

SHARED-OWNERSHIP OPPORTUNITY  
**MORNINGSTAR**



**TALISKER CLUB**  
A PRIVATE WONDERLAND



Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



SHARED-OWNERSHIP OPPORTUNITY

## MORNINGSTAR

Morningstar provides shared ownership, a more flexible approach to ownership for those who desire to call Talisker Club home for up to eight selected weeks out of the year. Each Morningstar homeowner has a one-sixth deeded interest in the property and enjoys full membership privileges and exclusive use of the entire home during scheduled reservation periods. These fully furnished homes are perfect for getaways with family or friends in any season—and even include a private golf cart and two electric-assist bikes while in residence.





SHARED-OWNERSHIP OPPORTUNITY

# MORNINGSTAR

Designed by award-winning architectural firm SANDBOX, this rare collection of only five mountain modern homes is situated within the Talisker Club – Tuhaye community along the 1<sup>st</sup> and 2<sup>nd</sup> fairways of the Mark O’Meara Signature Championship golf course. Within walking distance of the Talisker Club – Tuhaye club amenities, the homes offer some of the best views in all of Tuhaye—from Mt. Timpanogos and the Uinta National Forest to the distant peaks of Deer Valley ski runs.

- 5,786 SF
- 5 bedrooms, 5.5 bathrooms
- Sleeps up to 12 guests
- 2.5-car garage



Main Level



Lower Level



# FEATURES AND SPECIFICATIONS

## SPECIAL AMENITIES

- Talisker Club membership included in price, providing access to all club amenities including:
  - Talisker Club – Empire Pass
  - Talisker Club – Main Street
  - Talisker Club – Tuhaye
  - Talisker Club – Outpost
- Talisker Club shuttle to/from downtown and Empire Pass
- Access to a golf cart and two e-bikes while in residence

## INTERIOR FINISHES

- Two-sided gas fireplace in main living room
- Gas fireplace in master bedroom
- 1 ¾" custom wood doors
- Caesarstone® quartz and concrete countertops throughout
- Tongue-and-groove wood beam ceilings
- Combination Lutron® shades throughout

## GREAT ROOM

- Floor-to-ceiling stone surround fireplace
- Vaulted ceilings
- Adjacent covered decks

## CHEF'S KITCHEN

- Designer cabinets
- Thermador® appliances
- 48" built-in refrigerator/freezer
- 48" six-burner plus griddle dual-fuel gas cooktop with electric convection oven
- Built-in microwave and dishwasher
- Under-cabinet lighting
- Caesarstone® quartz countertops
- Wine storage
- Under-counter beverage/mini fridge
- Built-in coffee/espresso maker











# FEATURES AND SPECIFICATIONS

### EXTERIOR FEATURES

- Standing-seam metal roof
- Fully landscaped
- Built-in fireplace on main entry covered porch
- Large covered outdoor living spaces on main and lower levels
- Natural stone veneer
- Natural cedar siding
- Sedona® 36" built-in outdoor gas BBQ grill
- Built-in fireplace and hot tub

### HEATING/COOLING

- Dual-zone high-efficiency HVAC
- Full-home radon system

### AUDIO/VISUAL SYSTEMS

- Sonos® wired audio throughout
- 4K ultra-high definition TVs throughout
- Apple® TVs throughout
- Wired data/phone

### ELECTRICAL

- Recessed lighting
- Art lighting
- Custom chandeliers and sconces
- Exterior lighting

### FLOORING

- White oak wood flooring throughout
- Designer carpeting in bunk room
- Porcelain and ceramic tile in all bathrooms, mud room and laundry room

### PLUMBING AND BATH ACCESSORIES

- Designer fixtures
- Soaking tub in master bath
- Mud/laundry room utility sink
- Water softener
- Front-load washer and dryer





# FREQUENTLY ASKED QUESTIONS

## WHERE IS THE PROPERTY LOCATED?

Morningstar is situated in Tuhaye adjacent to the Talisker Club - Tuhaye club amenities. The location offers easy walkability to all Tuhaye community amenities and provides some of the best views Park City has to offer. Mt. Timpanogos, the Deer Valley ski runs and the golf course create a sense of arrival every time you walk into the home.

## WHAT IS THE SIZE OF THE HOMES?

Morningstar is an intimate collection of five mountain modern homes offering 5 bedrooms, 5.5 baths and approximately 5,786 SF of living space. Each home also includes 570 SF of covered porches and a 2.5-car garage.

## ARE THE HOMES FULLY FURNISHED?

Yes. Morningstar is exquisitely furnished by Moxie Design Studio. Each home features complete audio-visual, linen and kitchen packages. In addition, each home includes a golf cart and two electric-assist bikes for owners to enjoy while using the home.

## DO OWNERS HAVE ACCESS TO TALISKER CLUB?

Yes. While in residence, all Morningstar homeowners and their immediate families have full membership privileges at Talisker Club.

## WHAT ARE THE COSTS ASSOCIATED WITH BEING AN OWNER IN MORNINGSTAR?

Annual Talisker Club 2020 dues for the Morningstar homes are \$12,330 per owner. These dues cover access to all Talisker Club amenities while in residence. The annual Morningstar 2020 HOA dues are \$18,425. This covers all utilities, operating expenses, maintenance expenses, reserve assessment, taxes, etc. for the home.

## WHAT PRIVATE AMENITIES WILL OWNERS ENJOY AS TALISKER CLUB MEMBERS?

Talisker Club's inspired four-season lifestyle in Park City, Utah offers the best in Rocky Mountain living, featuring exclusive, one-of-a-kind private club membership at an incomparable collection of four clubs: Effortless ski-in/ski-out access of Talisker Club – Empire Pass. Unforgettable rounds of golf at the Mark O'Meara Signature Championship golf course and a wealth of new family-oriented amenities at Talisker Club – Tuhaye. Access to Park City's renowned Main Street, easy ski and snowboard access to Park City Mountain and delicious cuisine at Courchevel Bistro at Talisker Club – Main Street. And at Talisker Club – Outpost, acres of private and pristine high-mountain backcountry await exploration in Bonanza Flats with adventures on the private tubing hill, snowmobile and hiking-biking trails and dining at the yurt. *(Please visit [www.TaliskerClub.com](http://www.TaliskerClub.com))*

## WHAT IS SHARED OWNERSHIP?

Each Morningstar homeowner has a one-sixth deeded interest in the property and enjoys exclusive use of the entire home during scheduled reservation periods. Each owner and his/her family will enjoy all the benefits of membership in Talisker Club while in residence. A storage area will be provided for owners' personal items that can be stored between visits to their Morningstar home.

## HOW MANY WEEKS DO YOU GET PER SHARE?

There will be only six owners per home, providing each family six reservation periods per year, plus one week of flex time that can be reserved once their initial reservations have been assigned. Additional time will be available on a first-come, first-served basis as reservations are used.

## HOW ARE RESERVATION PERIODS SCHEDULED?

A Morningstar owner may maintain a maximum of seven reservation periods in the system at any one given time, throughout the calendar year. This consists of three summer weeks, three winter weeks and one flex week. A reservation period consists of up to seven consecutive nights. If the home that your share is attached to is occupied by another owner during a desired visitation period, time in another Morningstar home may be reserved subject to availability within 21 days of the date you would like to visit. *(Please see Reservation Procedures for full details.)*

## WHO IS THE ARCHITECT AND ARCHITECTURAL FIRM?

SANDBOX is an award-winning, comprehensive design firm based in Truckee, California near Lake Tahoe. Originally founded in 2001, SANDBOX specializes in residential design, engineering, commercial improvements and interiors, with an affiliate graphic design company, SDBX. Founded on the belief that clients will benefit from a multi-disciplinary approach, the firm's team of highly talented and diverse individuals brings a blend of perspectives and skills that keeps its work original and timeless. *(Please visit [www.thesandboxstudio.com](http://www.thesandboxstudio.com))*

## WHAT IS THE EXPECTED TIMELINE TO START AND COMPLETE CONSTRUCTION?

Construction of the first Morningstar home has begun and is expected to be complete in November 2020.

## IS THERE A TRANSFER FEE DUE AT CLOSING?

Yes. It will be calculated as 1% of the purchase price.

## ARE PETS ALLOWED?

No.

## CAN OWNERS RENT THEIR RESIDENCE?

No. The Morningstar Owners Association can rent unused weeks if they elect to, but this is not anticipated.

## WHO IS THE DEVELOPER OF TALISKER CLUB?

Storied Deer Valley, LLC is a partnership of two seasoned real estate executives, Mark Enderle and Mark Yarborough. The two partners have a 30-year track record of success in the ownership, development, marketing, sales and operation of private club communities throughout the continental U.S., Hawaii, the Caribbean and Mexico. *(Please visit [www.StoriedLiving.com](http://www.StoriedLiving.com))*

*March 2020 – This information is provided as an overview only, subject to change. Contact Talisker Club for complete details or visit [www.TaliskerClub.com](http://www.TaliskerClub.com).*





Club amenities at Talisker Club - Tuhaye

## FOUR CLUBS—ONE MEMBERSHIP

EMPIRE PASS - TUHAYE - MAIN STREET - OUTPOST

Gracing a spectacularly scenic swath of the Wasatch Mountains in the central Rockies, Talisker Club is Park City's *only* four-club private community presenting an incomparable collection of mountain, Main Street, backcountry and country clubs. It's akin to an all-access pass in every season to a remarkable life within nature's wondrous embrace. To belong is to be part of a family of kindred spirits who desire nothing more than savoring the simple pleasures of shared time and building memories with loved ones.

It can all be discovered within Utah's Park City region, which recently ranked highest on *Bloomberg's* Top U.S. Vacation Havens Index beating out Aspen and Jackson Hole—making Talisker Club the ideal place for your family's legacy.



Welcome Center Open Daily  
10105 N. Tuhaye Drive, Kamas, Utah 84036  
[TaliskerClub.com](http://TaliskerClub.com) | 435.333.3617



The Talisker Club | Empire Pass | Tuhaye materials and the features, prices and planned amenities are based upon current development plans which are subject to change without notice. These artist renderings for the first Morningstar home is intended to be representative of the "flavor" of a Morningstar home. Future Morningstar homes may be different, and the Developer has the ability to make field changes and substitutions to any of the Morningstar homes. Any and all recreational and golf amenities and facilities will be privately owned and operated as a club with mandatory membership and mandatory membership fees payable. This does not constitute an offer to sell or solicitation of an offer to buy real estate in any jurisdiction where prohibited by law or in any jurisdiction where registration or other legal requirements have not been fulfilled. ©2020 The names and logos are licensed and registered trademarks of Storied Deer Valley, LLC.

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