



VICTORY RANCH



Amenities Guide

Introducing The Barn

Our newest and most-anticipated amenity at Victory Ranch, The Barn is both a destination for recreation and fun and a retreat for relaxation and wellness. Inspired by the classic Western style barn house, this new amenity features two adjacent structures — a Family Barn and a Wellness Barn. The first comes brimming with a pizzeria, ice cream shop, general store, sports court, game room and arts & crafts studio. The other serves as a restorative retreat with a fully-equipped fitness center, juice bar and spa, offering a full treatment menu and zen pool lounge. Outside, The Barn is home to an active 75-foot swimming pool with a hot tub and winding water slide, all surrounded by a tranquil stream and pond, a great lawn, bocce ball court, and paddle tennis pavilion.



THE PARLOR & GENERAL STORE

The main level of the Family Barn is a destination for the whole family to escape. Here, The Parlor restaurant features a full-service bar, delicious handcrafted pizzas, gourmet sandwiches and healthy salads. An old-fashioned ice cream counter, too, serves up sundaes, hand-dipped cones and shakes and floats. Adjacent to The Parlor is a well-curated General Store, where one can stock up on specialty Italian goods, fresh produce, meats, cheeses and more.



GAME ROOM & SPORTS COURT

A true paradise for kids and teenagers alike, The Barn's game room features shuffleboard, ping pong, foosball and vintage arcade games, while the neighboring arts & craft studio is the perfect locale for kids to test their creativity in an array of classes. An indoor basketball court with a vaulted barn ceiling soaring more than 30-feet high is the ultimate spot for kids to play hoops indoors, dodgeball and more.



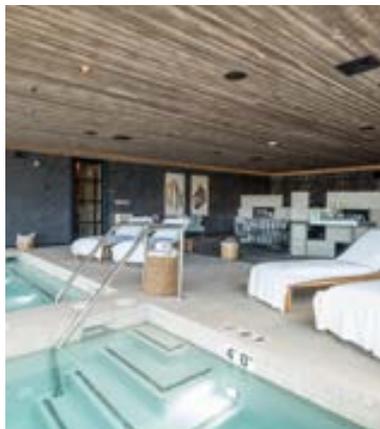


PADDLE TENNIS & THE WARMING HUT

Our Paddle Tennis pavilion consist of two heated courts located just steps from The Barn's Warming Hut, a beautifully-appointed indoor/outdoor lounge that allows players to warm up by the fire and enjoy a drink before and after matches. The social and competitive four-season activity follows similar rules as tennis but is played with a paddle on a smaller court and the depressurized ball can be bounced off the walls.

FITNESS CENTER & SPA WELLNESS BARN

The Wellness Barn is a state-of-the-art haven for health and pampering and home to The Spa at Victory Ranch, a modern spa facility with massage and facial treatment rooms, a nail studio, men's and women's spa showers, lockers, saunas, steam rooms and a Zen Den featuring hot and cold plunge pools. The Fitness Center, too, features cutting-edge equipment for both cardio and strength training and lockers to store your items—all framed by floor-to-ceiling windows that reveal far-reaching views of the Victory Ranch Golf Course. Adjoining the Fitness Center is the JuiceBar, offering a healthy menu of fresh juices, smoothies, espresso drinks and tea to fuel your day or enjoy pre- or post-workout.

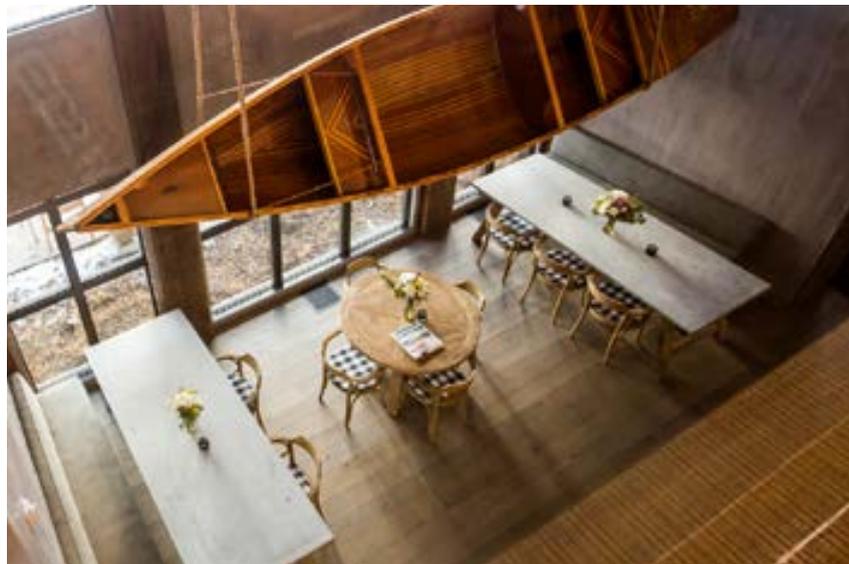


SWIMMING POOLS & RECREATION LAWNS

The Barn features a large outdoor swimming pool wrapped around a formal hot tub. Surrounded by a spacious stone deck and grassy lounge area, this 75-foot long pool — with a spa and wet deck — is the premier place to cool off and socialize in the summertime. Adjacent to the Family Pool is the Grotto Pool, complete with a waterfall and an adrenaline-rush water slide. A meandering stream connects to the pond, which provides the backdrop for relaxing on the lawns. The Barn is a seasonal outdoor recreational haven, with two large lawns, a freshwater pond, grassy amphitheater, fire pits and stone bridges.

The Post

A day at Victory Ranch begins at The Post, our community centerpiece – the place to pursue a new adventure, unwind by the heated pool, shop for the finest outdoor gear, grab lunch on the go and share stories with friends by the fire. It's the new arrival space for members and guests, the home of Member Services and all things Outfitters. It's a one-stop destination for all your services and activity needs.



To schedule Outfitters excursions, please call Member Services at 435-785-5040.
To contact Outfitters Store, please call 435-785-5060.

Freestone Lodge

At the core of Victory Ranch lies the Freestone Lodge, a beautifully appointed gathering place designed for reflecting on the day's adventures and connecting with neighbors and loved ones. Here, homeowners share stories over cocktails beside roaring fires and enjoy fresh, locally inspired fare prepared by our Executive Chef and served inside overlooking the river, or out on the flagstone terrace under the stars.

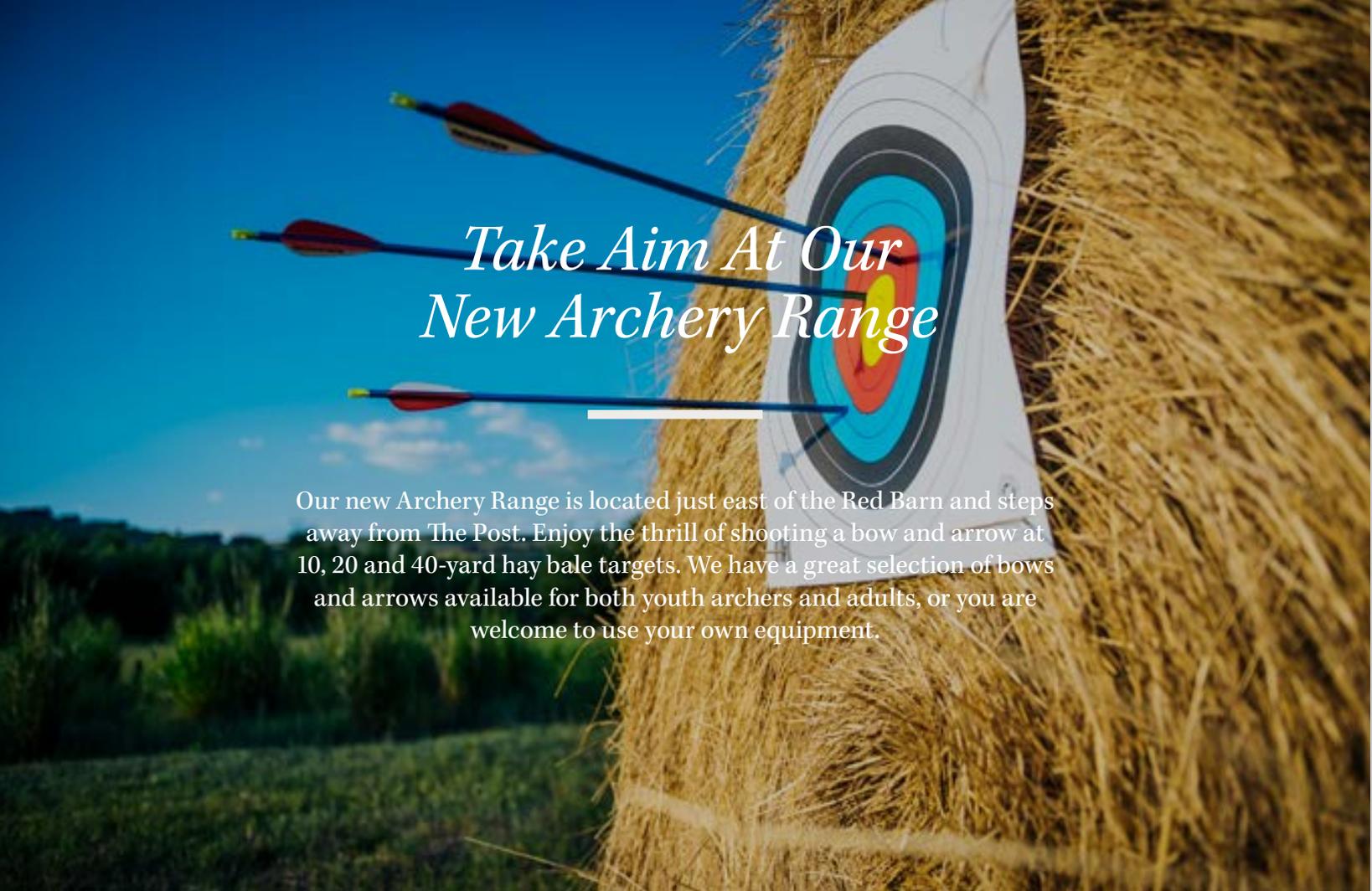


FREESTONE LAWN

In addition to serving as a dining venue, the Freestone Lodge plays host to a number of family activities, games and events on its well-manicured lawn. From bocce to cornhole, this is where you'll find a fun, casual environment for the whole family to enjoy.

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Activities Include:

- Games
- Shuffleboard
- Horseshoes
- Pedal Karts
- Yoga on the River



Take Aim At Our New Archery Range

Our new Archery Range is located just east of the Red Barn and steps away from The Post. Enjoy the thrill of shooting a bow and arrow at 10, 20 and 40-yard hay bale targets. We have a great selection of bows and arrows available for both youth archers and adults, or you are welcome to use your own equipment.



River Cabins

These luxurious accommodations are conveniently located adjacent to the Freestone Lodge and The Post, just along the River Trail. Beautifully appointed with housekeeping and concierge services, cabin suites can be rented for an evening or up to a week at a time.



Rees Jones Golf Course

Tee off on our Rees Jones-designed Golf Course and soak up dramatic views of the nearby Wasatch Mountains and Jordanelle Reservoir. Enjoy private access to one of Utah's most celebrated courses where the vistas deliver almost as much enjoyment as the game itself.



GOLF COURSE CLUBHOUSE

Offering members a relaxing setting for post-golf socializing and gatherings on the Clubhouse Grill's new dining patio. The Golf Shop features premium brand equipment and apparel, while new men's and women's locker rooms enhance our members' golf experience.

LESSONS & PRACTICE FACILITIES

Perfect every aspect of your game on our practice facilities, available ½ hour prior to the scheduled first tee time. Private and group lessons may be arranged in advance by calling the Golf Shop.



875 Main

Base of Town Lift, Park City

Nestled in the midst of some of the finest restaurants, shops, spas and more in Park City, 875 Main is your direct connection to the “Best Town in America,” according to Outside Magazine.

875 Main is the perfect après-ski destination to hang up your boots and have a drink, or unwind and catch a game before hitting the restaurants and shops downtown. Our ski valet will greet you at the curb to collect your skis and boots, and when you're ready to hit the slopes, they'll have your gear ready at the lift.

Enjoy the fully stocked comfort station, boot dryers and extra-large lockers where you can store anything you need for the day. 875 Main is your home away from your Victory Ranch home.

Contact Member Services at 435.785.5040 for more information.



Deer Crest Club

St. Regis Hotel, Deer Valley

Victory Ranch members enjoy special access privileges* to the Deer Crest Club at St. Regis Hotel, Deer Valley. The Deer Crest Club Lounge offers direct ski-in/ski-out access to the Deer Hollow ski run at the Deer Valley Resort. Adjacent to The Club lounge is a members-only sport locker area.

Contact Member Services at 435.785.5040 for more information.

**Blackout dates apply.*

Rivers & Ponds

From our 4-mile stretch of the Upper Provo River, a true freestone, to the many ponds and fishing holes that dot our grounds, our natural water sources provide abundant opportunities for active adventure and places of quiet relaxation for every member of the family.

Activities Include:

- *Swimming*
- *Fly Fishing on the Upper Provo River*
- *Fly Casting Clinics*
- *Fishing at the Freestone Pond*
- *Fishing at the Fitzgerald Ponds*
- *Kayaking*
- *Paddleboarding*
- *River Trail Loop Hiking*



Antler Shed

Located along the Juniper Draw Trail, The Antler Shed is our newest activity amenity for kids of all ages. The non-traditional treehouse activity course features a suspension and rope bridge.



The Backcountry

With more than 4,000 acres of private, untouched backcountry, you can get lost in the great outdoors, no matter the season. There's always an adventure around the corner, and no shortage of places to explore.



WINTER ACTIVITIES

- Backcountry Yurt Camping
- 5-Stand Shooting
- Mountain Biking
- Hiking/Running
- Horseback Riding
- Nordic Skiing
- Snowshoeing
- Wildlife Viewing
- Upland Bird Hunting
- Snowmobiling

SUMMER ACTIVITIES

- Backcountry Yurt Camping
- 5-Stand Shooting
- Mountain Biking
- Hiking/Running
- Horseback Riding
- 4x4 ATV Ranger Adventures
- Wildlife Viewing
- Upland Bird Hunting



Jordanelle Reservoir

The Jordanelle Reservoir is seconds west of Victory Ranch and home to an array of water adventures for the whole family to enjoy. Whatever water activity you have in mind, we'll help you find it at the Jordanelle.

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Activities Include:

- Stand-Up Paddleboarding
- Waterskiing, Wakeboarding and Tubing
- Kayaking
- Boat Rentals
- Pontoon Cruises

All activities are weather dependent.



Services

Victory Ranch is committed to the homeowner experience. Our year-round concierge service ensures homeowners enjoy every amenity imaginable.

VICTORY RANCH OUTFITTERS

Our team of Outfitters consists of some of the most coveted specialists in the country, brought together to share their hard-earned expertise with our members. Whatever adventure you have in mind, they're here to help you enjoy your time in the great outdoors to the fullest.

Contact Member Services at 435.785.5040 to arrange.

MEMBER SERVICES

Membership at Victory Ranch means you have a home in a private, low-density community, full of authentic adventure, with access to an attentive Member Services staff who will deliver any amenity you can imagine.

Contact Member Services at 435.785.5040 to learn more.



SALT LAKE CITY

47 Miles | 800.541.4955

The state capital of Utah is the gateway city to five national parks and world-renowned ski resorts, including those in Park City which are a short 35-minute drive from the Salt Lake City International Airport.

PARK CITY

18 Miles | 800.453.1360

This year-round resort town features an array of world-class restaurants, shopping, spas and recreation, including Victory Ranch's members-only ski-in/ski-out clubhouse, 875 Main.

DEER VALLEY

13 Miles | 800.424.3337

Deer Valley is consistently ranked among the top ski resorts in North America in the categories of service, mountain grooming and on-mountain dining.

HEBER CITY AIRPORT

14 Miles | 435.654.0720

Heber City Airport is a short drive to Victory Ranch and the area's ski resorts. It is home to Ok3 Air, a full-service FBO.





VICTORY RANCH

7865 North Victory Ranch Drive
Kamas, Utah 84036

435.785.5000
Find yourself at VictoryRanchUtah.com