

Sampling of Features & Specifications

Exteriors

- Rough Sawn Timber
- Native Stone
- Asphalt Shingle Roofs with Copper Trim, Gutters and Downspouts
- Heated Driveway
- Heated Lower Patio
- Outdoor Spa

Interiors

- Wood & Iron Open Staircases
- Wood Ceilings
- Skier's Lounge with Fireplace
- LED lighting
- Spectacular Primary Suites with Panoramic Views
- Open Floor Plans for Entertaining
- 8' Doors

Great Room

- Vaulted Ceilings
- Fireplace
- Heated Panoramic Deck

Wet bar

- Uline Wine Fridge
- Uline Ice Maker

Kitchen

- Sub-Zero 48" Refrigerator
- Wolf 48" Dual Fuel Range with Infra-Red Griddle and Dual Convection Ovens
- Custom Hood with Remote Blower
- Wolf 30" Convection Steam Oven
- Wolf Integrated Microwave
- Miele Coffee System

** Information herein is deemed reliable, but not guaranteed and is subject to change without notice.*

- Miele Dishwasher in Kitchen
- Asko Dishwasher in Butler's Pantry
- Smart Station Sink
- Custom Marble Island

Cabinetry

- Custom Designed and Built Contemporary Cabinetry

Wood Flooring

- Rich Wide-Plank Walnut Flooring

Heating

- Radiant Heat
- Air Conditioning
- Integrated Humidifiers
- Forced HVAC

Electrical

- Recessed Lighting
- Pre-wired for Security / CAT 6
- LED energy saving bulbs

Doors & Trim

- 1 ¾" Custom Designer Wood Doors with Rocky Mountain Hardware
- 6" Wood Base / 3 ½" Poplar Case
- Rectangular Escutcheon

Plumbing

- Exquisite Faucets by Kallista, Watermark and More
- Kohler Sinks
- Toto Toilets

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Primary Bath

- Heated Marble Flooring
- Steam Shower
- Make-up Vanity
- Custom Closet System with built in Washer/Dryer
- LG Styler Wi-Fi Enabled Steam Clothing Care System
- Large soaking tub with panoramic views

Additional Baths

- Tile Flooring
- Marble Flooring
- Custom Designed Contemporary Tile
- Elegant and Sophisticated Full Accent Walls

General

- Ski Room with Sitting Area, Fireplace and Wet Bar
- Heated Garage
- Laundry Room with Washer/Dryer/Steam
- Lots of natural light
- Panoramic Views
- Surrounded by Open Space
- Lutron's Radio RAZ System / Control

Ski Access

- Ski-in from the Northside Express area via Woodside
- Ski-out your door to the Lady Morgan Express

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Annual Cost of Ownership

Following is a summary of the current estimated cost of ownership to be paid through the Master and Nakoma homeowners' associations:

Nakoma Homeowners Association Dues: \$17,000

Empire Pass Master Association Dues: \$4,713

Talisker Club dues: * \$16,434

TOTAL ANNUAL COST OF OWNERSHIP \$38,147

* Talisker Club dues are paid separately. Please refer to Talisker Club documentation.

Transfer Assessment:

The Empire Pass Master Association charges a transfer assessment (which is shared with Park City) that is currently 1% of the purchase price. This transfer fee is paid by purchaser at closing, and the funds are used for transportation, open space and community amenities and services.

Empire Pass Master Association Services and Maintenance:

The Association has determined that it shall provide for the following:

- Maintenance, repairs, replacement and upkeep of all roadways including snow removal, repairs of pavement areas, pavement striping and markings and guardrail replacement.
- Installation, maintenance and upkeep of all project signage, main entryway features and common area landscaping.
- Walking trails and other common area amenities will be maintained by the Association. Many trails are in and plans are underway for more. Should the Association decide to install future common recreational features (such as a small park or pond) these would also be maintained by the Association.
- Dial-A-Ride. The Association plans to provide a Dial-A-Ride service to owners which will take them to and/or from their homes to selective destinations in Empire Pass and within key destination spots in greater Park City.
- Security. While no permanent gatehouse or guard station is currently planned within Empire Pass, provisions have been made to provide for a private security patrol if such is deemed needed by the Association.

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Nakoma Homeowners Association Service and Maintenance:

- Including but not limited to: Exterior maintenance of the buildings, including stonework, siding and roofs, landscaping maintenance, snow removal for the common driveway, ski trail maintenance and insurance.

Talisker Club Membership Opportunity

Nakoma's homeownership comes with a membership opportunity to the exclusive Talisker Club (\$100,000 deposit) - where excellence in world-class skiing, golf, fishing, fine dining, fitness, spa and architectural design are combined with every conceivable outdoor experience.

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