



VICTORY RANCH

THE RESIDENCE CLUB





A Park City Mountain Retreat for Every Season

Located along a private stretch of the Upper Provo River just minutes from the legendary ski slopes of Park City and Deer Valley, The Residence Club at Victory Ranch presents an unrivaled fractional ownership opportunity that combines the best in year-round mountain living with the boundless outdoor adventures and world-class amenities of Utah's most celebrated vacation home community.

At The Residence Club, owners experience unbridled freedom amidst the natural beauty of our community's 6,700 acres, including a 4,000-acre backcountry wilderness and four mile stretch of the Upper Provo River. Spend the day fly fishing for trophy trout, snowmobiling across a breathtaking winter landscape, swimming in one of our outdoor pools, relaxing your spirits at The Spa at Victory Ranch or teeing off on our acclaimed Rees Jones-designed golf course.

The great outdoors at Victory Ranch are complemented by an array of well-appointed dining venues, family-oriented clubhouses and wellness facilities. It is here where contemporary comforts and every modern convenience imaginable come together as you gather with friends and family to enjoy regionally-inspired cuisine and let your children—and inner child—run wild.

Offering fractional owners the ability to live a carefree, turnkey lifestyle, The Residence Club is complete with 16 modern cabins overlooking the Upper Provo River, with far-reaching views of our golf course, the Wasatch Range and Uinta Mountains. Designed for indoor-outdoor living, the spacious cabins are the realization of thoughtful luxury and relaxed sophistication.



The Residence Club

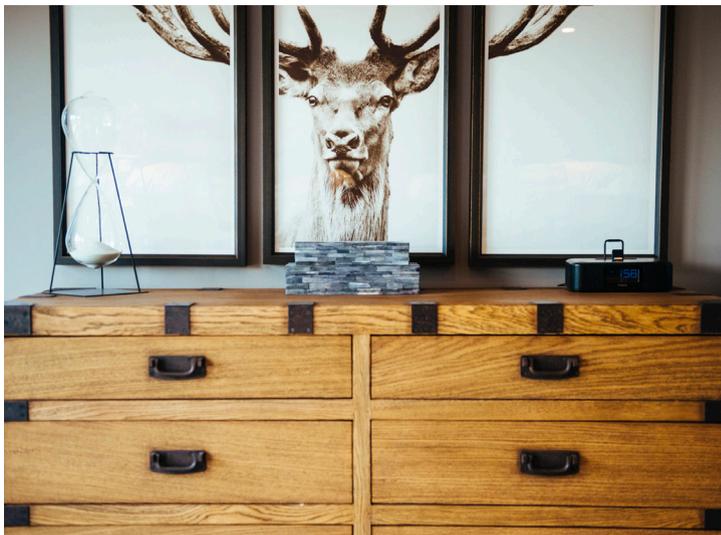
Nestled amongst juniper and cottonwood trees just above a serene stretch of the Upper Provo River, The Residence Club's 16 cabins are meticulously designed to rest in harmony with their natural surroundings. The cabins boast sweeping mountain and river vistas and close proximity to all of Victory Ranch's top-tier amenities, including the Rees Jones-designed golf course and The Barn clubhouse's family activity center, wellness facility, paddle tennis pavilion and swimming pools. At The Residence Club, owners have the ability to vacation with ease while enjoying exclusive access to the Victory Ranch lifestyle.

DESIGN

Sourced from native materials, The Residence Club cabins merge seamlessly with their natural environment, featuring The Kestrel an open-concept 3 bedroom cabin home, and The Starling, a 3 bedroom plus bunk nook cabin home, both ranging from 2,015 to 2,858 square feet of indoor-outdoor living space. Beyond each cabin lies an expansive outdoor setting with a 7-person hot tub and fire pit, creating the perfect spot for dining al fresco or s'mores following a full day on the slopes.

OWNERSHIP

The Residence Club offers fractional ownership in 16 luxury cabins located along the Upper Provo River just minutes from Park City. Here, owners will benefit from an effortless, turnkey lifestyle with six guaranteed weeks of vacation per year and additional free weeks when available. Owners will also enjoy full use of Victory Ranch club amenities and access to a dedicated member services team, affording an entirely flexible way to own a contemporary mountain home.



About Victory Ranch

Set amongst 6,700 pristine acres along a four-mile stretch of the Upper Provo River, Victory Ranch is a place for active individuals and families to escape from the everyday and reconnect with nature's untouched beauty. World-class amenities include an 18-hole Rees Jones-designed golf course, fly fishing, four restaurants, two heated outdoor pools, a fitness center and wellness spa, tennis courts, miles of professionally-designed mountain biking trails, a 5-stand shooting facility, a host of kids activities and more than 4,000 acres of pristine backcountry. As a private community, Victory Ranch is committed to the homeowner experience. Year-round concierge service ensures homeowners enjoy every amenity imaginable. It's a place like no other. A legacy retreat for family and friends to enjoy for years to come. A place to call home, all year long.





The Residence Club Cabins

Featuring well-appointed indoor and outdoor living spaces designed for year-round mountain living, The Residence Club cabins merge seamlessly with their natural surroundings through open floor plans and the use of native materials. Experience elevated design and take on the day with every convenience at your fingertips, from the cutting-edge appliances in your kitchen to the dedicated member services team ready to arrange your every need.



The Kestrel

This beautiful 3-bedroom, 3-bathroom residence sleeps 8 and offers a total of 2,015 square feet of indoor-outdoor space. The Kestrel cabin features two master suites, a separate bunk room and is uniquely suited for both couples and families seeking a vacation home throughout the year. On the main level, you will find the junior master bedroom with en suite bathroom and access to the outdoor patio. The open floorplan living room and fully-appointed kitchen also flow out onto an elevated patio, complete with covered outdoor dining, a fire pit and 7-person hot tub. On the upper level, the main master suite features vaulted ceilings, a well-appointed bathroom and a private patio, serving as the home's grand retreat.



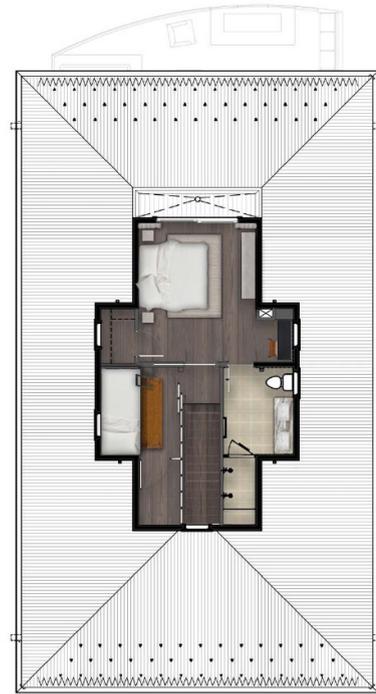
The Starling

Functional living and modern mountain design come together in this spacious Residence Club cabin. The Starling cabin, a 3+ bedroom, 3.5-bathroom sleeps 10 and offers a total of 2,858 square feet of indoor-outdoor living. Accompanying the open floor plan living room and kitchen on the main level are the 2 large guest bedrooms, each with en suite bathrooms. The bedrooms also directly access the split-level patio, which features a 7-person hot tub, multiple lounging areas, a fire pit and covered outdoor dining. On the upper level, the main master suite features vaulted ceilings, a stunning master bath and a private patio. An additional bunk nook lies just beyond the master and provides an enclave for the little ones.

Floor Plans



LEVEL 1

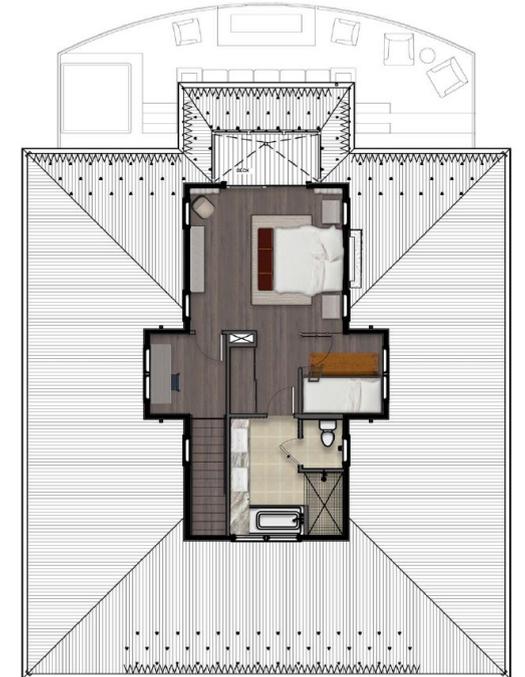


LEVEL 2

THE KESTREL



LEVEL 1



LEVEL 2

THE STARLING



Amenities and Services

Victory Ranch is a place for your family to escape the everyday and experience unforgettable moments in the great outdoors. Relax with a day of treatments at The Spa, indulge in locally-sourced meals at the Freestone Lodge or cast a line in the Upper Provo River. Year-round recreation and unmatched amenities await you at Victory Ranch.

THE BARN

Pizzeria - Full Service Bar - Ice Cream Parlor - Wellness Spa - General Store - Game Room - Half-Court Basketball - 75-Foot Heated Pool - Hot Tub - Fresh Water Pond - Fire Pits - Grassy Amphitheater - Juice & Coffee Bar - Fitness Center and Studio - Paddle Tennis - Tennis - Warming Hut - Lawn Games - Snow Tubing Hill - Nordic Ski and Snowshoe Track

THE POST

Family Room - 50-Foot Heated Pool - 2 Heated Spas - Seasonal Grill - Game Lounge - Self-Serve Ice Cream - Media Room - Retail Shop - Conference Room - Member Services - Outfitter's

FREESTONE LODGE

Restaurant & Bar - Activity Lawn - Flagstone Terrace & Fire Pit - Horseshoes - Lawn Games - Fishing Deck

REES JONES-DESIGNED GOLF COURSE

18 Holes - Clubhouse & Grill - Driving Range - Practice Facilities - Comfort Stations

SKI-IN/SKI-OUT AMENITIES

Park City Ski-In/Ski-Out Lounge with Lockers & Ski Concierge - Deer Valley Ski-in/Ski-out Access at Deer Crest Club

BACKCOUNTRY

20+miles of Mountain Biking - 4 miles of Upper Provo River and Fly Fishing - Hiking and Ranger Trails - Luxury Yurt Dining and Camping - 5-Stand Shooting Facility - Fishing Ponds and Picnic Spots - Guided Snowmobiling Adventures

ADDITIONAL AMENITIES

- Dedicated year-round concierge
- Kitchen stocking
- Jordanelle Reservoir
- Water sports
- Fly fishing, stand up paddle and kayaking on Victory Ranch's lakes and ponds
- Full wellness spa, zen den lounge, men's & women's locker room, steam showers, hot and cold plunge pools
- Yoga, spin and circuit training classes
- Guided adventures by expert outfitters
- Mountain biking and hiking
- Horseback riding
- Five stand shooting
- Upland bird hunting
- Archery
- Polaris ranger rentals
- Guided snowmobile adventures
- Paddle tennis court and warming hut
- Nordic skiing
- Snowshoeing
- On-site Sommelier
- Exclusive resident events
- Tennis courts and pickleball



Member Services

YEAR-ROUND SERVICE

It's been said that membership has its privileges and that's truly the case at Victory Ranch. The Member Services team is devoted to meeting your individual needs and creating hassle-free living, from travel planning and activity bookings to restaurant reservations and babysitting. Our year-round concierge service ensures that your family and guests will enjoy every amenity imaginable. Whether it's stocking the refrigerator before you arrive, coordinating outdoor activities, storing your personal items or arranging transportation, our attentive staff has every detail covered.

OUTFITTERS TEAM

Victory Ranch employs full-time outfitters, including some of the area's most sought after guides, to help you learn a new hobby or master your game. With extensive experience in hunting, fly fishing, mountain biking, shooting and more, our outfitters are renowned as some of the top talent in the nation. They are eager to share their expertise and hope you'll consider them your personal outdoor gurus while at Ranch.





Destination

PARK CITY

More than just a ski town, Park City hosts the annual Sundance Film Festival, dozens of open-air concerts and is a cultural hub offering renowned restaurants, shops, spas and more. Located at the base of Town Lift, the Victory Ranch private ski-in/ski-out lodge, 875 Main, serves as our year-round direct connection to the best of Park City. A valet will meet you at the curb to collect your skis and boots, and, when it's time to hit the slopes, we will have your gear ready for you at the lift. At the day's end, use the boot dryers, grab a bite to eat and unwind with a drink in this cozy and private urban lodge.

DEER VALLEY

Rated one of America's top ski resorts, Deer Valley sits just 15 minutes from the front gates of Victory Ranch. A special arrangement with Deer Crest Club at the St. Regis Hotel affords Victory Ranch members special access to this exceptional ski-in/ski-out club. The Deer Crest Club Lounge offers direct ski-in/ski-out access to the Deer Hollow ski run at Deer Valley Resort. Continental breakfast, light lunch, afternoon snacks and beverage service are served on a complimentary basis. Adjacent to the Lounge is a members only locker room area, available for Victory Ranch owners to utilize.

FAQ

WHAT IS THE RESIDENCE CLUB AT VICTORY RANCH?

The Residence Club presents an unrivaled opportunity to own a vacation home in tandem with Victory Ranch's world-class amenities, services and recreational pursuits. The Residence Club is part of the renowned 6,700-acre Victory Ranch community, which is located along a four-mile stretch of the Upper Provo River, and just moments from the legendary slopes of Park City and Deer Valley. Complete with 16 modern cabins, The Residence Club offers fractional owners the ability to live a carefree, turnkey lifestyle elevated by an abundance of five-star amenities and services.

WHERE IS THE RESIDENCE CLUB LOCATED?

The Residence Club is located in the heart of Victory Ranch, within close proximity to all community amenities, including the newest clubhouse, The Barn. The 16 luxury cabins are positioned along a distinct eastern slope with views of the Uinta Mountains, Flat Top Mountain and the Rees Jones-designed golf course. Located only 45 minutes from Salt Lake City International Airport and minutes from renowned Park City and Deer Valley ski resorts. The Residence Club affords owners exclusive amenities and guest services at the heart of Utah's most beloved locale. Both Park City and Deer Valley are amongst the most coveted winter destinations in the nation, offering award-winning ski resorts, while countless recreational pursuits in the summer attract visitors from both near and far. Here, active individuals and families are able to take advantage of Utah's natural splendor year-round.

IS THE RESIDENCE CLUB "OWNERSHIP" A REAL ESTATE INTEREST?

Each Residence Club owner actually owns a deeded 1/8 undivided interest as tenants in-common in one of the ten Starling (3 bedroom plus bunk nook) cabins or in one of six Kestrel (3 bedroom) cabins. Ownership is evidenced by a real estate deed insured by a title insurance policy. Your deeded 1/8 undivided interest can be mortgaged, willed, placed in a trust, owned by a corporation and so on. Your Residence Club interest can be resold by you or a licensed real estate agent.

WHAT FACILITIES AND AMENITIES DO THE RESIDENCE CLUB MEMBERS HAVE ACCESS TO?

The Residence Club owners will enjoy the full complement of world-class amenities and member services at Victory Ranch while in residence. The newest amenity clubhouse, The Barn, is a hub for year-round family fun and wellness. It features a pizzeria, ice cream parlor, game room, half basketball court, 75-foot swimming pool, fitness center, spa, paddle tennis and tennis courts, juice bar and a movement studio. The Post clubhouse offers a family room, pool grill and outfitters retail shop while the Freestone Lodge is home to the community's central restaurant and bar. Additional amenities include an 18-hole Rees Jones-designed golf course, yurts with an all-inclusive camping experience, a 5-stand shooting range, archery, polaris ranger rentals, river or pond fishing, groomed mountain biking and hiking trails and an action-packed calendar of exclusive resident events.

WHAT MEMBER SERVICES ARE OFFERED TO THE RESIDENCE CLUB MEMBERS?

Owners boast a carefree vacation experience courtesy of The Residence Club's year-round concierge services. Take advantage of pre-arrival planning, pantry stocking, assistance with storing your personal items and booking the amazing experiences that will fill each week. Book an indulgent spa treatment, 18-holes of golf, an archery lesson, make a restaurant reservation or schedule a babysitter for a special night out. This is your great escape and your energy should be spent fully present in each day's moments. Victory Ranch outfitters are also at your service to help you gear up or simply provide pointers for any outdoor sport or adventure.

HOW LONG CAN I STAY AT MY CABIN EACH YEAR?

With 1/8 fractional ownership, The Residence Club owners are guaranteed six vacation weeks in a calendar year. Weeks may also be transferred to extended family. Take advantage of an unlimited amount of short notice reservations with space available bookings.

WILL I ALWAYS STAY IN THE SAME RESIDENCE?

The Starling, three-bedroom plus bunk nook, owners will share 10 cabins and The Kestrel, three-bedroom, owners will share 6 cabins.

WHAT IF I BOOK MY WEEKS AND MY PLANS CHANGE?

Flexibility is among the primary advantages of membership within The Residence Club. If your plans change, you may utilize a trading platform to exchange your week with another owner.



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Victory Ranch is pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtain housing because of race, color, religion, sex, handicap, familial status, or national origin. Obtain the property report for Victory Ranch, required by federal or state law, and read it before signing anything. No federal or state agency has judged the merits or value, if any, of property in Victory Ranch. This is not intended to be an offer to sell, nor a solicitation of offers to buy, to residents of CT, HI, ID, NY, NJ, OR, PA, SC, or any other jurisdiction where prohibited by law. No offering can be made to residents of New York until an offering plan is filed with the Department of Law of the State of New York. Warning, the California Department of Real Estate has not inspected, examined, or qualified any offering of the property in Victory Ranch. Access to and use of golf and other amenities is restricted to Victory Ranch Club members and subject to applicable membership fees, membership dues, and other limitations. Sold by Summit Sotheby's International Realty 