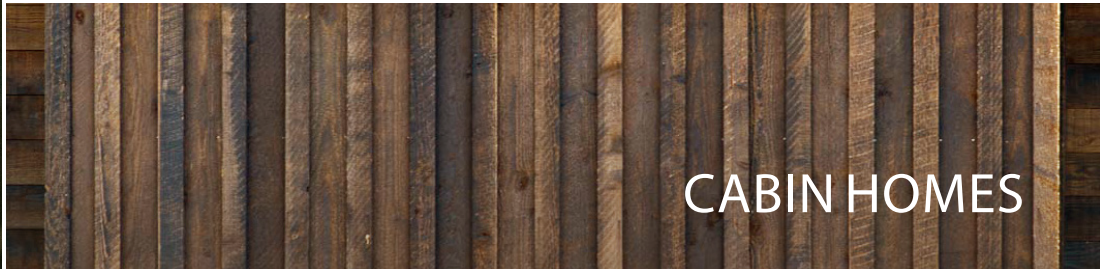




VICTORY RANCH



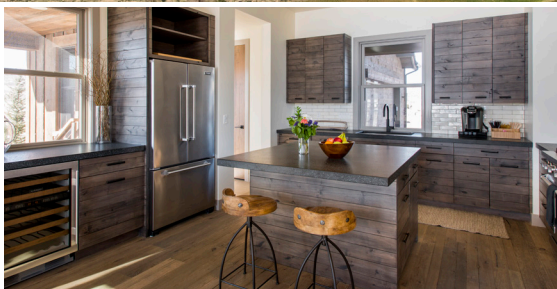
CABIN HOMES

INTRODUCING THE CABIN HOMES AT VICTORY RANCH

Located in the heart of Victory Ranch, this limited collection of homes presents a timeless aesthetic that honors the tradition of mountain living while also refining it. Set amidst sweeping vistas of the Jordanelle Reservoir and the eastern slopes of Deer Valley Ski Resort, the cabins are ideal for active families and individuals who value close proximity to our Rees Jones-designed Golf Course as well as accessibility to our private trail system for adventures into the backcountry or family walks to the Freestone Lodge.

The cabin homes are thoughtfully crafted using the finest native materials, such as locally sourced moss stone and Douglas fir timber beams. These open-concept, three or four bedroom luxury homes range from approximately 2,200 to 3,600 square feet and offer flexible floor plans that can be tailored to suit your needs and lifestyle.

Carefully sited and built into the terrain, each home blends seamlessly with the land, with spacious main level indoor/outdoor living areas and walk-out lower levels. From each bedroom and living area, views of the surrounding nature can be enjoyed through expansive windows, connecting you with the great outdoors every season of the year.



LOCATION

THE ASPEN

The Aspen embraces a contemporary mountain aesthetic with an open, airy floor plan. Walls of windows fill the home year-round with warm natural light while maximizing views of the surrounding mountains. A well-appointed kitchen flows into the spacious dining and living areas, making the home an ideal setting for both entertaining and family gatherings. Expansive outdoor living areas extend into the rolling landscape, perfect for taking in the natural beauty that abounds from first sunlight to twilight. At night, enjoy the crisp mountain air with family and friends around an outdoor fire pit.

The single level home features three bedrooms, each with its own en suite bath, and an extra powder room for guests. The spacious master suite includes a master bath with a freestanding tub situated below a picture window revealing grand mountain views.



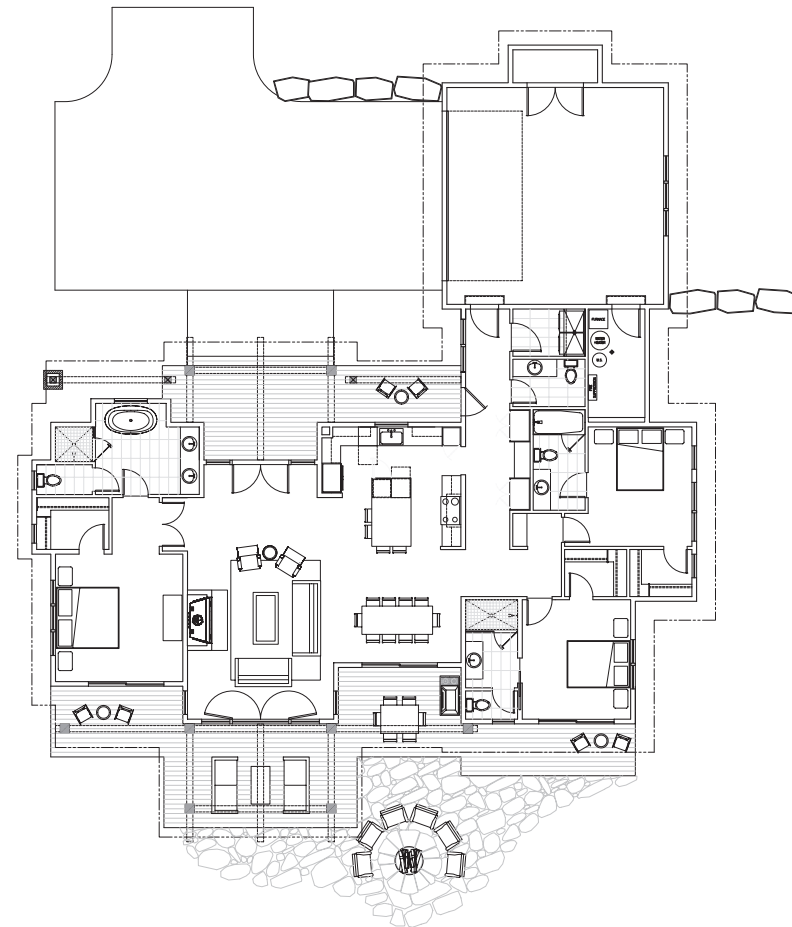
THE ASPEN

FLOOR PLAN

Three Bedrooms

Three-and-a-half Baths

Total Liveable Space: 2,257 S.F.



THE WILLOW

Developed with a classic mountain design and a flexible floor plan, The Willow offers functional living in a majestic setting. Its main living space features a 19-foot vaulted, exposed-beam ceiling running from the front door to panoramic windows that showcase views of the nearby Jordanelle Reservoir and Deer Valley Ski Resort. This open-concept, main level living space includes a gourmet kitchen, family room and dining area. Each room opens to an oversized deck that spans the second level, providing ample space for lounge chairs or outdoor dining.

The base four bedroom and four-and-a-half bathroom plan includes a second level bedroom and bathroom and can be customized to include a lower level living area or create a fifth bedroom. The main level master suite features a walk-in closet, luxury master bath and deck. The lower level has outdoor access via sliding doors to a large flagstone patio.



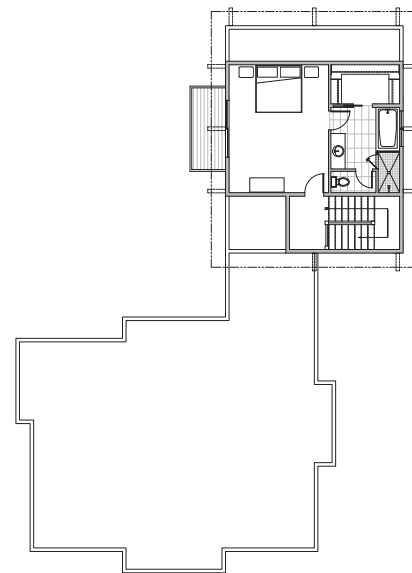
THE WILLOW

FLOOR PLAN

Four Bedrooms

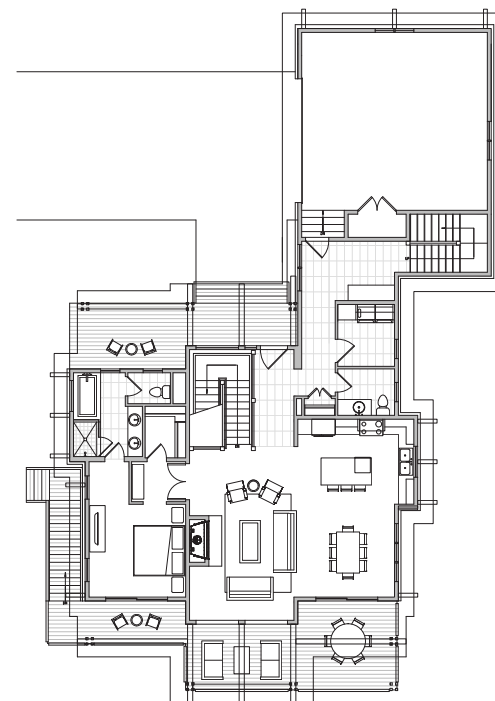
Four-and-a-half Baths

Total Liveable Space: 3,599 S.F.



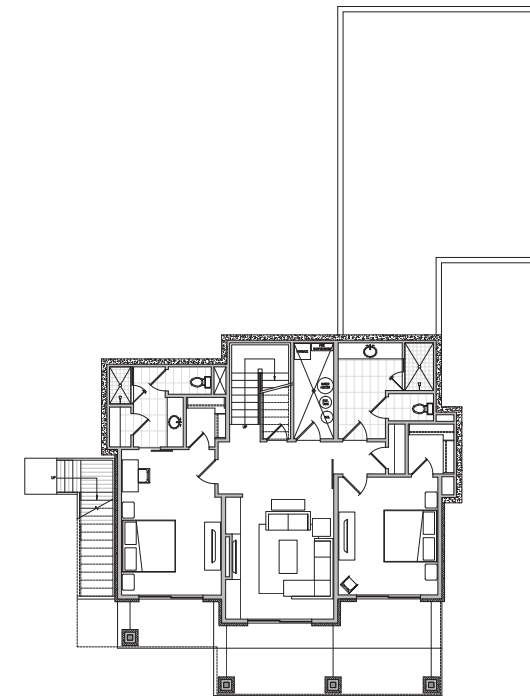
UPPER LEVEL

Indoor Living: 538 S.F.



MAIN LEVEL

Indoor Living: 1,778 S.F.



LOWER LEVEL

Indoor Living: 1,283 S.F.

**Option to convert living area to fifth bedroom*

THE COTTONWOOD

The seamless marriage of traditional and contemporary design elements is a guiding architectural principle for The Cottonwood. A warm, inviting sense of arrival welcomes you home to expansive views and an open-concept living space, anchored by a wood-burning fireplace. The living room, dining room and gourmet kitchen flow together and outside onto a large deck offering spectacular views of the Golf Course and surrounding mountains.

The base two-story, four bedroom and three-and-a-half bathroom plan can be customized to include a lower level living area or maintain a fourth bedroom. The master suite is on the main level with a walk-in closet, luxury master bath and private balcony. The lower level features three bedrooms with a separate living area/game room.



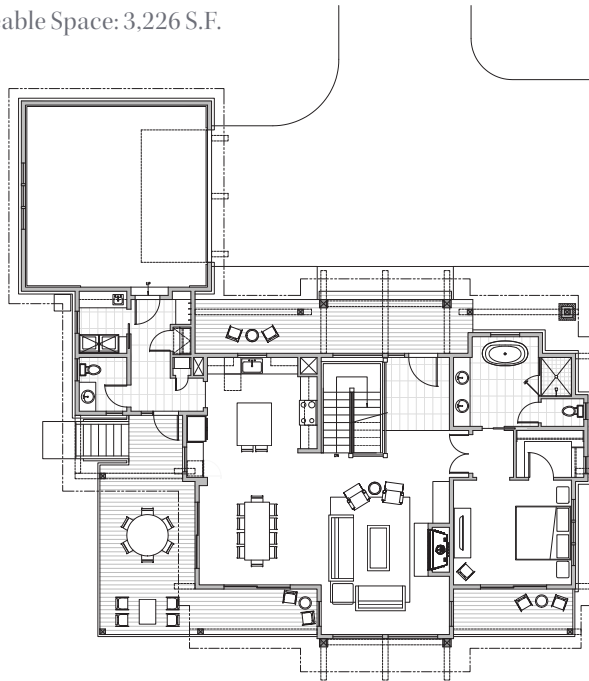
THE COTTONWOOD

FLOOR PLAN

Four Bedrooms

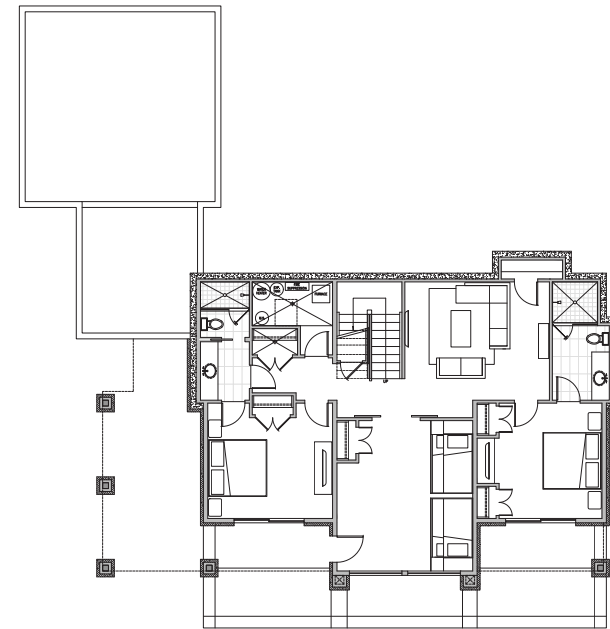
Three-and-a-half Baths

Total Liveable Space: 3,226 S.F.



MAIN LEVEL

Indoor Living: 1,718 S.F.



LOWER LEVEL

Indoor Living: 1,508 S.F.

THE JUNIPER

The Juniper sets the standard for gracious mountain living with its timeless aesthetic and blending of native materials with clean, modern design elements. A vaulted entryway welcomes you to a generous open floor plan bathed in warming sunlight and sweeping views framed by floor-to-ceiling windows. The gourmet kitchen flows into the living and dining areas for ease of entertaining, while an expansive deck presents unobstructed views of the surrounding mountains and the bent grass greens and fairways of our Rees Jones-designed Golf Course.

The base two-story, four bedroom and four-and-a-half bathroom plan can be customized to include a lower level living area and fourth bathroom, with the option for an additional laundry. The main level master suite features a walk-in closet, luxury master bath and private balcony. The lower level includes a spacious junior suite and two additional bedrooms with private baths, all with walk-out access to the outdoor terrace.



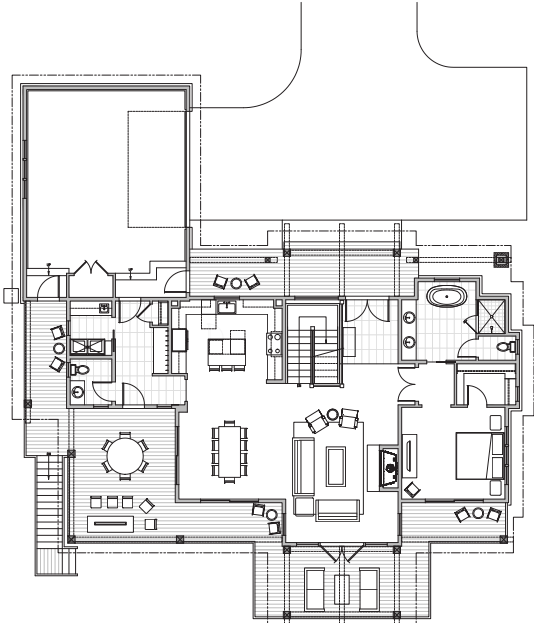
THE JUNIPER

FLOOR PLAN

Four Bedrooms

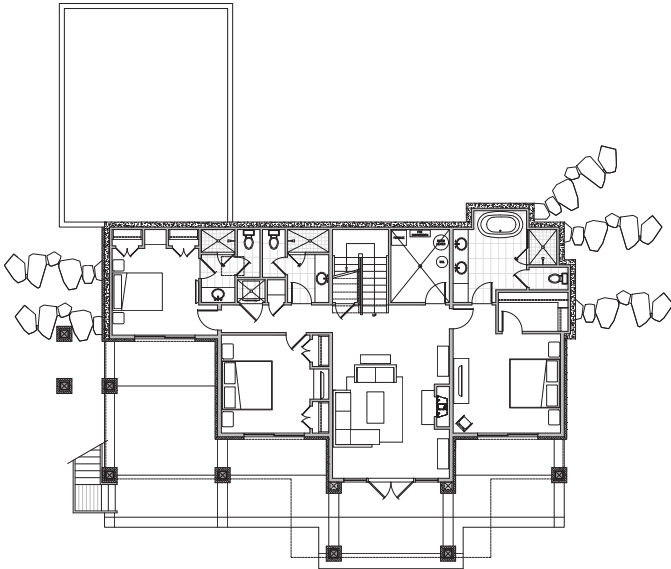
Four-and-a-half Baths

Total Liveable Space: 3,337 S.F.



MAIN LEVEL

Indoor Living: 1,667 S.F.



LOWER LEVEL

Indoor Living: 1,670 S.F.



ADVENTURE IS IN OUR NATURE

Victory Ranch is a private, four-season destination community presenting an unmatched setting for active individuals and families to escape from the everyday and reconnect with nature's untouched beauty. Here, endless adventure awaits, luxury prevails and privacy comes standard. Families enjoy exclusive access to our celebrated 18-hole Rees Jones-designed Golf Course, world-class fly fishing, a community clubhouse with pool and fitness center, miles of professionally-designed mountain biking trails, a 5-stand shooting facility, a riverside restaurant and lounge, host of kids activities, a ski-in/ski-out clubhouse in the heart of Park City and more than 4,000 acres of untouched backcountry, teeming with an inspiring array of wildlife. It's a place like no other. A place for your family and friends to enjoy now and for generations to come.



LIFESTYLE



TEAM



Sterling Bay is a real estate investment and development company based in Chicago, specializing in transforming properties into high-demand strategic destinations. Founded in 1986, Sterling Bay has grown to be a premier developer in the Chicago area, currently owning and managing a portfolio in excess of seven million square feet. Sterling Bay purchased Victory Ranch in 2012 with a vision of creating a world-class, four-season destination rooted in an appreciation for the natural beauty of Utah's Woodland Valley. Sterling Bay has engaged an exceptional team of professionals to help make that vision a reality. www.sterlingbay.com

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INTERNATIONAL REALTY

Summit Sotheby's International Realty was organized in 2008 and became the exclusive Sotheby's International Realty company for the state of Utah by producing over \$1 billion in annual sales volume. Today the firm has 7 offices and over 100 brokers and support staff associates serving Utah's best-known luxury markets. Summit Sotheby's International Realty distinguishes itself as Utah's leading luxury real estate brokerage company by utilizing the industry's leading technologies, business systems and vendors for property. Our clients benefit from the powerful, exclusive Sotheby's International Realty brand and network of 750+ offices located in 55 countries, capable of advising and serving clients in their luxury property needs throughout the world. www.summitsothebysrealty.com

VITA

Vita brings decades of international experience to Victory Ranch. Vita specializes in planning and landscape design for large-scale, high-end recreation communities. The firm assesses projects from a large-scale, master planning level to understand how that vision can be reflected in the detailed site planning and landscape design of world-class homes, resort or mixed-use properties. www.vitainc.com

STUDIO K

Studio K is the lead interior design firm for all-new development projects at Victory Ranch. Founded by internationally recognized designer Karen Herold, Studio K brings to Victory Ranch a thoughtful consideration for authentic details and layers, with an emphasis on creating interior spaces that possess an energy and experience people want to return to time and time again. The Studio K team's relentless passion for design has fostered long-standing relationships with high-profile clients, including Sterling Bay, BOKA Restaurant Group, Four Corners Tavern Group and Aspen Skiing Company. www.studiokcreative.com





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