VICTORY RANCH

THE RESIDENCE CLUB

AN EFFORTLESS ESCAPE FOR EVERY SEASON

Welcome to The Residence Club at Victory Ranch, a new era of home ownership designed with the perfect vacation in mind. One where the kids are entirely taken care of, peeled from their screens to experience an array of memorable firsts in nature. And you? You're relaxed. You needn't worry about a thing besides heading out on your next backcountry pursuit, unwinding at The Spa or toasting the day's adventures as the sun sets over the Wasatch Range.

With The Residence Club, we've flipped the switch on what it means to escape the everyday—and we mean *really* escape. Imagine your family arriving to a beautifully-designed, fully-appointed cabin home without having to lift a finger. **Your gear and personal items? They're all there, waiting for you. The upkeep that comes with typical real estate ownership? That's on us.** At The Residence Club, a whole new world of ease awaits.

AT A GLANCE

ELEVATION: 6,500′ ABOVE SEA LEVEL

ACREAGE: 6,250 ACRES

MILES OF PRIVATE TRAILS: 20+

MILES OF PRIVATE RIVER: 4

LOCATION: KAMAS, UTAH

NUMBER OF RESIDENCE CLUB CABINS: 16

COME HOME TO ADVENTURE

All you need to do?
Show up and disconnect

Set to far-reaching vistas of the Upper Provo River, Uinta Mountains and Rees Jones-designed golf course, The Residence Club cabins provide the most idyllic setting at the threshold of Victory Ranch's world-class amenities and year-round activities. Here, an exclusive enclave of 16 new, stand-alone modern cabin homes come brimming with expansive outdoor living spaces and immaculately designed interiors. The only thing we ask of you? Show up, relax and pursue adventure. We'll handle the rest.

UP HERE, OUT HERE

Location is Everything

We chose a prime location for this exclusive enclave of cabins, just above the river along a gently sloping hillside with breathtaking mountain and golf course vistas. On top of that, the cabins are conveniently located near The Barn clubhouse and Kamloop Trailhead—the starting point for backcountry adventures.

WE DESIGNED THE PERFECT VACATION CABIN HOME. *ACTUALLY*, WE DESIGNED THREE.

An Entirely New Way to Own At Victory Ranch

Our three cabin homes in The Residence Club collection — The Kingfisher, which is slated for completion in December 2021, The Starling and The Kestrel — showcase everything we've learned over the years about what families desire in a vacation residence: large outdoor living spaces to entertain and relax all year-round, dedicated bunk rooms for the kids, a modern-meets-rustic mountain aesthetic, and premium finishes and furnishings. Within each cabin, comfort is paired with a contemporary feel, offering families a cozy yet stylish home away from home.

THE KINGFISHER CABIN

Slated for completion in December 2021, The Kingfisher is the largest of The Residence Club cabins with 4,678 square feet of indoor/outdoor living space, providing the perfect mountain retreat for families seeking the very best in contemporary design, upscale comforts and ample space to relax and entertain. The five-bedroom cabin offers everything you love about The Kestrel and The Starling, plus an additional patio and living room to revel in sweeping mountain views year-round.

5 bedrooms

—

5.5 bathrooms

—

4,678 square feet

THE KINGFISHER

4,678 square feet of indoor/outdoor living space

Sleeps 12

Large great room showcases vaulted ceilings, a fireplace and glass sliding doors that open to the exterior

State-of-the-art kitchen comes fully equipped with Wolf and Sub-Zero appliances, as well as all cookware and baking essentials

Main suite features a large private deck and spa-like bath, complete with heated floors and luxe toiletries

Junior suite on third level offers a more private space along with a deck and spa-like bath complete with heated floors

Two large en suite bedrooms on the first level, one with a king bed and the other with a queen bed

An additional bunk room on the first level with two twin beds and two full beds

Beautifully decorated in a mountain modern aesthetic with weathered ash wood exteriors and Ipe Brazilian walnut patio decking

Large patio on the main level features a Weber BBQ and expansive dining area with ample seating and speaker system

Lower patio is host to a 7-person hot tub and fire pit perfect for entertaining

Private 2-car garage with secured storage space and use of an electric MotoEV

THE STARLING CABIN

Complete with three bedrooms and an additional bunk nook, The Starling cabin is the ultimate multi-generational retreat with 2,858 square feet of indoor/outdoor living space. The upper level is an essential family suite, complete with a main bedroom, bunk room and shared living space, while the first level features two large en suite bedrooms that provide the perfect guest hideaway.

3+ bedrooms

—

3.5 bathrooms

—

2,858 square feet

THE STARLING

2,858 square feet of indoor/outdoor living space

Sleeps 10

—

Great room showcases soaring ceilings, a fireplace and glass sliding doors that open seamlessly to the exterior

—

State-of-the-art kitchen comes fully-equipped with Wolf and Sub-Zero appliances, as well as all cookware and baking essentials

—

Grand family suite bedroom features a large private deck and spa-like bath, complete with heated floors and luxe toiletries

—

Bunk nook off the family suite features two twin XL beds

—

Two large en suite bedrooms lie on the first level, one main suite with a king size bed and generous living area and the other with two queens

—

Beautifully decorated in a mountain modern aesthetic with weathered ash wood exteriors and Ipe Brazilian walnut patio decking

—

Large split-level patio is host to a 7-person hot tub, fire table, Weber BBQ and expansive dining area with ample seating, an outdoor heat lamp and speakers

—

Private 2-car garage with secured storage space and use of an electric MotoEV

THE KESTREL CABIN

The Kestrel features a beautifully open layout, complete with three bedrooms amongst its 2,015 square feet of indoor/outdoor living space. Decorated in a chic mountain modern aesthetic, The Kestrel is an idyllic vacation home with fully-appointed interiors and plenty of room for everyone in the family to live comfortably.

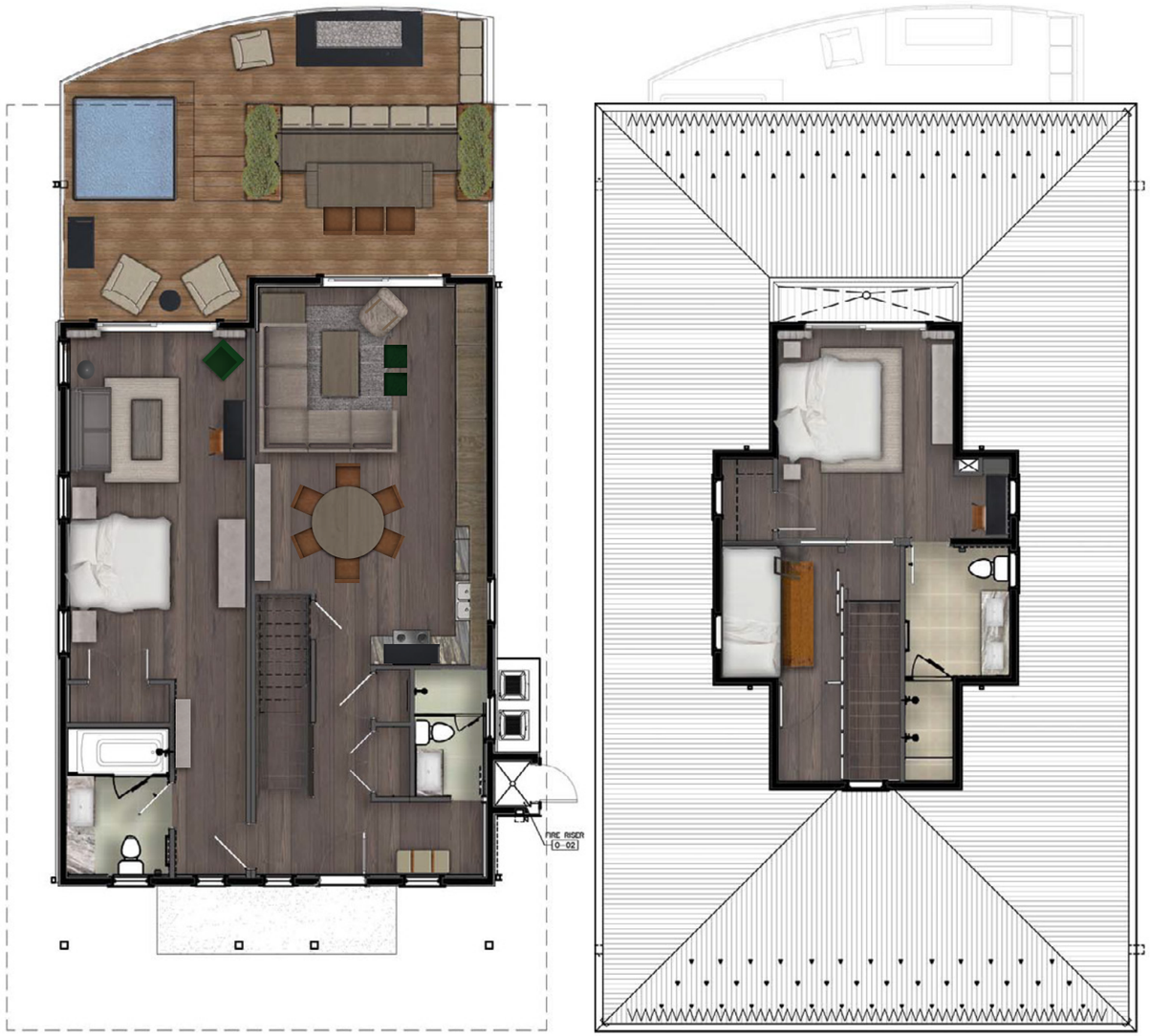
3 bedrooms

—

3 bathrooms

—

2,015 square feet



THE KESTREL

2,015 square feet of indoor/outdoor living space

Sleeps 8

—

Main suite features vaulted ceilings, a private patio, spa-like bathroom, complete with heated floors and luxe toiletries, and adjacent bunk room

—

One large en suite bedroom lies on the first level, with a king size bed and pull out couch

—

Great room showcases soaring ceilings, a fireplace and glass sliding doors that open seamlessly to the exterior

—

State-of-the-art kitchen comes fully-equipped with Wolf and Sub-Zero appliances, as well as all cookware and baking essentials

—

Split-level patio is host to a 7-person hot tub, fire table, Weber BBQ and covered dining area with ample seating, an outdoor heat lamp and speakers

—

Beautifully decorated in a mountain modern aesthetic with weathered ash wood exteriors and Ipe Brazilian walnut patio decking

—

Private 2-car garage with secured storage space and use of an electric MotoEV

INSPIRED DESIGN YOU'LL BE PROUD TO CALL HOME

For The Residence Club Cabins, we tasked one of the country's leading design studios, Studio K Creative, with designing the interior and exterior spaces. They have designed all of Victory Ranch's clubhouses and dining venues and are celebrated internationally for their work in hotels, restaurants and luxury residences.

For our three floor plans, Studio K sourced custom wood wall paneling from local craftsmen; beautiful beds and rugs from Restoration Hardware; custom upholstered benches and bunks from Pendleton; luxe furnishings from Four Hands Marketplace and Dovetail; and more. The result? A feel that's both authentically layered and upscale.

MAKING THE GREAT OUTDOORS EVEN GREATER

The outdoors are where you want to be—no matter the season. That's why each cabin home features expansive, multi-level outdoor living spaces with dining and lounging areas, a Weber BBQ grill, fire table, outdoor heat lamp, speakers, hot tub and private balcony. Inside and out, everyone in the family has a spot to make their own.

OWNERSHIP WITHOUT THE HASSLES

Shared ownership is a hassle-free and guilt-free way to own. There's no wasted investment in unused weeks or months and you never have to lift a finger to maintain your home.

All upkeep is taken care of by Victory Ranch. With the option of having your kitchen pre-stocked, lights turned on and stored gear already there, from your golf clubs to skis and fly fishing rods, all you need to do is show up. While owners enjoy six weeks of use each year plus year-round privileges, you can also take advantage of additional last-minute stays based on 30 day availability.

FOUR SEASONS OF FUN

As a Residence Club owner, there are four seasons of fun waiting for you right here on Victory Ranch's 6,250 acres. Mountain biking, fly fishing, Nordic skiing, river tubing, paddleboarding, swimming, 5-stand shooting, archery, yurt camping, paddle tennis, traditional tennis, pickleball and more. It's a recreational playground like no other, every season of the year.

And while you never have to leave, it's nice knowing that the legendary ski resorts of Deer Valley and Park City are only minutes away. And in Park City, enjoy direct access via Victory Ranch's private ski-in/ski-out lounge.

PLACES & SPACES FOR EVERYONE IN THE FAMILY

Victory Ranch is a place for your family to escape the everyday, where great moments in the great outdoors become memories to treasure for a lifetime. Shake off stress with a day of treatments at The Spa, indulge in delectable tastes at The Freestone Lodge, make a splash in the pool at The Barn, cast a line together on the Upper Provo River, hop on a bumper boat at Stony Lake. At The Residence Club, world-class amenities and year-round recreation are calling.

AMENITIES

The Barn

Our greatest amenity at Victory Ranch, The Barn is both a destination for recreation and a retreat for relaxation, complete with a pizzeria and ice cream shop, general store, game room, indoor basketball court, arts & crafts studio, fitness center, spa, paddle tennis courts, warming hut, 75-foot swimming pool and expansive lawn.

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

The Post at Victory Ranch is the ultimate place to pursue a new adventure, relax by the pool, shop for the finest outdoor gear, grab lunch on-the-go and share stories with friends by the fire.

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

The Freestone Lodge

Unwind with family, friends and neighbors while our culinary team prepares locally-sourced dishes and expertly crafted cocktails at The Freestone Lodge, complete with a warm, casual atmosphere that one covets in a mountain retreat.

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

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

Other 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
- Tennis courts and pickleball
- Nordic skiing
- Snowshoeing
- On-site Sommelier
- Exclusive resident events

WHERE YOUR BACKYARD IS 3,500 ACRES OF BACKCOUNTRY

With more than 3,500 acres of private, untouched backcountry, families can escape to the great outdoors no matter the season. Head out on foot, mountain bike or in one of our four-wheel-drive Rangers and take in panoramic vistas of the surrounding mountains and valleys while viewing our natural wildlife, like moose, elk, deer and more than 160 species of birds. Come winter, hop on a fat bike, snowmobile or Nordic skis to explore our snow-covered landscape and, for a taste of rustic luxury, indulge in a campfire meal at one of our backcountry yurts. Here, adventure is in our nature—365 days a year.

A SETTING THAT RIVALS THE GAME ITSELF

Designed by Rees Jones, the 18 holes at Victory Ranch meander over 7,600 yards of high country with bent grass greens and fairways, bluegrass rough and tall fescue grass lining its boundaries. Rated among the best in the state by *Golf Digest*, this course challenges your game, while the dramatic views of the Jordanelle Reservoir and the Uinta and Wasatch Mountains test your focus.

The natural 400-foot elevation change on Victory Ranch's golf course allows it to transition from gently rolling fairways to commanding views of the surrounding area. Of all the vistas on the course, the outlook from the championship tee box on the 17th hole is the real jewel. From here, a 360-degree panoramic view takes your breath away, leaving no doubt that you are in a very special place.

SERVICES & PRIVILEGES

Member Services

It's been said that membership has its privileges, and that's truly the case at Victory Ranch. Our Member Services staff is devoted to meeting your individual needs and to creating hassle-free living for you. Our scope includes travel planning, activity bookings, restaurant reservations and countless other services.

Our year-round concierge service ensures that you, your family and guests will enjoy every amenity imaginable. Every detail will be provided for—all just a phone call or email away. Whether it's stocking the refrigerator before you arrive, coordinating outdoor activities, or arranging transportation, our attentive staff will take care of everything.

Outfitters

Our Outfitters team represents a cross-section of some of the world's most sought after guides. With extensive experience in hunting, fishing, mountain biking and more, there's nothing these men and women can't do, and they're eager to share their expertise with you.

So, whether you're a beginner looking to learn the basics or an expert seeking new adventures, let them help you make the most of your time in the great outdoors.

MotoEV

Each Residence Club cabin comes with use of an electric MotoEV for effortless transportation that awaits in your cabin's private garage prior to arrival.

Complimentary Gear & Equipment

One of the many perks of owning a Residence Club cabin is free access to boundless top-tier gear and equipment, including: fat bikes, mountain bikes, pedal carts, fishing rods, paddleboards, kayaks, river tubes, snowshoes, snow tubes and Nordic skis.

The Barn also offers an indoor sports court equipped with basketballs, dodgeballs and floor hockey equipment; an arts and craft studio; and game room furnished with a ping pong table, shuffleboard, foosball and arcade games. Outside The Barn, owners are free to enjoy the pools, paddle tennis courts, traditional tennis courts, pickleball, bocce ball, horseshoes and cornhole.

And at 875 Main in Park City, take advantage of boot dryers and ski lockers for an effortless day on the slopes.

PARK CITY & DEER VALLEY

Just minutes from the open wilderness of Victory Ranch are the world-renowned slopes of Park City and Deer Valley. One of the top ski destinations in North America, Park City is home to Deer Valley Resort, Canyons Resort and Park City Mountain Resort, where 875 Main—our private Park City lounge—boasts an unrivaled spot in the heart of it all.

More than just a ski town, Park City hosts the annual Sundance Film Festival, dozens of outdoor concerts and is a year-round cultural hub. 875 Main provides a private connection to these events nestled in the midst of some of the finest restaurants and shops the city has to offer, serving as your personal headquarters in this sophisticated mountain town.

875 MAIN

Our private ski-in/ski-out lounge is comfortably situated in the heart of Park City and at the base of the Town Lift. 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 kitchen, 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.

MAP

SALT LAKE CITY
PARK CITY
248
VR
DEER VALLEY
32
N
HEBER CITY AIRPORT

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 ski slopes of Park City and Deer Valley. Complete with 16 fully furnished 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 above the Upper Provo River 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 fitness 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.

AM I ABLE TO GOLF YEAR-ROUND

We now have an "Unlimited Golf Upgrade Option" that allows your immediate family and accompanied guests to golf whenever you want, serving as a great option for local families.

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 ⅛ fractional ownership, The Residence Club owners are guaranteed six vacation weeks in a calendar year. Weeks may also be transferred to Immediate and 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.

CAN I RENT A CABIN HOME IN ADDITION TO MY STAY AT THE RESIDENCE CLUB?

Yes. In addition to your guaranteed six weeks, you can stay additional weeks in The Residence Club cabins, based on 30-day availability, by solely paying a cleaning fee. If no Residence Club cabins are available and you want to stay on property, you can rent one of the larger four-bedroom Victory Ranch cabin homes.

CAN I PURCHASE WITH SOMEONE ELSE?

Yes, we will allow two families to share the cost of The Residence Club purchase. The second family would pay for an additional membership called a Shared Lodging Membership with the same privileges as the Lodging Membership. Each family would pay their own set of membership dues and they would split the costs of the single interest's charges for taxes, maintenance, etc. The six weeks will be shared between owners.

VICTORY RANCH

THE RESIDENCE CLUB

7865 North Victory Ranch Drive
Kamas, Utah 84036

435.785.5000
Find Yourself at VictoryRanchUtah.com