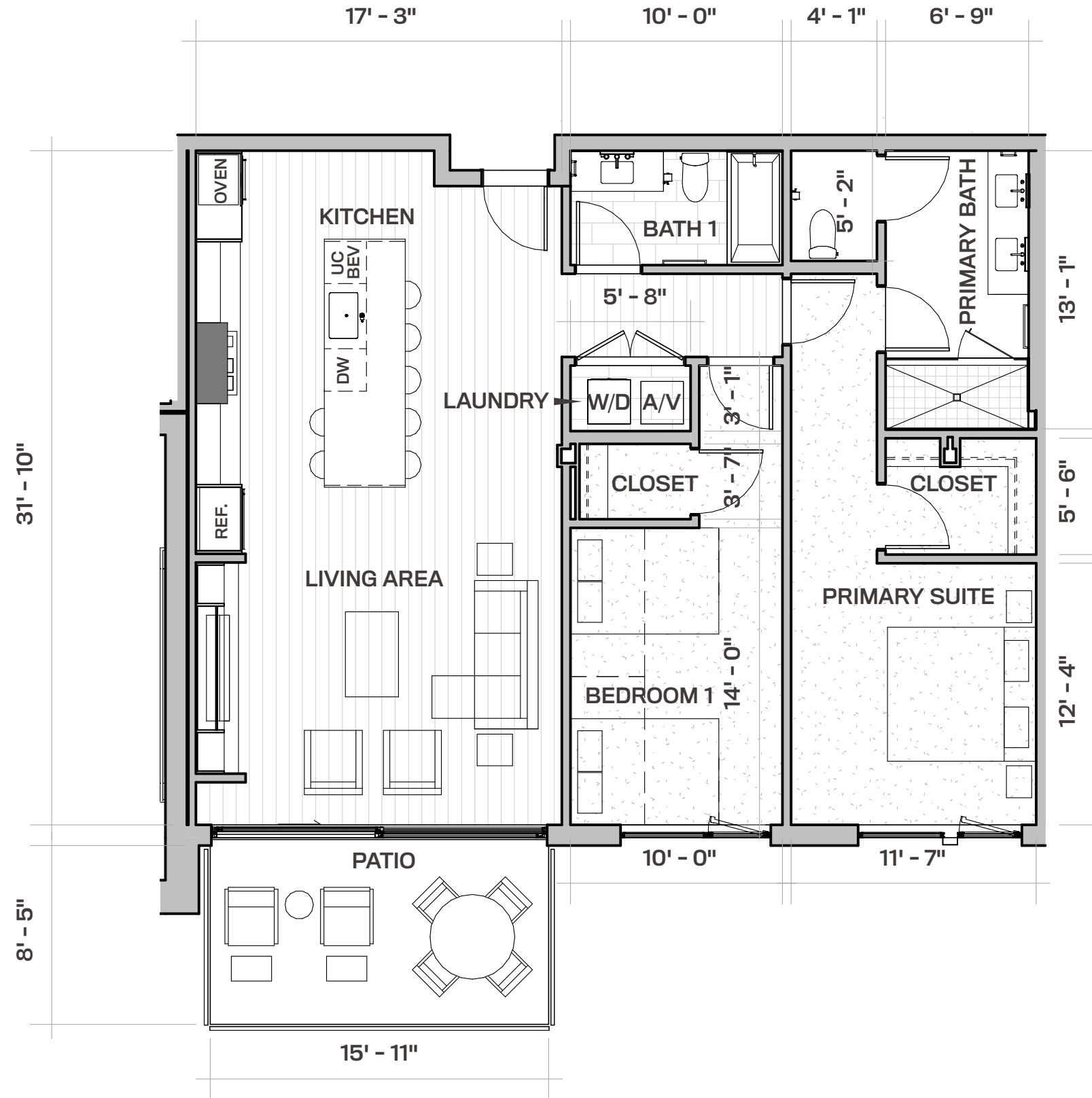
2 BEDROOM, 2 BATH
1,359 SQ FT
140 SQ FT EXTERIOR DECK

- 👁️ Floor-to-ceiling windows
- 👁️ Laundry room with full-size washer and dryer
- 👁️ Steam fireplace in the living area
- 👁️ Sliding deck doors create indoor/outdoor living with a view
- 👁️ Eat-in kitchen island
- 👁️ Views of Deer Valley Resort from the living area and all bedrooms
- 👁️ Open, flowing living room, dining area and kitchen

4102

South Facing Views





4102

the OTTO

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PARK CITY

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South Elevation



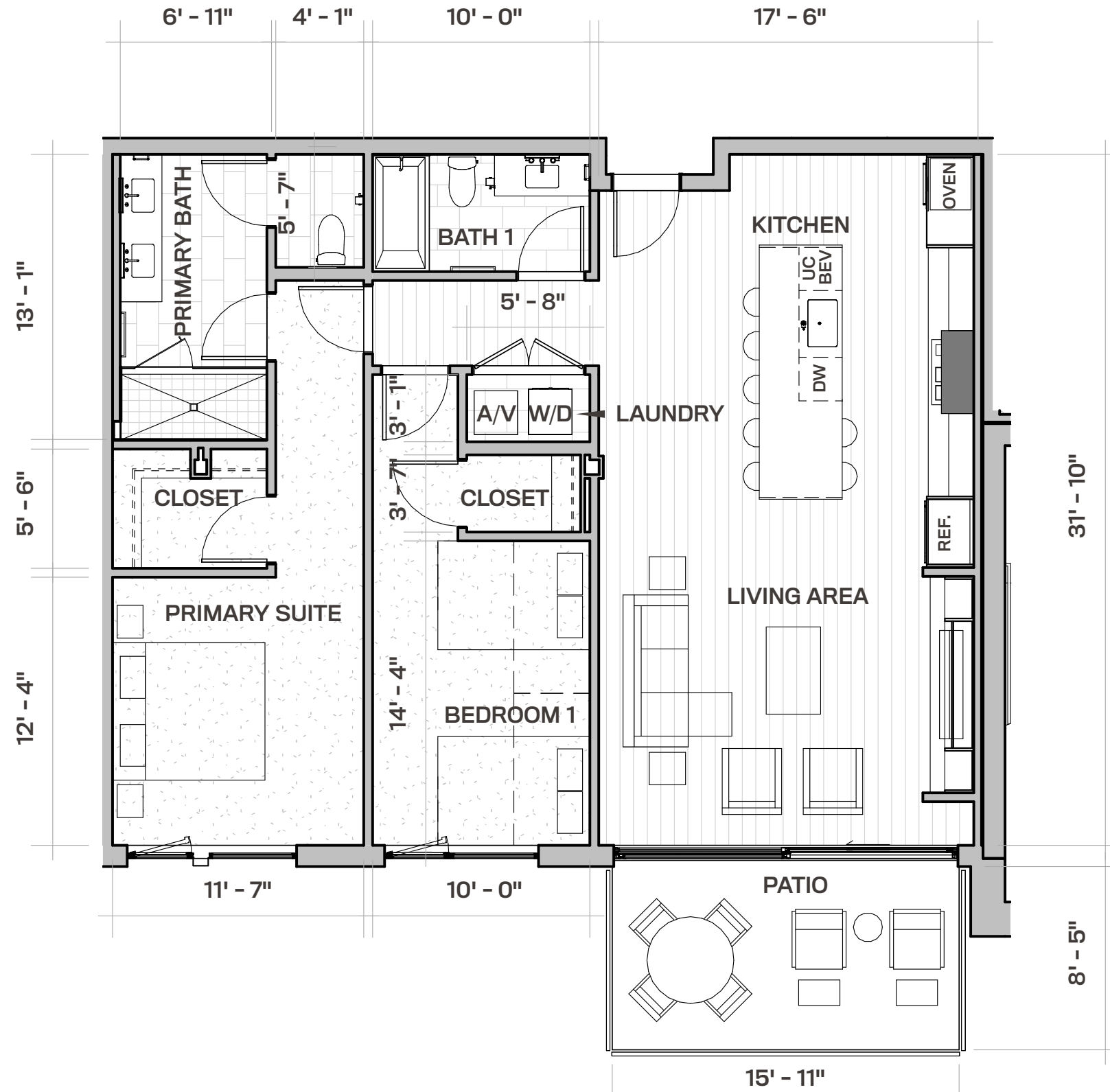
2 BEDROOM, 2 BATH
1,359 SQ FT
140 SQ FT EXTERIOR DECK

- 👁️ Floor-to-ceiling windows
- 👁️ Laundry room with full-size washer and dryer
- 👁️ Steam fireplace in the living area
- 👁️ Sliding deck doors create indoor/outdoor living with a view
- 👁️ Eat-in kitchen island
- 👁️ Views of Deer Valley Resort from the living area and all bedrooms
- 👁️ Open, flowing living room, dining area and kitchen

4103

South Facing Views





4103

the OTTO

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PARK CITY

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South Elevation



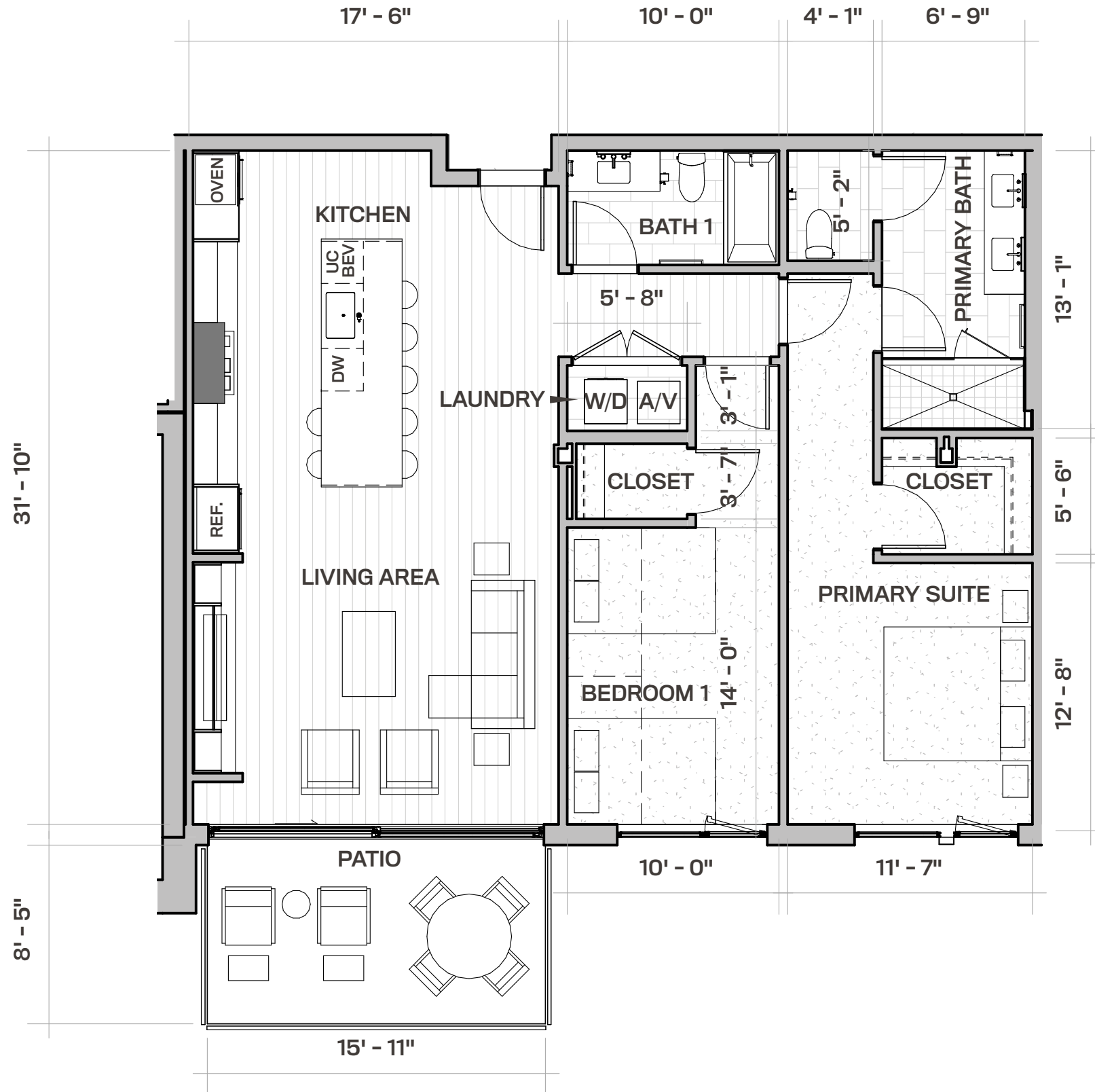
2 BEDROOM, 2 BATH
1,359 SQ FT
140 SQ FT EXTERIOR DECK

- 👁️ Floor-to-ceiling windows
- 👁️ Laundry room with full-size washer and dryer
- 👁️ Steam fireplace in the living area
- 👁️ Sliding deck doors create indoor/outdoor living with a view
- 👁️ Eat-in kitchen island
- 👁️ Views of Deer Valley Resort from the living area and all bedrooms
- 👁️ Open, flowing living room, dining area and kitchen

4104

South Facing Views





4104

the OTTO

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PARK CITY

east west partners

South Elevation



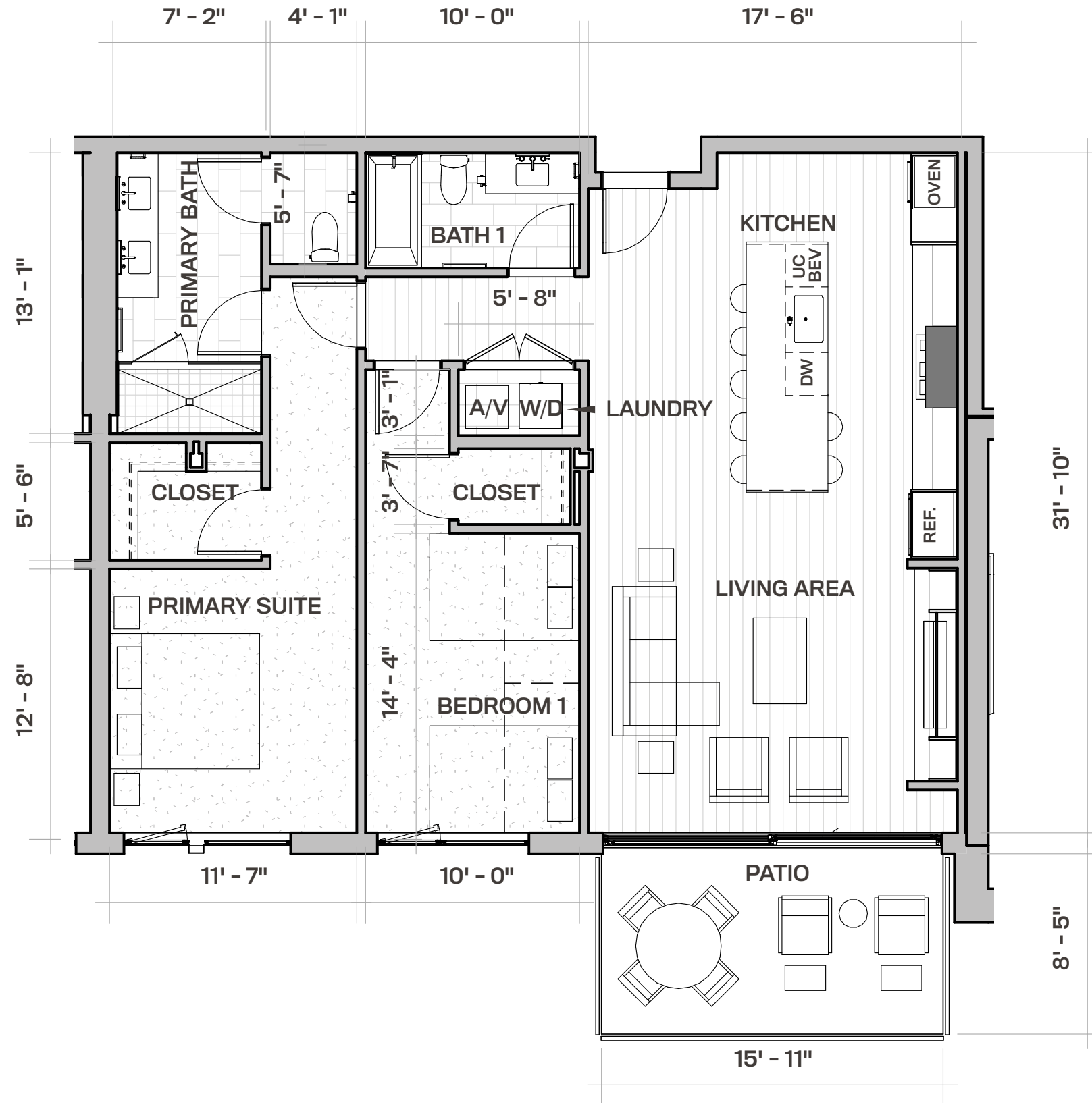
2 BEDROOM, 2 BATH
1,359 SQ FT
140 SQ FT EXTERIOR DECK

- 👁️ Floor-to-ceiling windows
- 👁️ Laundry room with full-size washer and dryer
- 👁️ Steam fireplace in the living area
- 👁️ Sliding deck doors create indoor/outdoor living with a view
- 👁️ Eat-in kitchen island
- 👁️ Views of Deer Valley Resort from the living area and all bedrooms
- 👁️ Open, flowing living room, dining area and kitchen

4105

South Facing Views





4105

the OTTO

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PARK CITY

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South Elevation



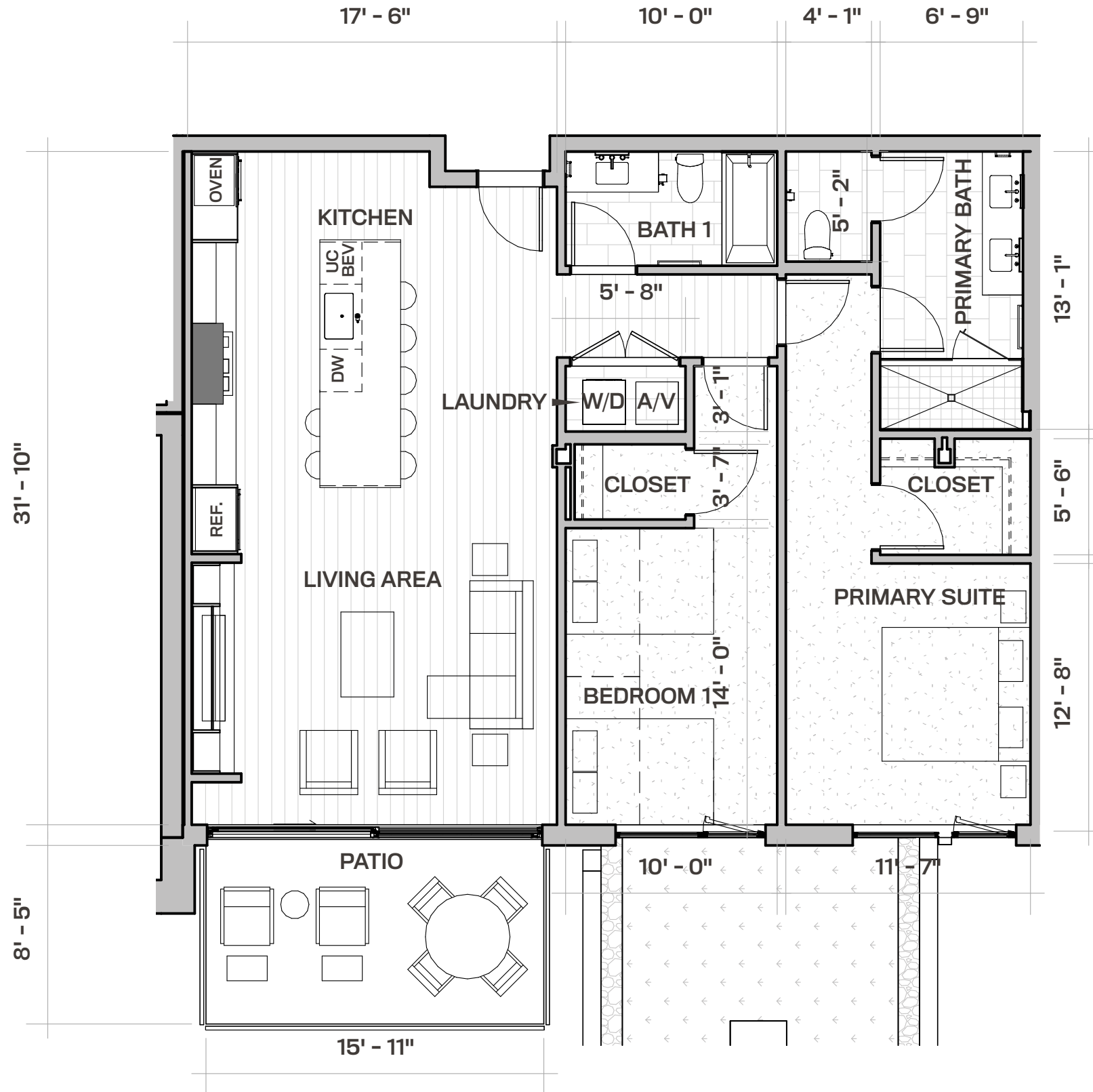
2 BEDROOM, 2 BATH
1,359 SQ FT
140 SQ FT EXTERIOR DECK

- 👁️ Floor-to-ceiling windows
- 👁️ Laundry room with full-size washer and dryer
- 👁️ Steam fireplace in the living area
- 👁️ Sliding deck doors create indoor/outdoor living with a view
- 👁️ Eat-in kitchen island
- 👁️ Views of Deer Valley Resort from the living area and all bedrooms
- 👁️ Open, flowing living room, dining area and kitchen
- 👁️ View of green roof from secondary bedroom

4106

South Facing Views





4106

the OTTO

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PARK CITY

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South Elevation



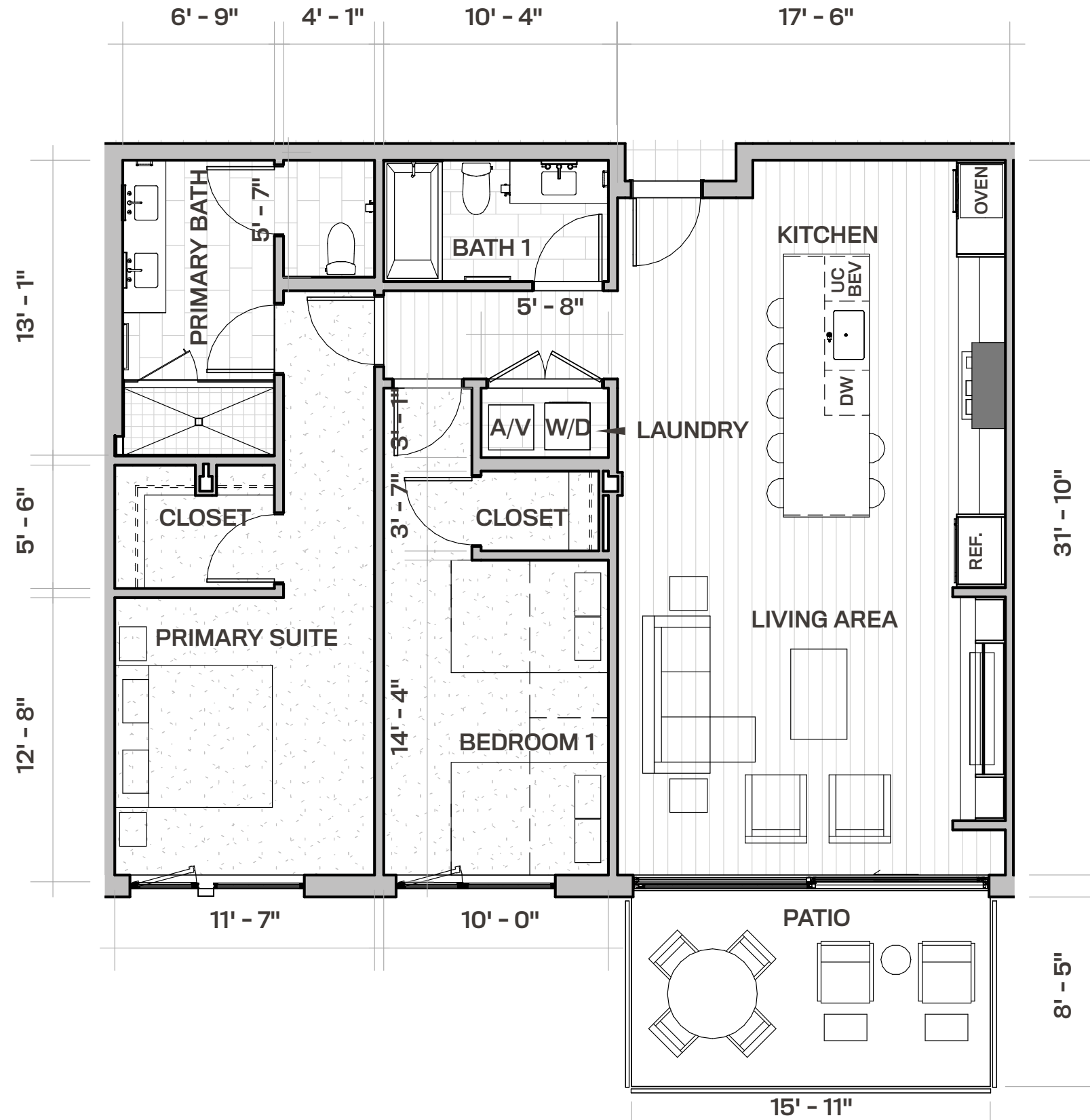
2 BEDROOM, 2 BATH
1,349 SQ FT
140 SQ FT EXTERIOR DECK

- 👁️ Floor-to-ceiling windows
- 👁️ Laundry room with full-size washer and dryer
- 👁️ Steam fireplace in the living area
- 👁️ Sliding deck doors create indoor/outdoor living with a view
- 👁️ Eat-in kitchen island
- 👁️ Views of Deer Valley Resort from the living area and all bedrooms
- 👁️ Open, flowing living room, dining area and kitchen
- 👁️ View of green roof from secondary bedroom

4107

South Facing Views





4107

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

North Elevation



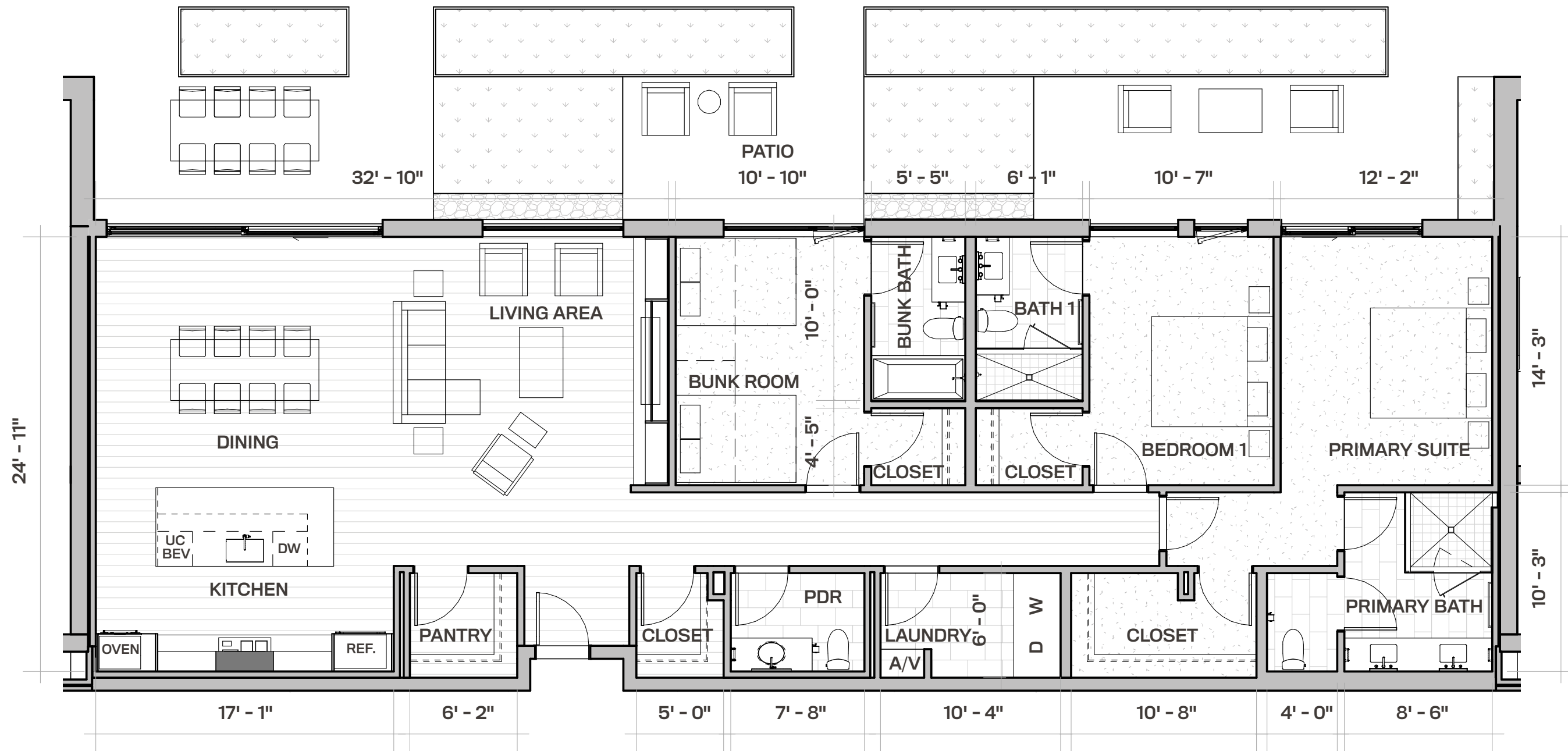
3 BEDROOM, 3.5 BATH
2,179 SQ FT
660 SQ FT EXTERIOR PATIO

- ⌘ Floor-to-ceiling windows
- ⌘ Laundry room with full-size washer and dryer
- ⌘ Steam fireplace in the living area
- ⌘ Private garden-level terrace with access from the living room and primary suite
- ⌘ Wrap around seating at island
- ⌘ Large primary suite with spacious walk-in closet
- ⌘ Open, flowing living room, dining area and kitchen design with pantry
- ⌘ Powder room conveniently off the entry

4108

North Facing Views





South Elevation



3 BEDROOM, 3.5 BATH

3,035 SQ FT

OFFICE / DEN

MEDIA ROOM

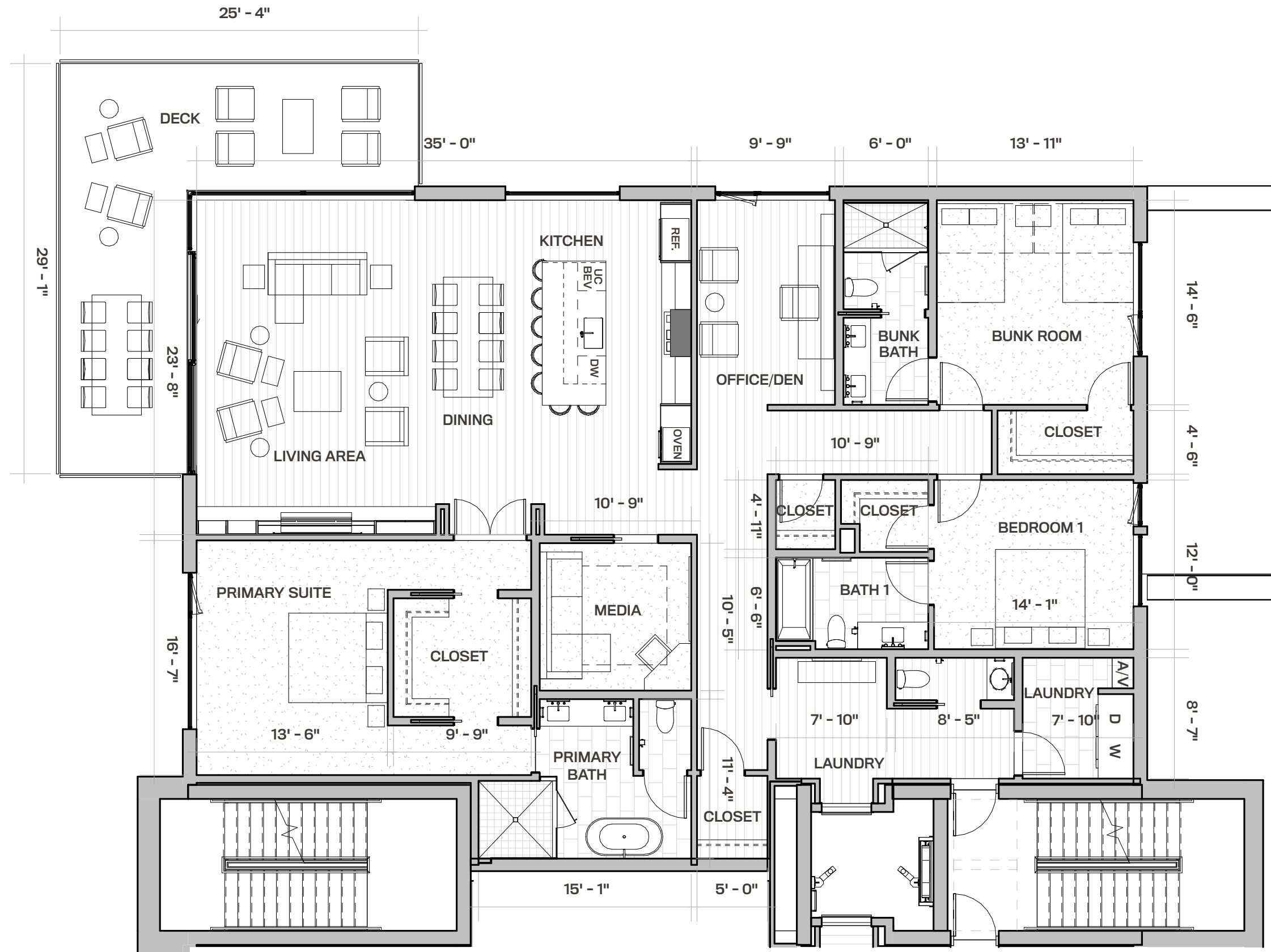
408 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Dedicated office with views to the west and separate media room for entertainment
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Spacious wraparound exterior deck provides exceptional outdoor living
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom

4201

South & North Facing Views





4201

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



3 BEDROOM, 3.5 BATH

2,576 SQ FT

MEDIA ROOM

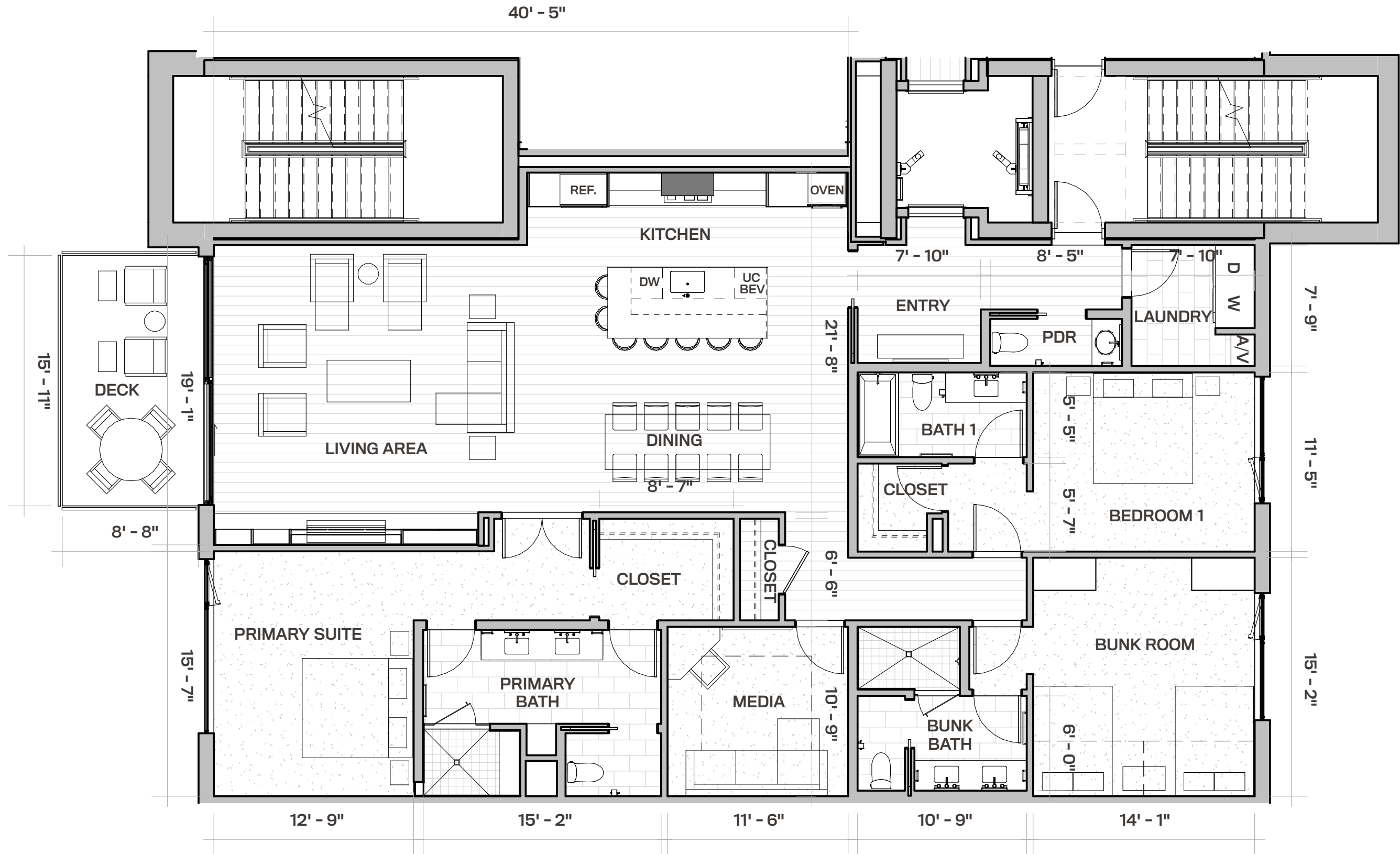
144 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Pantry storage off kitchen
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated den area/ flex for work-at-home flexibility and longer stays

4202

South & North Facing Views





4202

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



4 BEDROOM, 4.5 BATH

3,202 SQ FT

OFFICE / DEN

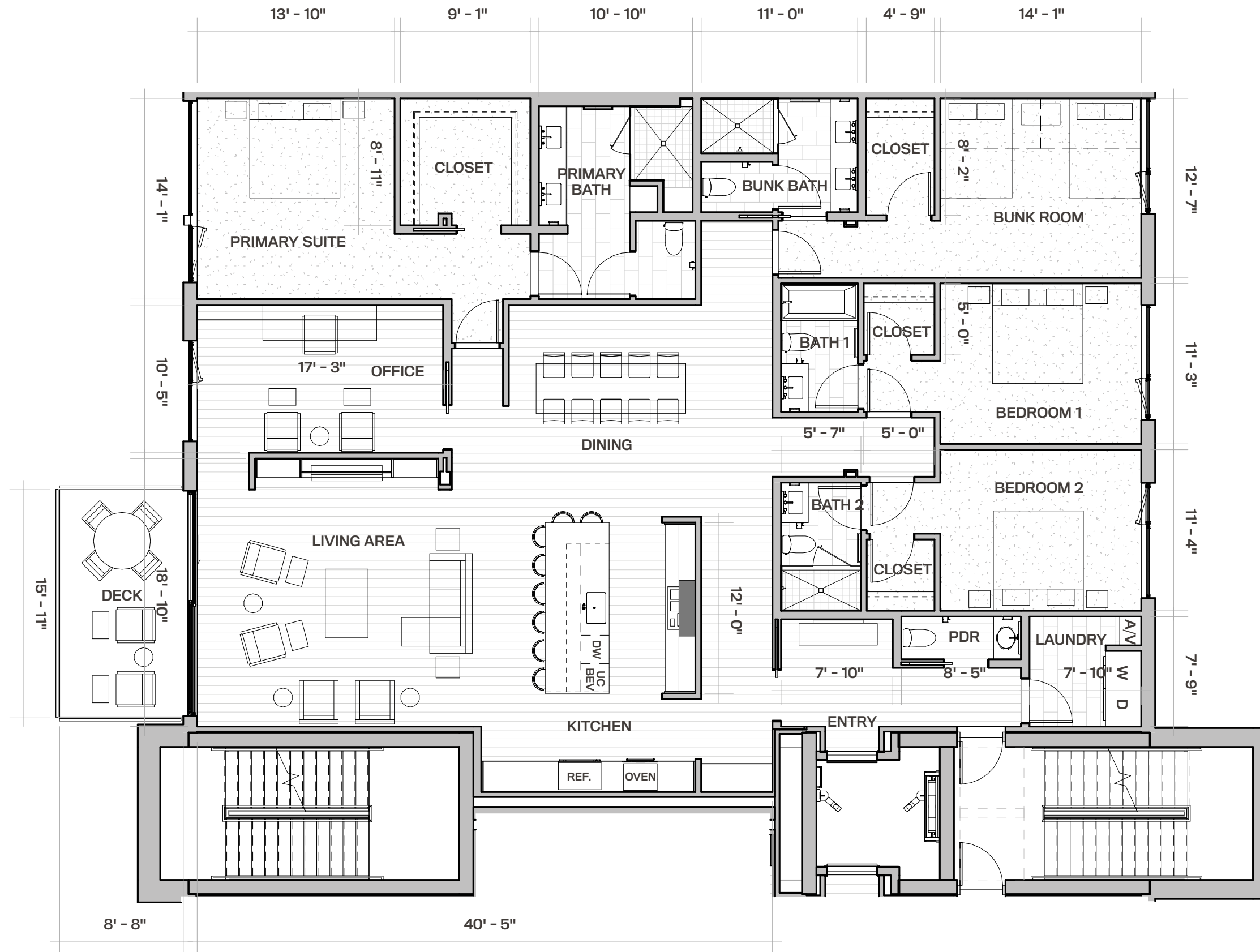
144 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated office conveniently located next to the living area and with views of Deer Valley Resort

4203

South & North Facing Views





4203

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



3 BEDROOM, 3.5 BATH

2,588 SQ FT

MEDIA ROOM

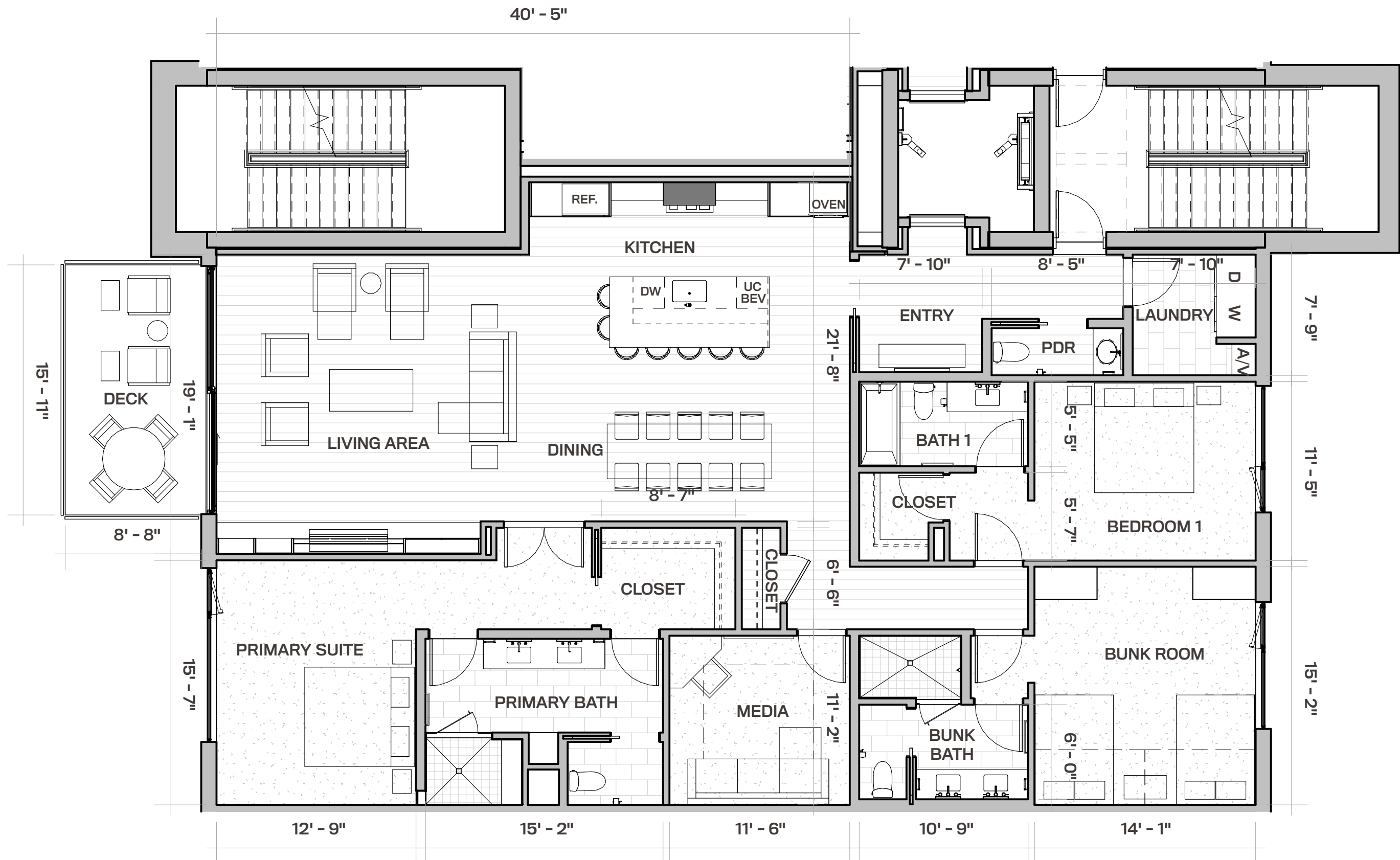
144 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Pantry storage off kitchen
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated den area/ flex for work-at-home flexibility and longer stays

4204

South & North Facing Views





4204

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



4 BEDROOM, 4.5 BATH

3,202 SQ FT

OFFICE / DEN

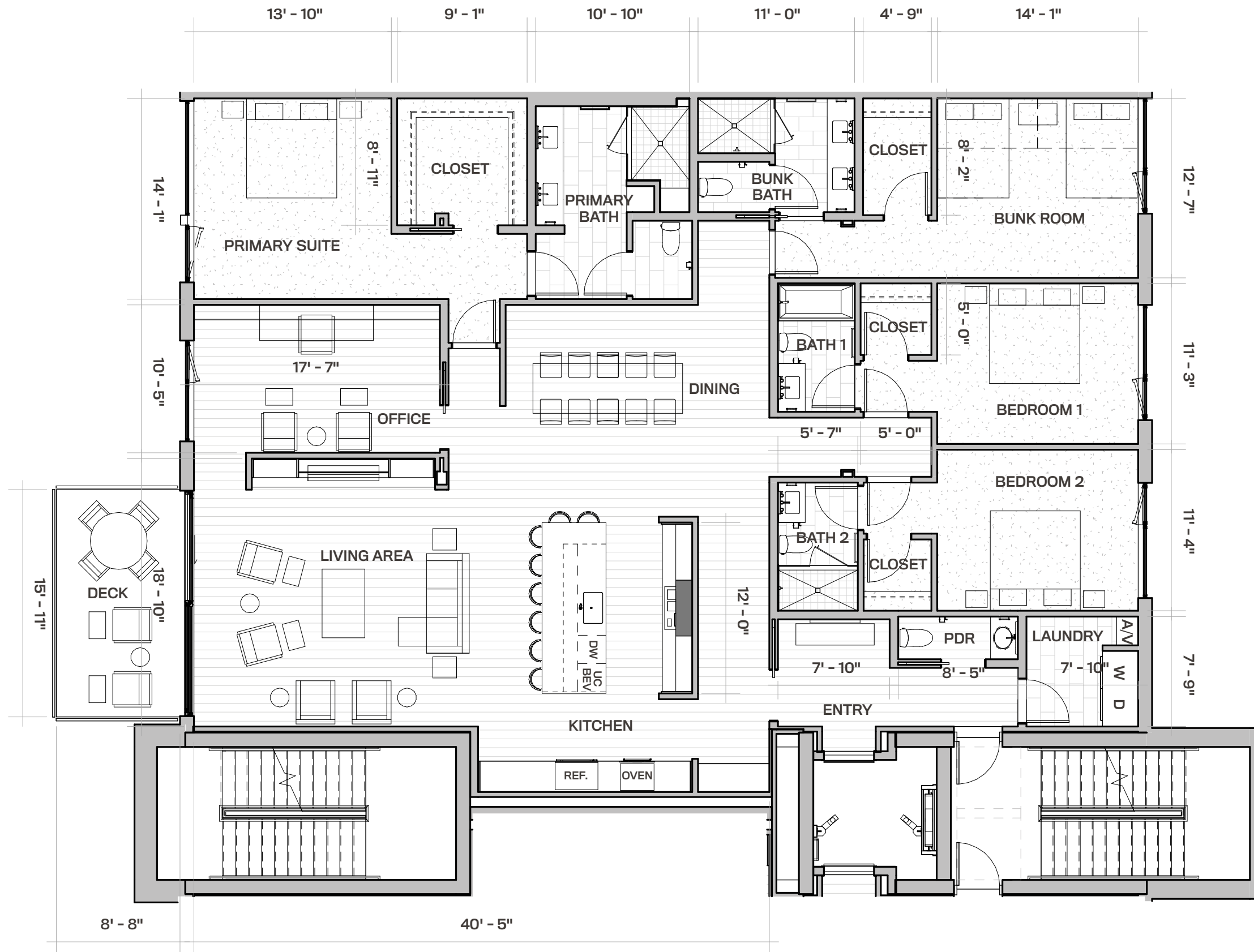
144 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated office conveniently located next to the living area and with views of Deer Valley Resort

4205

South & North Facing Views





4205

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



3 BEDROOM, 3.5 BATH

2,588 SQ FT

MEDIA ROOM

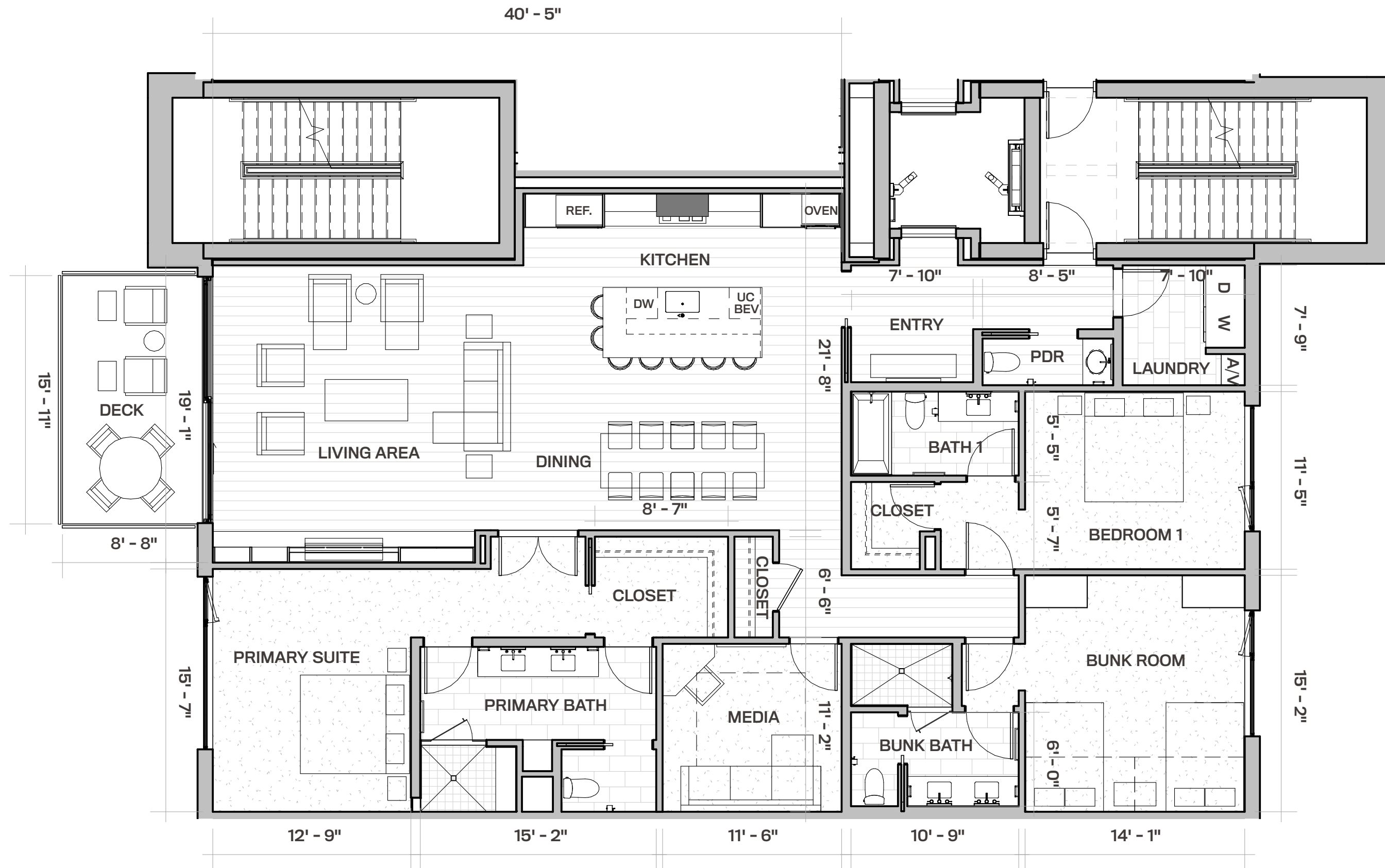
144 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Pantry storage off kitchen
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated den area/ flex for work-at-home flexibility and longer stays

4206

South & North Facing Views





4206

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



4 BEDROOM, 4.5 BATH

3,241 SQ FT

OFFICE / DEN

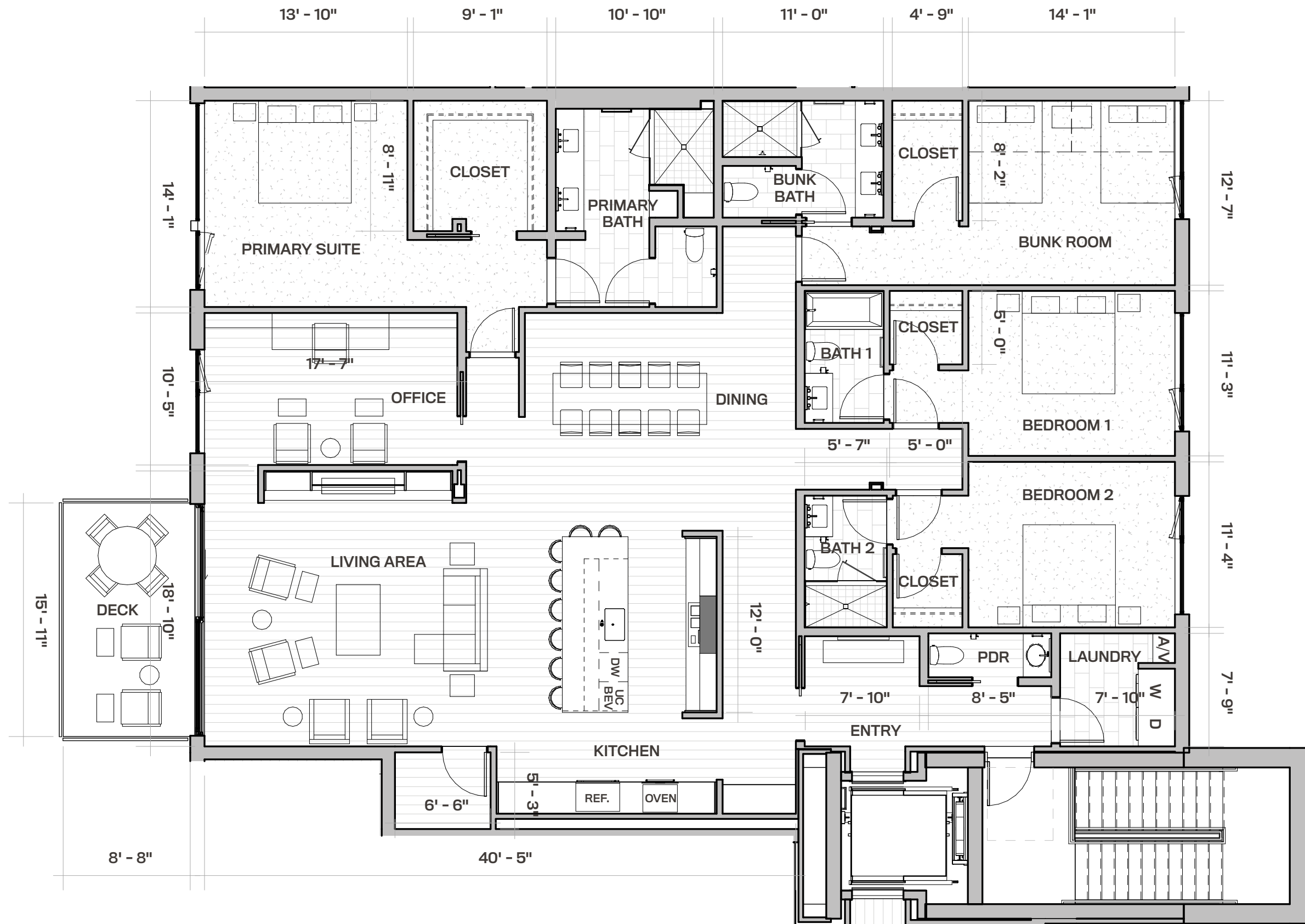
144 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated office conveniently located next to the living area and with views of Deer Valley Resort
- ❖ Generous pantry next to the kitchen and living areas

4207

South & North Facing Views





4207

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



5 BEDROOM, 6 BATH
5,079 SQ FT

Lower Level:

MEDIA ROOM

OFFICE / DEN

392 SQ FT EXTERIOR DECK

439 SF PATIO

Upper Level

WET BAR

OFFICE / DEN

664 SQ FT ROOF DECK

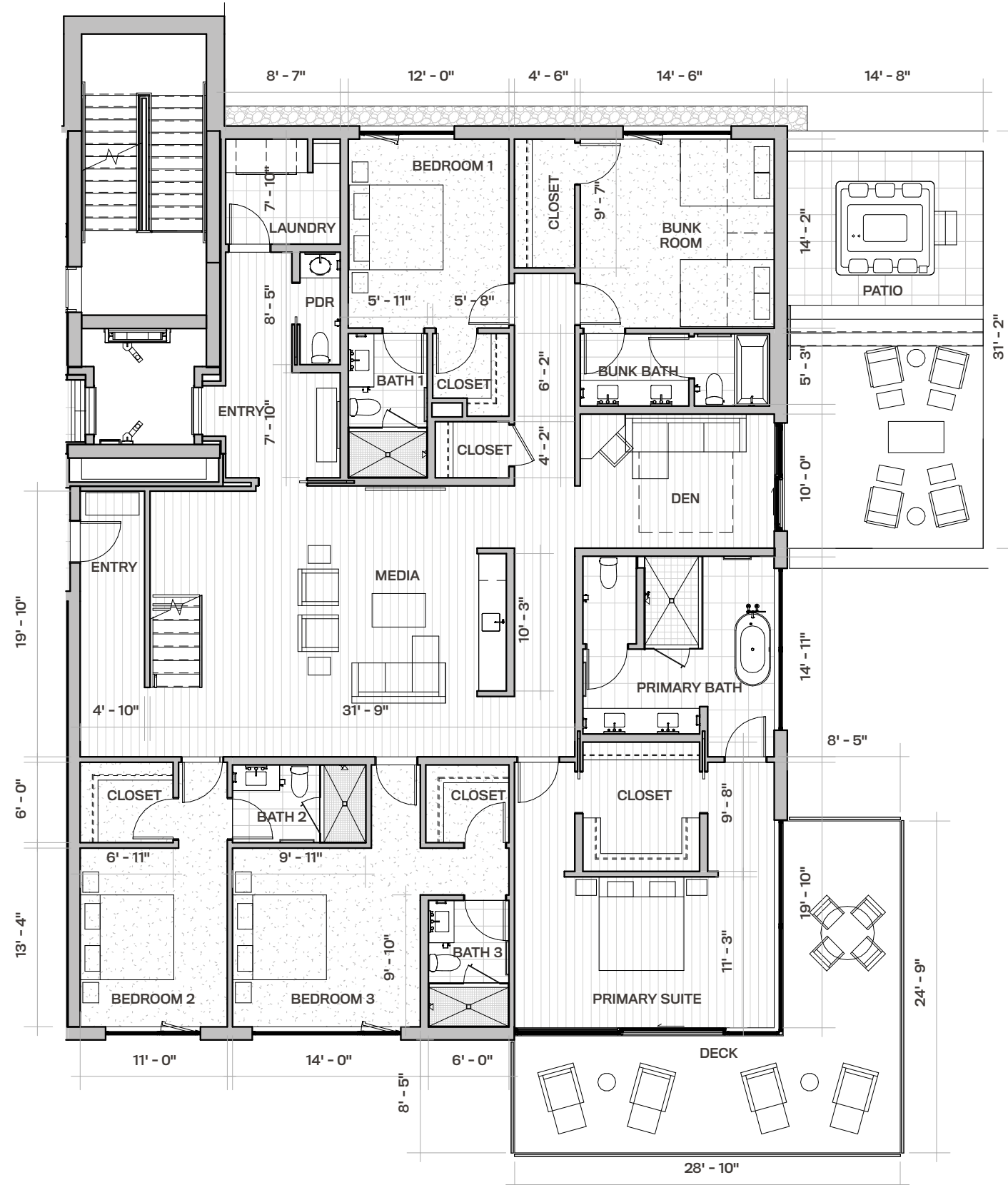
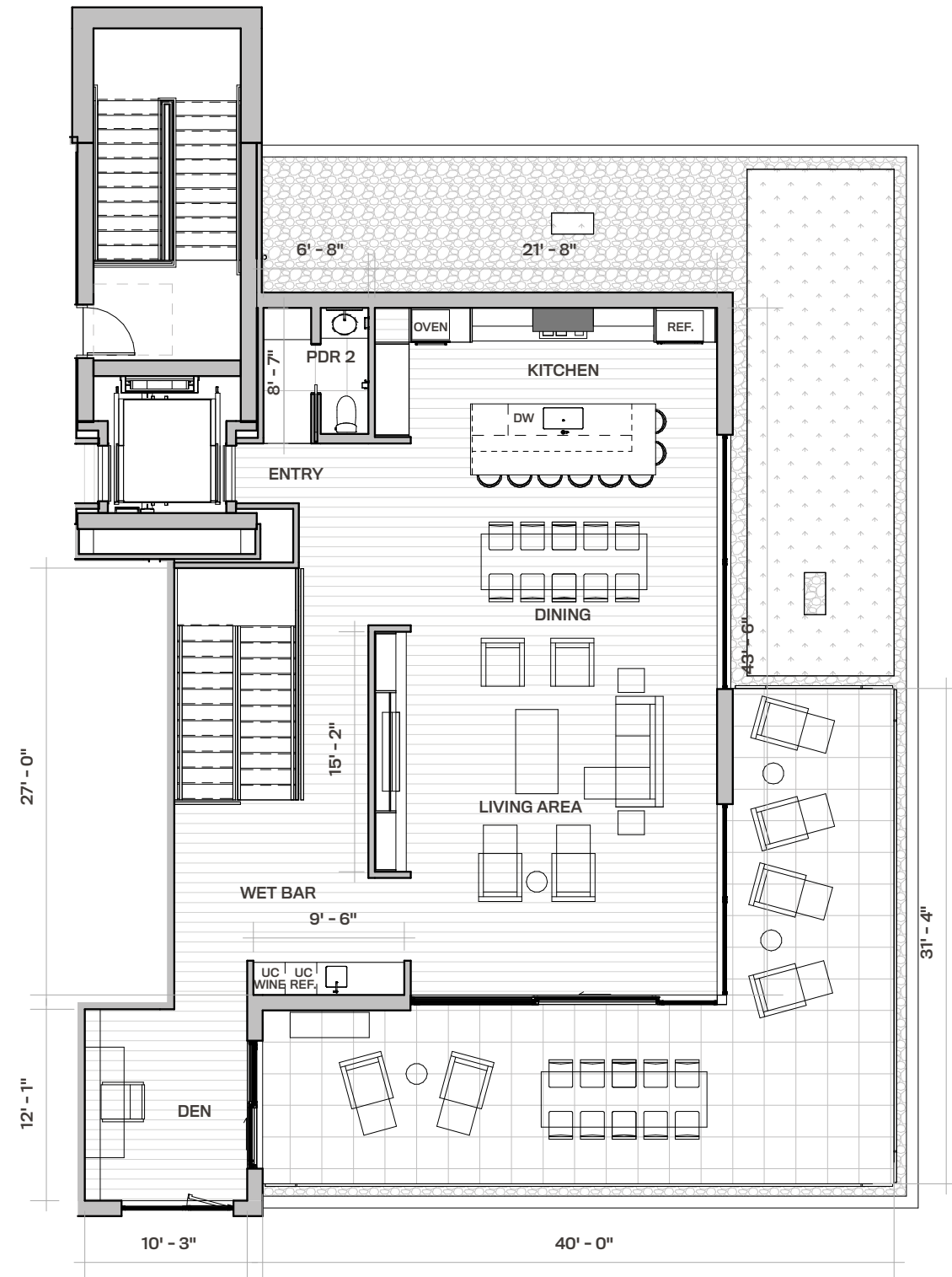
ADDITIONAL 1/2 BATH

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Two story living with elevator access to both levels
- ❖ Kitchen, living, dining and large wrap around roof deck comprises the entire top level for exceptional entertaining
- ❖ Dedicated den with views of Deer Valley Resort, the Jordanelle Reservoir and Uinta Mountains
- ❖ Wet bar in top level entertainment area
- ❖ No residences above or below for single family residence-like living
- ❖ Secondary living room and media with wet bar
- ❖ Large primary suite with views of Deer Valley Resort, the Jordanelle Reservoir and Uinta Mountains
- ❖ Private wrap around deck off the primary bedroom
- ❖ Private hot tub off lower level den
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Largest private outdoor space across all of Founders Place

4208

South & North Facing Views





4208

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



3 BEDROOM, 3.5 BATH

2,576 SQ FT

MEDIA ROOM

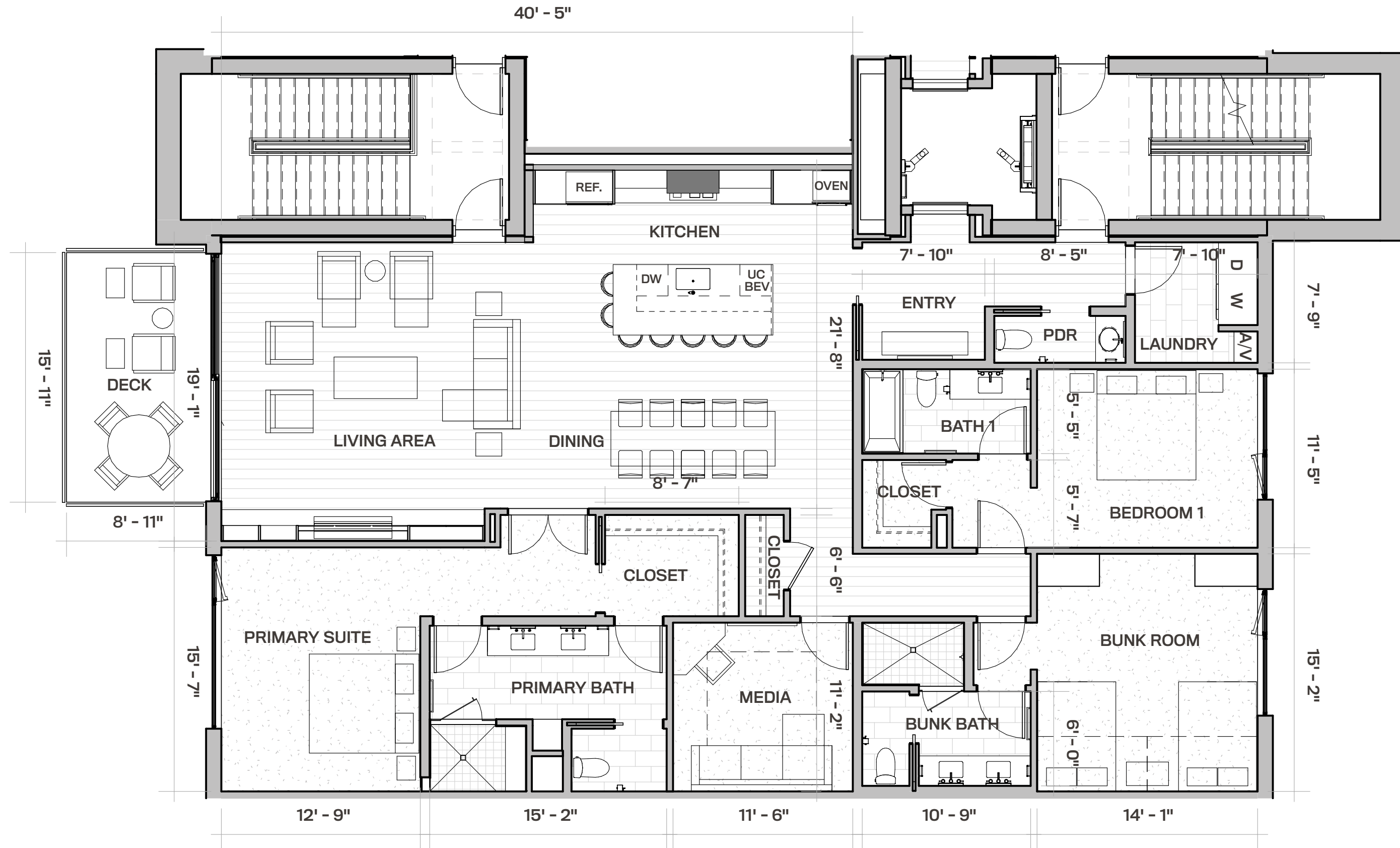
148 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Pantry storage off kitchen
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated den area/ flex for work-at-home flexibility and longer stays

4302

South & North Facing Views





4302

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



4 BEDROOM, 4.5 BATH

3,202 SQ FT

OFFICE / DEN

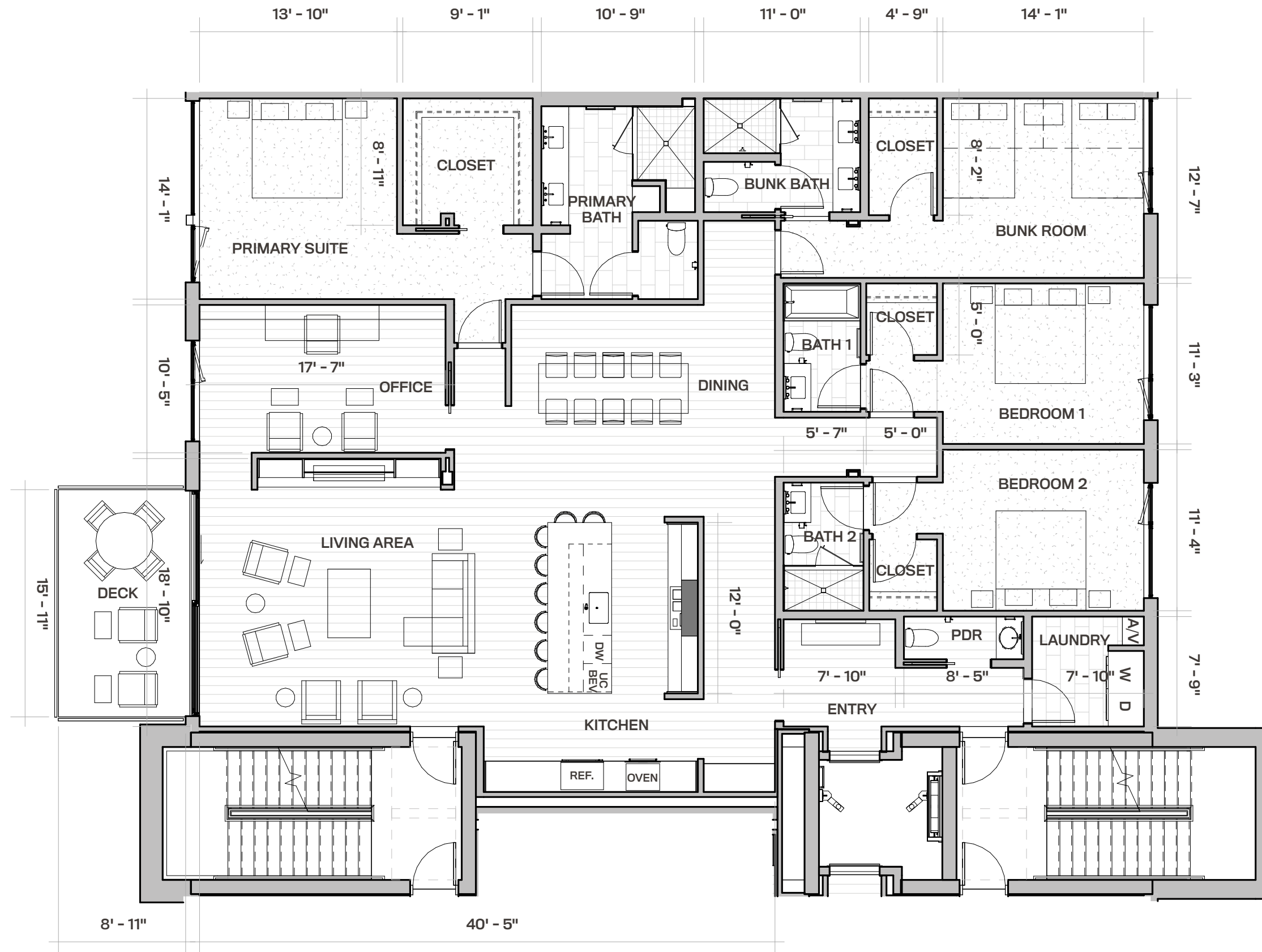
148 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated office conveniently located next to the living area and with views of Deer Valley Resort

4303

South & North Facing Views





4303

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



3 BEDROOM, 3.5 BATH

2,588 SQ FT

MEDIA ROOM

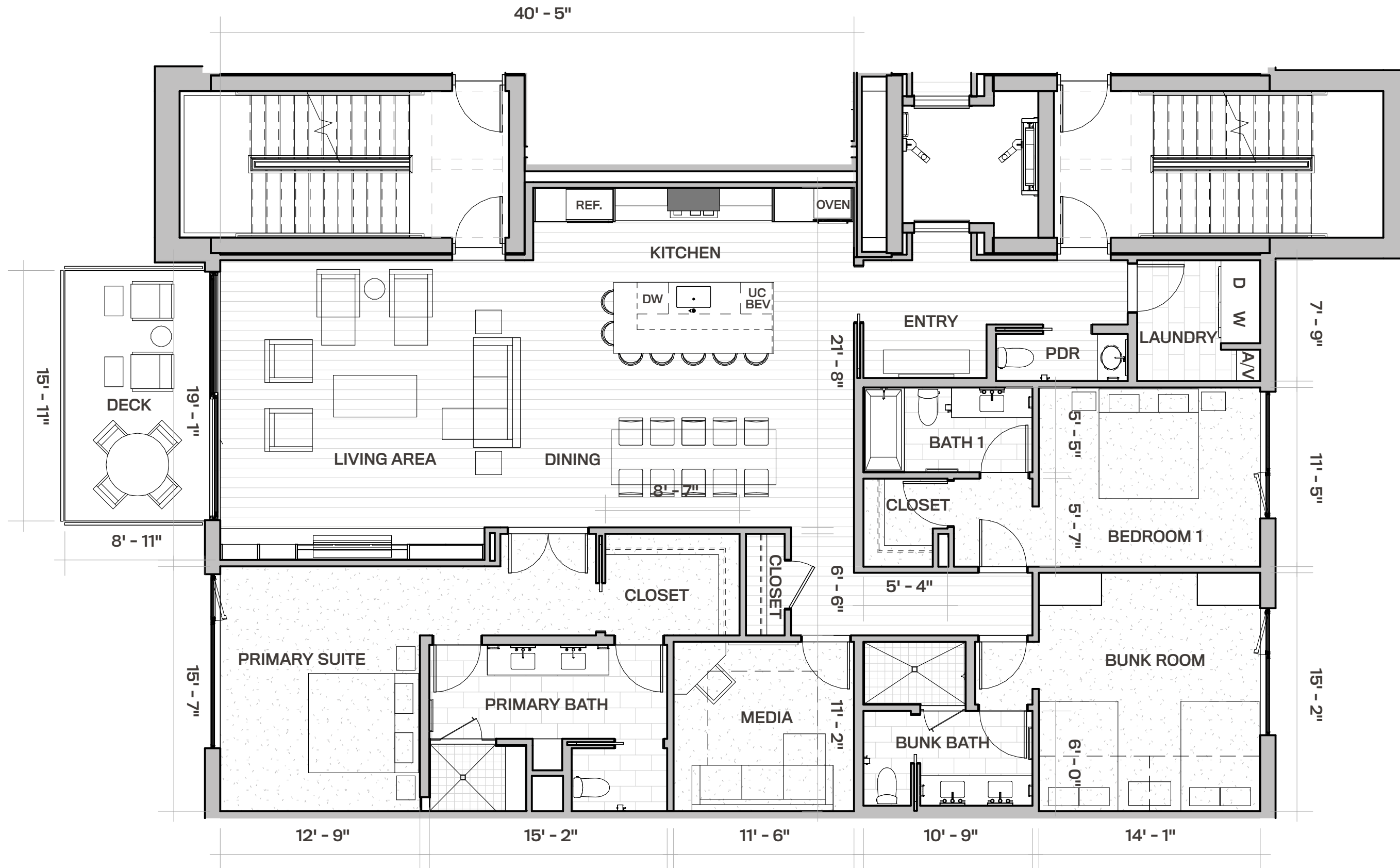
148 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Pantry storage off kitchen
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated den area/ flex for work-at-home flexibility and longer stays

4304

South & North Facing Views





4304

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



4 BEDROOM, 4.5 BATH

3,202 SQ FT

OFFICE / DEN

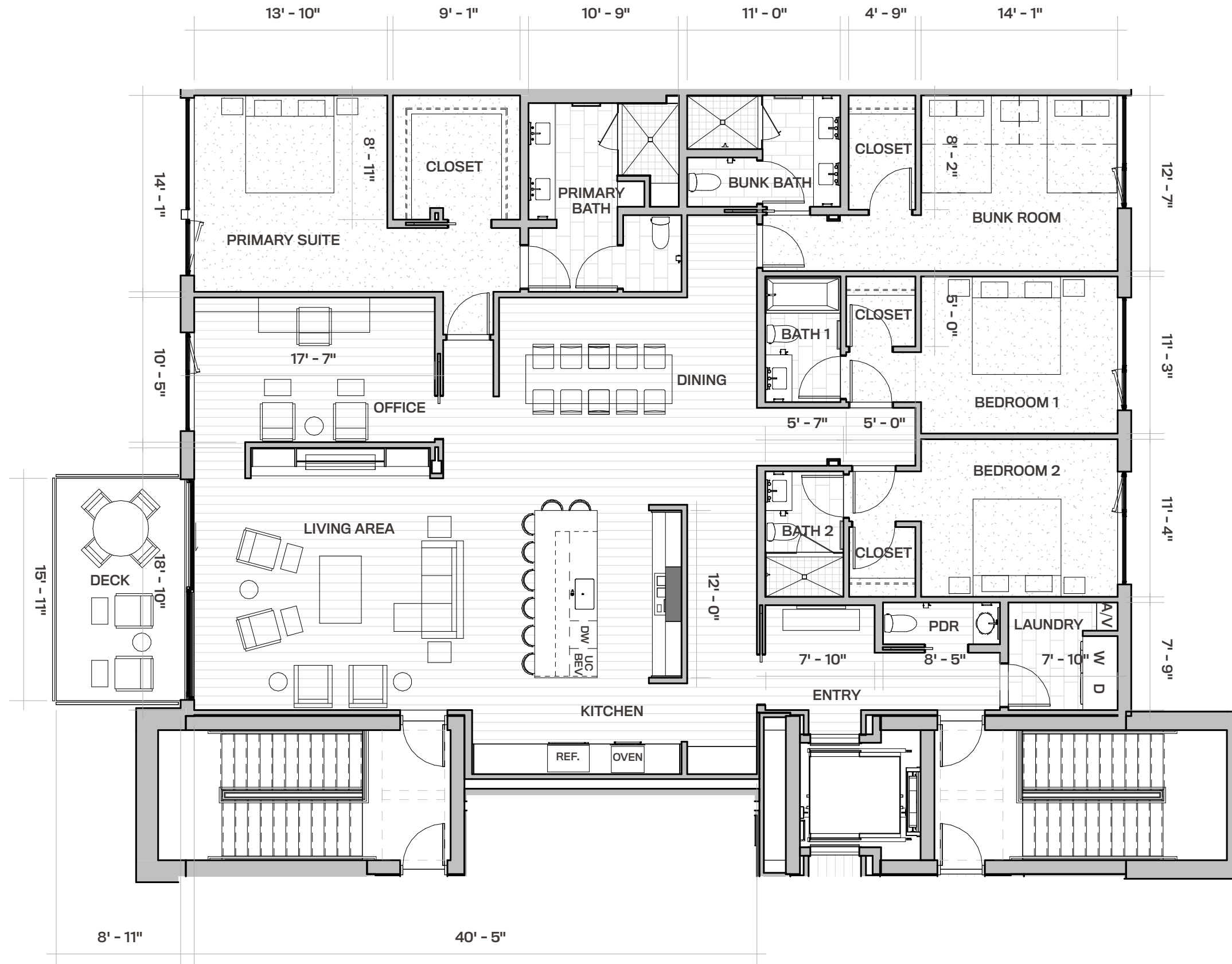
148 SQ FT EXTERIOR DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ Large primary suite with spacious walk-in closet and bathroom
- ❖ Views of Deer Valley Resort from the primary bedroom, living room, and kitchen and dining area
- ❖ Dedicated office conveniently located next to the living area and with views of Deer Valley Resort

4305

South & North Facing Views





4305

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



5 BEDROOM, 5.5 BATH
3,883 SQ FT
MEDIA ROOM
OFFICE / DEN
902 SQ FT ROOF DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Large entertainment deck with private hot tub
- ❖ Dedicated media room and separate office, both on the glass
- ❖ Views of Deer Valley resort from the kitchen, dining room, living room, office, primary suite, and junior primary
- ❖ Corner glass in the primary suite
- ❖ Oversized laundry room conveniently located near the bedrooms
- ❖ Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties

4306

South & North Facing Views





4306

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



4 BEDROOM, 5 BATH
4,585 SQ FT

Lower Level:

MEDIA ROOM

OFFICE / DEN

421 SQ FT EXTERIOR DECK

Upper Level

WET BAR

666 SQ FT ROOF DECK

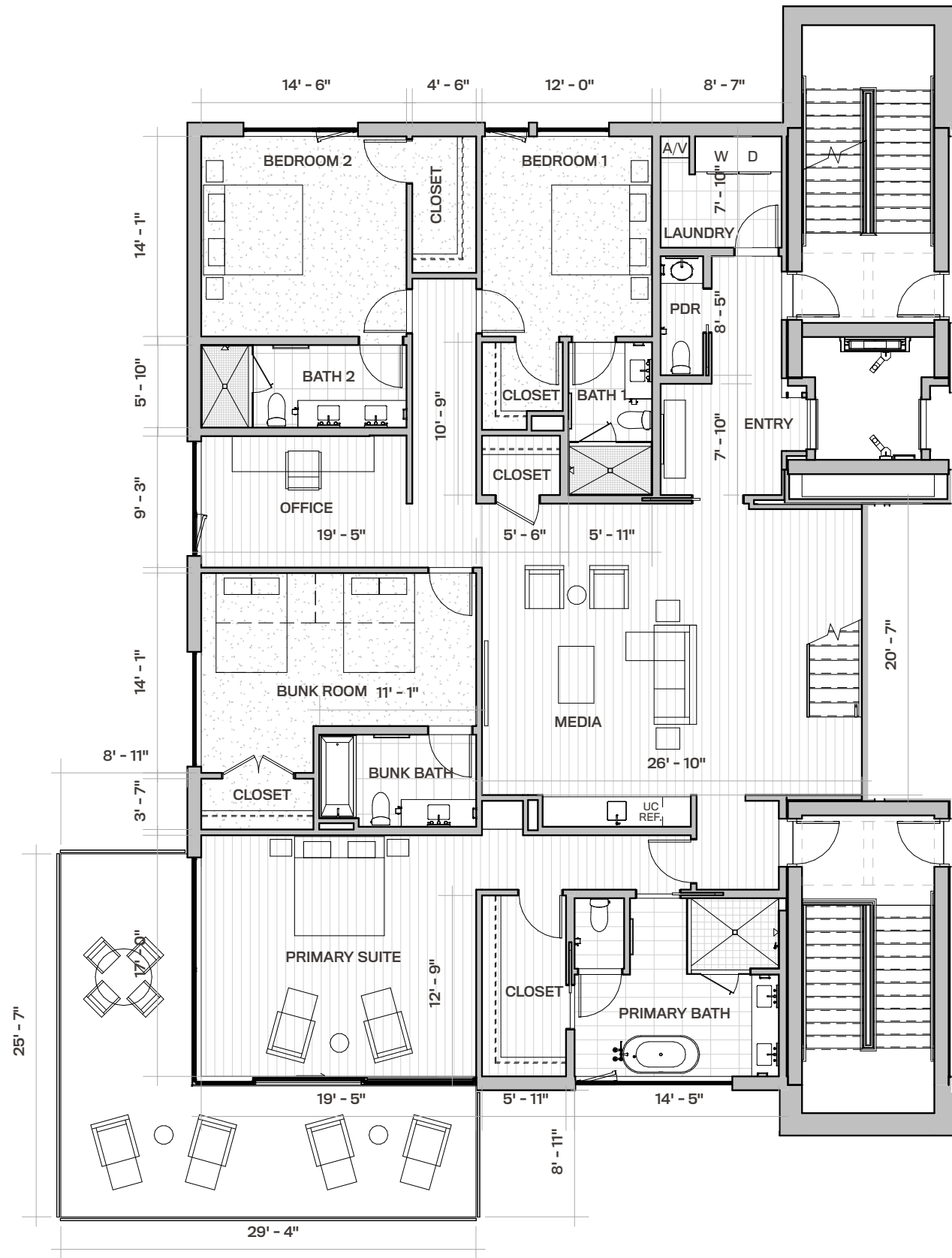
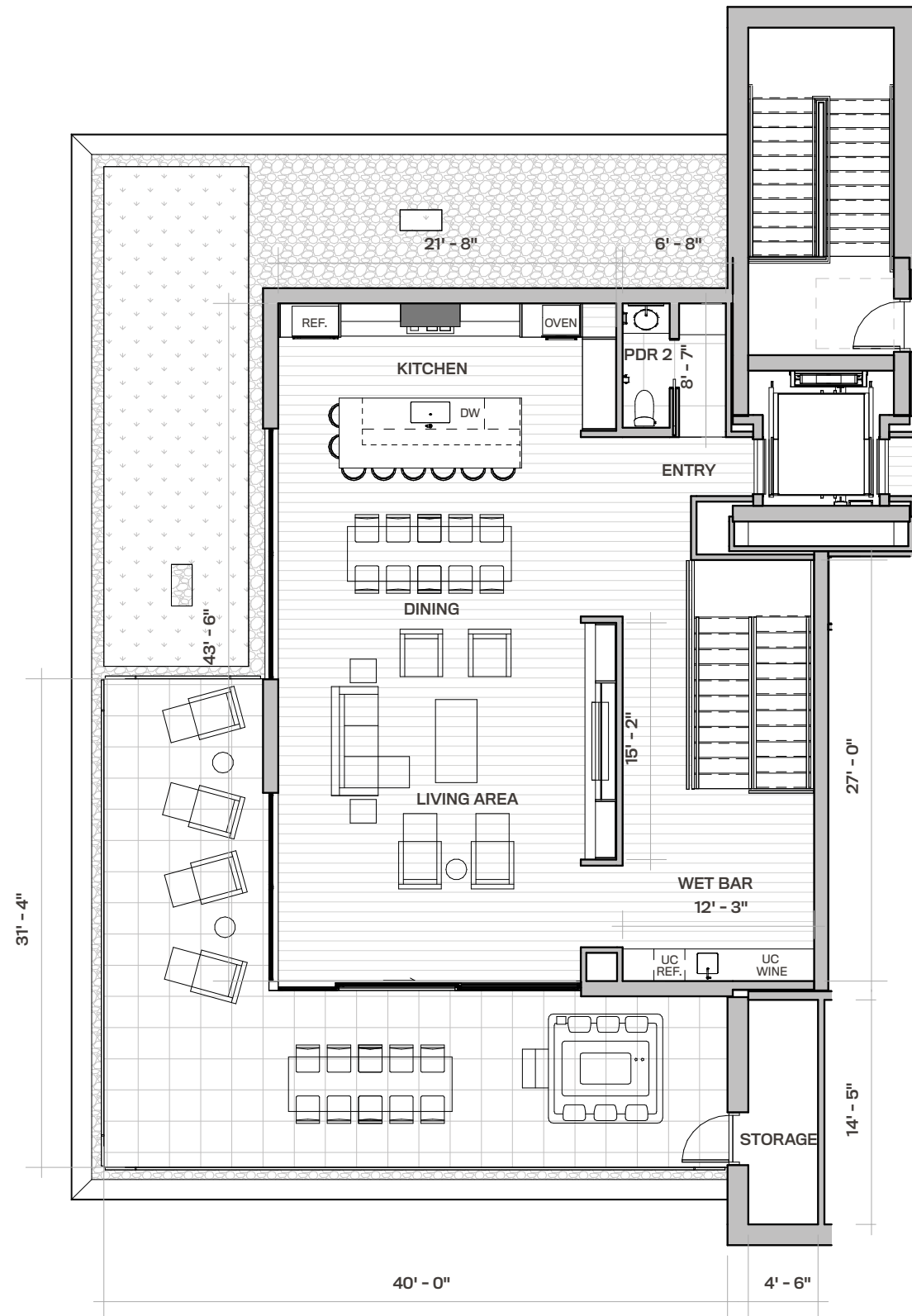
ADDITIONAL 1/2 BATH

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Two story living with elevator access to both levels
- ❖ Kitchen, living, dining and large wrap around roof deck comprises the entire top level for exceptional entertaining
- ❖ Wet bar in top level entertainment area
- ❖ Secondary living room and media with wet bar
- ❖ Large primary suite with views of Deer Valley Resort, the Jordanelle Reservoir and Uinta Mountains
- ❖ Private wrap around deck off the primary bedroom
- ❖ Private hot tub off top level entertainment space
- ❖ Bedroom configures perfectly into a bunkroom - comfortable for guests and fun for kid slumber parties
- ❖ One of the largest private outdoor spaces across all of Founders Place

4401

South & North Facing Views





4401

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



5 BEDROOM, 5.5 BATH
4,003 SQ FT
MEDIA ROOM
OFFICE / DEN
910 SQ FT ROOF DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Large entertainment deck with private hot tub
- ❖ Dedicated media room and separate office, both on the glass
- ❖ Views of Deer Valley resort from the kitchen, dining room, living room, office, primary suite, and junior primary
- ❖ Oversized laundry room conveniently located near the bedrooms
- ❖ Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties

4402

South & North Facing Views





4402

the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners

South Elevation



5 BEDROOM, 5.5 BATH
3,871 SQ FT
MEDIA ROOM
OFFICE / DEN
901 SQ FT ROOF DECK

- ❖ Floor-to-ceiling windows
- ❖ Laundry room with full-size washer and dryer
- ❖ Steam fireplace in the living area
- ❖ Sliding deck doors create indoor/outdoor living with a view
- ❖ Direct-to-residence elevator access
- ❖ Powder room and laundry conveniently located in arrival foyer
- ❖ Open, flowing living room, dining area and kitchen design
- ❖ All bedrooms have ensuite bathrooms
- ❖ Wrap around kitchen island seating
- ❖ Large entertainment deck with private hot tub
- ❖ Dedicated media room and separate office, both on the glass
- ❖ Views of Deer Valley resort from the kitchen, dining room, living room, office, primary suite, and junior primary
- ❖ Corner glass in the primary suite
- ❖ Oversized laundry room conveniently located near the bedrooms
- ❖ Bedroom configures perfectly into bunkroom - comfortable for guests and fun for kid slumber parties

4404

South & North Facing Views





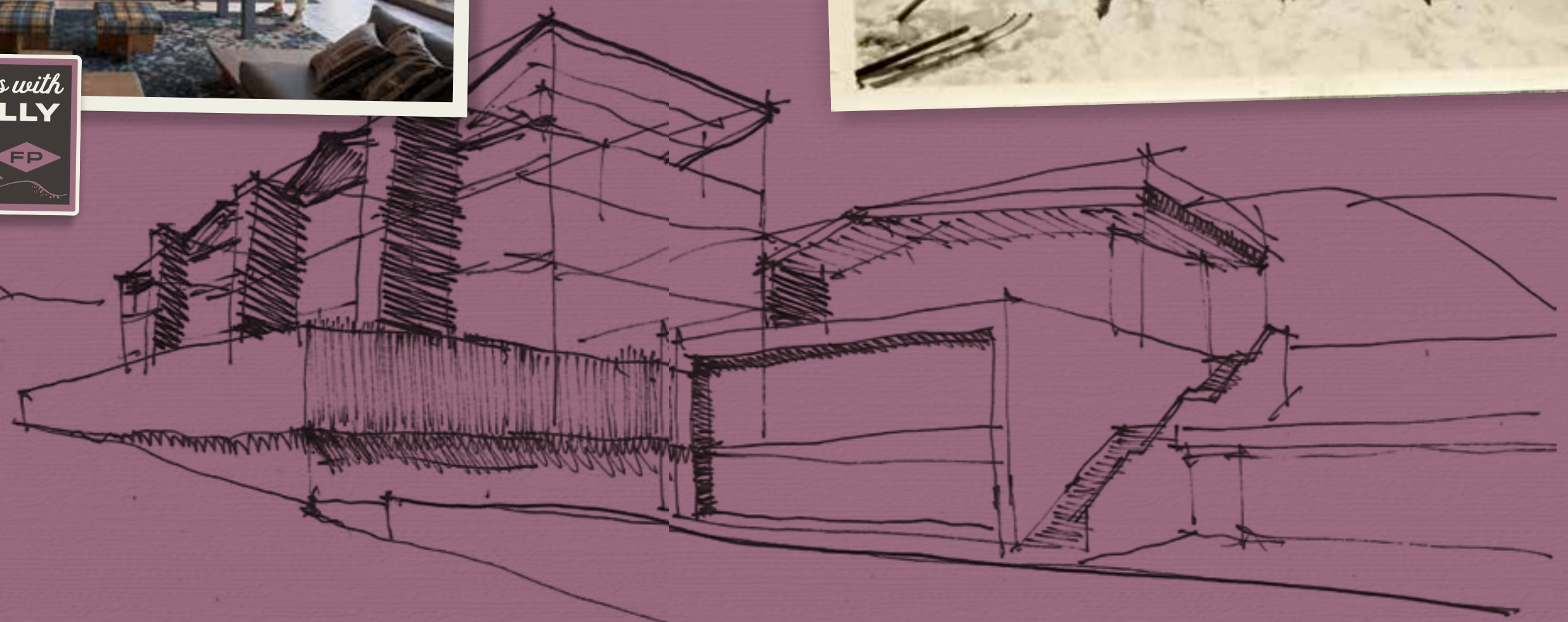
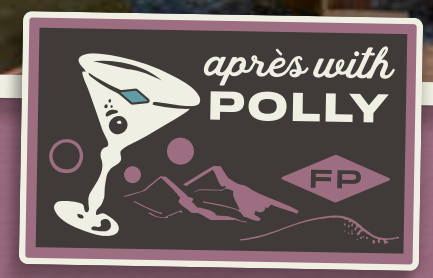
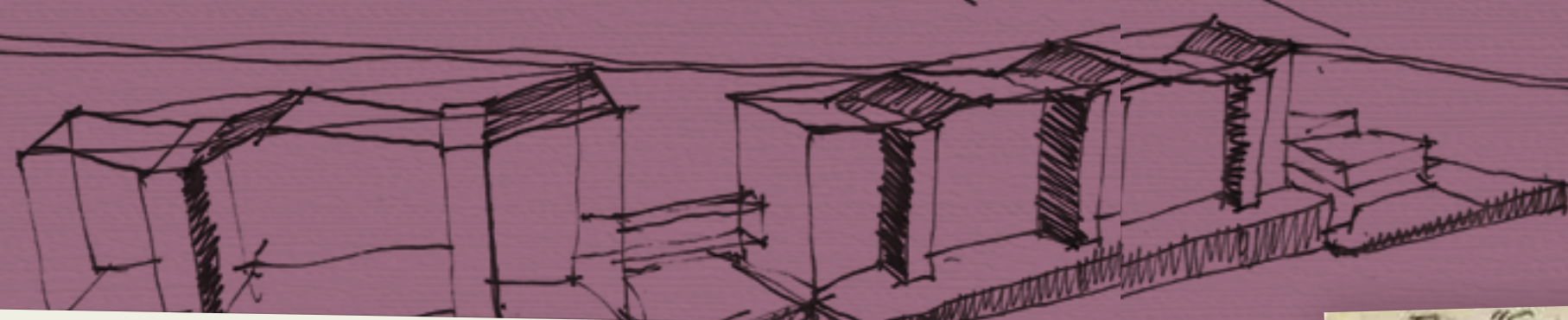
4404

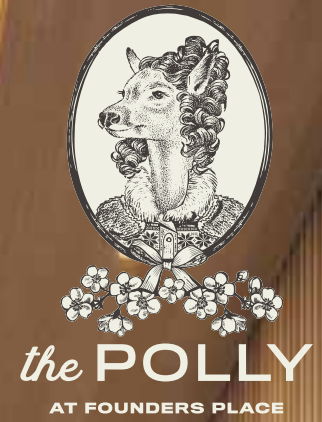
the OTTO

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

east west partners





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.

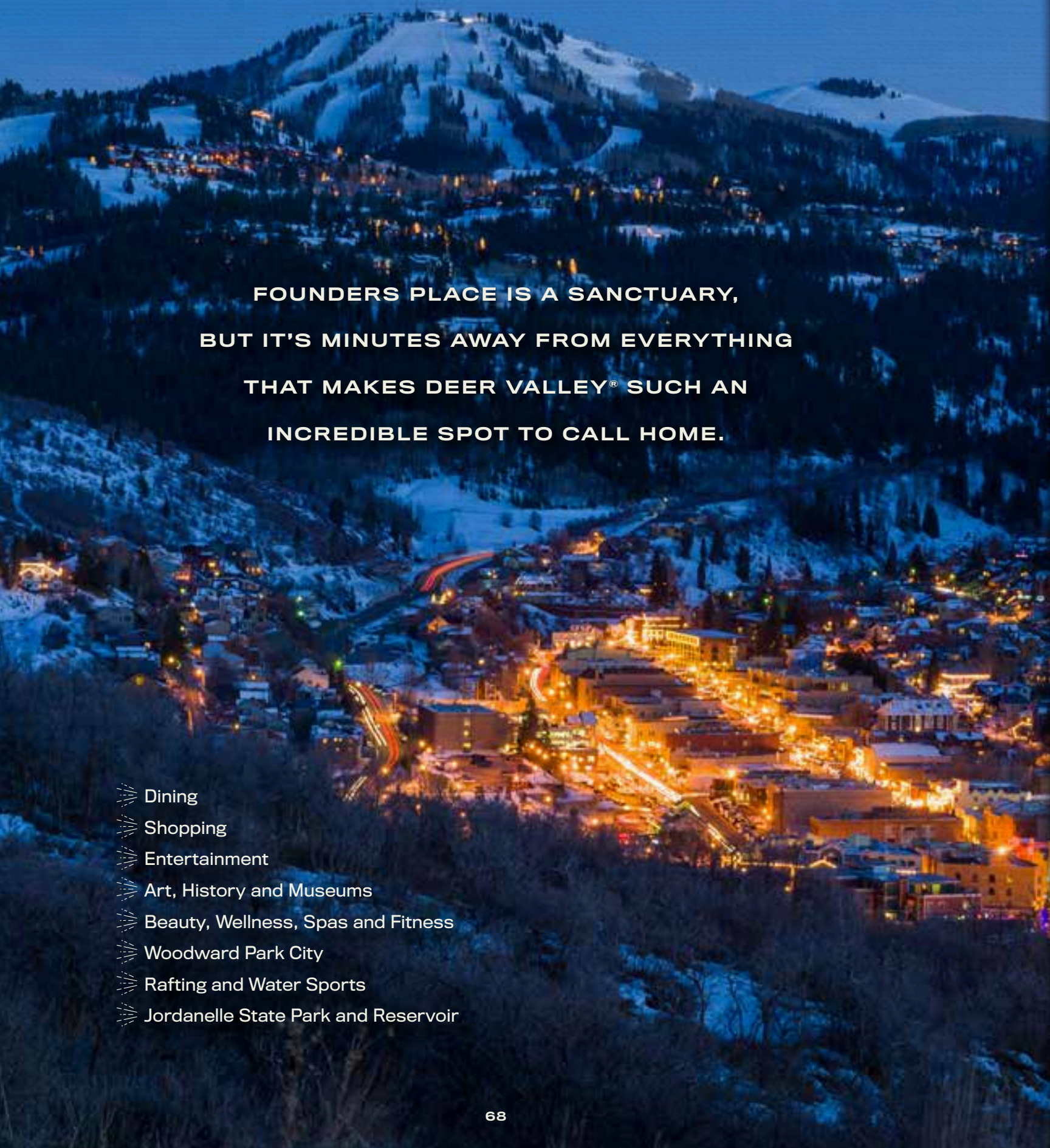
THE POLLY FEATURES

- ✔ A large, well-equipped fitness center
- ✔ A private ski lounge and ski valet
- ✔ Dedicated owner ski lockers
- ✔ Multi-purpose yoga room
- ✔ Golf simulators
- ✔ Ping-pong lounge
- ✔ Hot tub and pool
- ✔ Teen game room
- ✔ Family living room
- ✔ Polly's (café)
- ✔ Kid's corner
- ✔ Ski deck with firepit

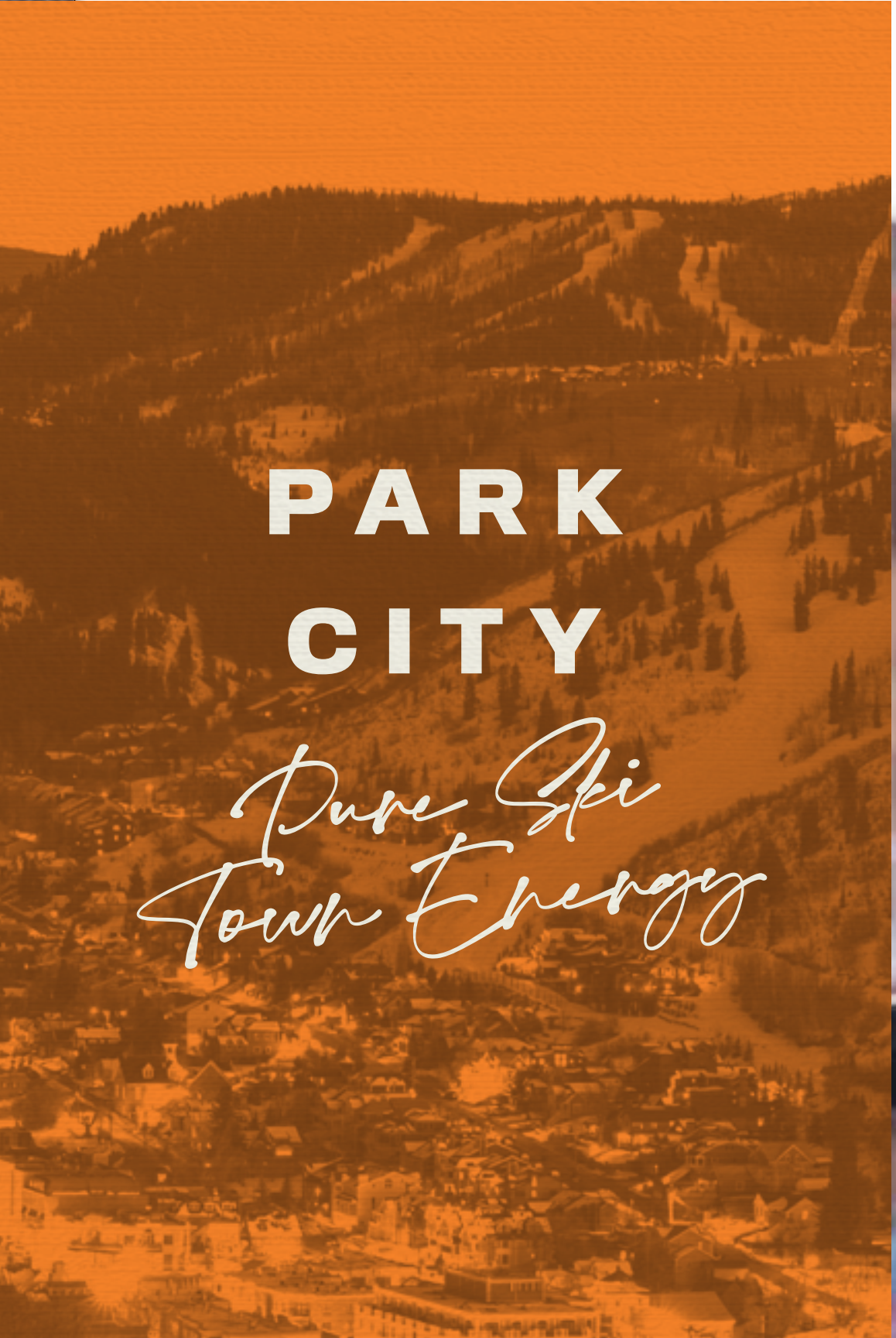




DESTINATION ACTIVITIES



FOUNDERS PLACE IS A SANCTUARY,
BUT IT'S MINUTES AWAY FROM EVERYTHING
THAT MAKES DEER VALLEY® SUCH AN
INCREDIBLE SPOT TO CALL HOME.



PARK CITY

*Pure Ski
Town Energy*

-  Dining
-  Shopping
-  Entertainment
-  Art, History and Museums
-  Beauty, Wellness, Spas and Fitness
-  Woodward Park City
-  Rafting and Water Sports
-  Jordanelle State Park and Reservoir



FOUNDERS PLACE
BUT IT'S MORE
THAT MAKES
INCREASING

WE KNOW THERE WILL BE
TIMES WHEN YOU WANT TO
GO OUT ON THE TOWN.
WHETHER IT'S TO DO SOME
SHOPPING OR FOR A GOURMET MEAL,
PARK CITY HAS IT ALL.
FROM GALLERIES TO GEAR,
FIVE-STAR DINING TO
WELL-CRAFTED COCKTAILS AND
LIVE MUSIC, PARK CITY IS ALL YOURS.
AND WITH THE DEDICATED UBER
PICKUP AND DROP ZONE AT
FOUNDERS PLACE, THERE'S NO
NEED TO DRIVE THE FEW MINUTES
TO REVEL IN ALL PARK CITY
HAS TO OFFER.

- ▄ Dining
- ▄ Shopping
- ▄ Entertainment
- ▄ Art, History and Museums
- ▄ Beauty, Wellness, Spas
- ▄ Woodward Park City
- ▄ Rafting and Water Sports
- ▄ Jordanelle State Park and Reservoir







“Exploration is foundational to a well-lived life.”

- Otto

DEER VALLEY EXPANDED EXCELLENCE

**3,700 NEW SKIABLE ACRES
16 NEW LIFTS INCLUDING 1 GONDOLA**



Deer Valley's Expanded Terrain is a long-awaited evolution that will add over 3,700 acres of skiable terrain, more than doubling the size of and making Deer Valley one of the largest ski resorts in North America. The Expanded Terrain includes 16 new lifts, including a gondola, and new skier services at the base area, while maintaining a limited daily skier count and preserving a ski-only experience. Significant progress on the expansion is already underway, with advancements expected during the 2024/2025 season.



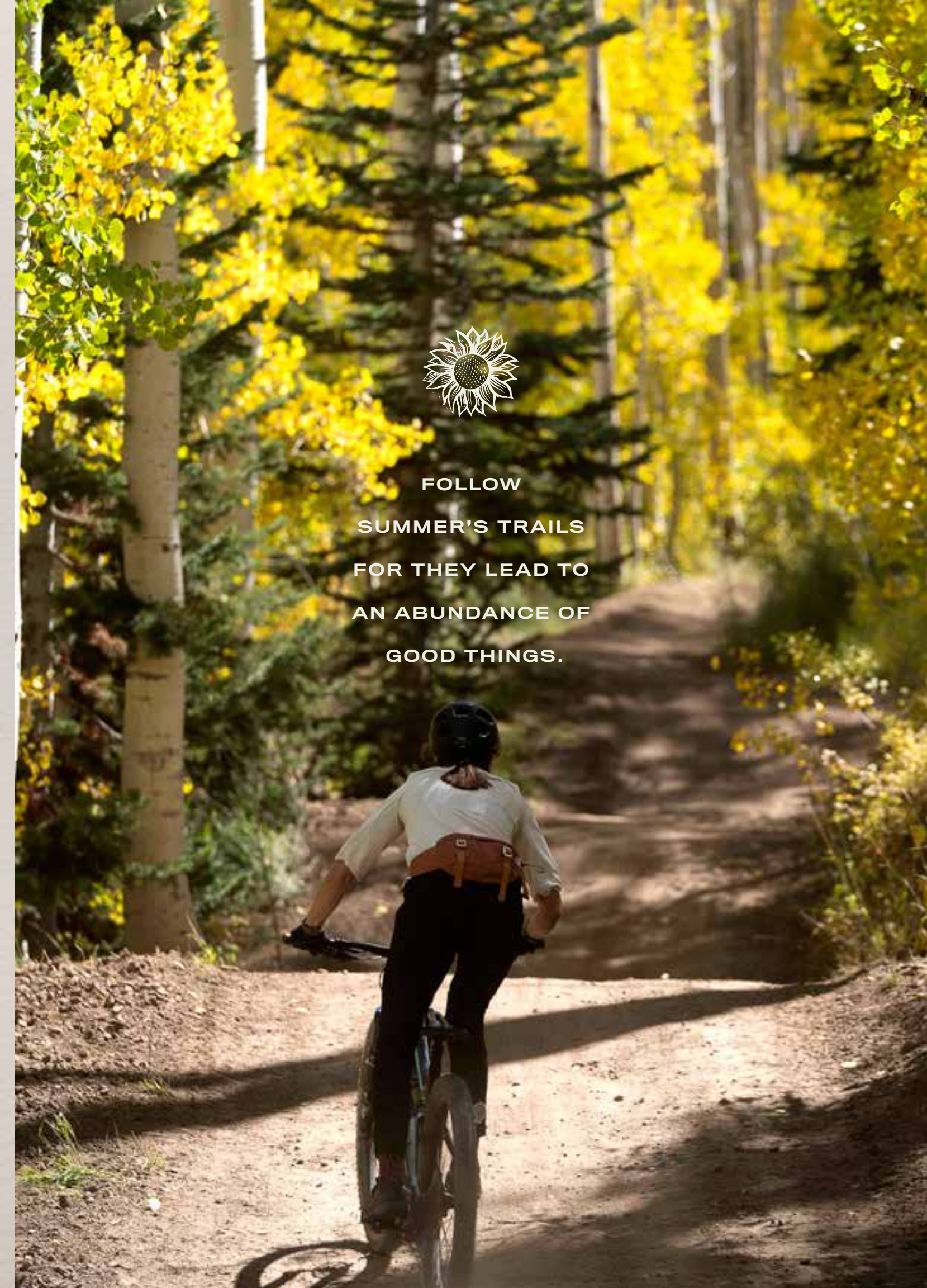
DEER VALLEY



BLUEBIRD DAYS,
WASATCH POWDER
AND WINTER
IN THE PALM
OF YOUR GLOVE.



FOLLOW
SUMMER'S TRAILS
FOR THEY LEAD TO
AN ABUNDANCE OF
GOOD THINGS.







east west partners

The developer of Founders Place, East West Partners, has nearly 40 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 that includes the hugely successful One Empire Pass, Argent, Larkspur Townhomes and Flagstaff at Empire Mountain Village. East West's success is built on a history of iconic projects in iconic mountain resorts, including Beaver Creek, Snowmass, Northstar and Steamboat.



MEET *matt & carsyn*

Sales representatives Matt Magnotta and Carsyn Lamb, the exclusive listing agents with Christie's International Real Estate, are great to talk to about the project.

Matt's favorite Deer Valley® run is *Daly Chutes* and Carsyn's is *Magnet*.

Here's their number: (435) 565-1436

SPARANO+MOONEY ARCHITECTURE

CHRISTIE'S INTERNATIONAL REAL ESTATE PARK CITY

DESIGNWORKSHOP

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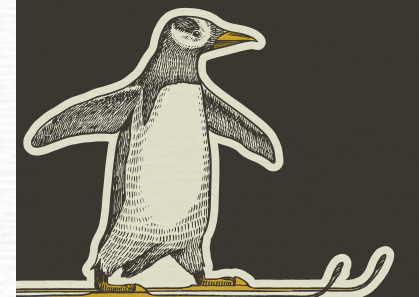


FOUNDERS *place*

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.

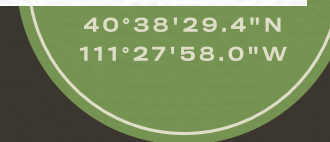
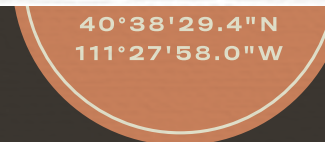
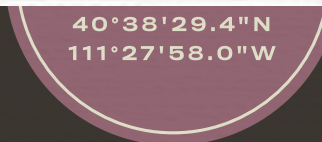
Fondly,

-Otto



FOUNDERS *place*

ERS.



The develop
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 East West boas
 One Empire Pa
 at Empire Mo
 history of icon
 Beaver Cr



Sales repre
 the exclusi
 Real Est
 Matt's

Her

SPARANO+MOONEY
 ARCHITECTURE

CHRISTIE'S
 INTERNATIONAL REAL ESTATE
 PARK CITY


DESIGNWORKSHOP

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HAVE YOU FOUND IT?
 FLAG YOUR FAVS WITH THESE STICKERS.



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 FOUNDERSPLACE.COM 

FOUND IT!

40°38'29.4"N
111°27'58.0"W

