

TAHOMA

ROSSIE HILL - PARK CITY, UTAH



Tahoma is a new construction, luxury town-home development located on Rossie Hill, providing an easy walk to historic Main Street and convenient access to both Deer Valley and Park City Mountain resorts. The quiet hillside location on Rossie Hill provides a serene setting with panoramic mountain views. Tahoma sets itself apart from the abundance of much smaller properties that are currently available in highly sought after Old Town by boasting

highly efficient and well proportioned interior spaces that are exceedingly functional and pleasantly comfortable for a sizable gathering, or for a small family vacation. Four season indoor/outdoor living is enhanced by private outdoor spaces including a deck outside the living room, and an expansive roof deck with a hot-tub to showcase Tahoma's inspirational mountain setting. Features include radiant heat, air-conditioning, central-vac, custom light-

ing, home theater, reclaimed hardwood floors, large native stone fireplace, Subzero, Wolf, Asko, and a heated 2-car garage. As one of Park City's first "green" developments, Tahoma is raising the bar of environmental responsibility and overall construction quality by following the green building standards of Build Green Utah, Built Green Colorado and the Federal Energy Star New Home program. Built Green - Built Better.

TOM PEEK: 435-645-5811 • SEAN MATYJA: 435-901-2158 • WWW.ENJOYPARKCITY.COM • PRUDENTIAL UTAH REAL ESTATE

This summary and all information contained herein was obtained from reliable sources and is deemed accurate. However, the information is not guaranteed and is subject to change without notice.

TAHOMA

ROSSIE HILL - PARK CITY, UTAH



TOM PEEK: 435-645-5811 • SEAN MATYJA: 435-901-2158 • WWW.ENJOYPARKCITY.COM • PRUDENTIAL UTAH REAL ESTATE

This summary and all information contained herein was obtained from reliable sources and is deemed accurate. However, the information is not guaranteed and is subject to change without notice.

TAHOMA

ROSSIE HILL - PARK CITY, UTAH

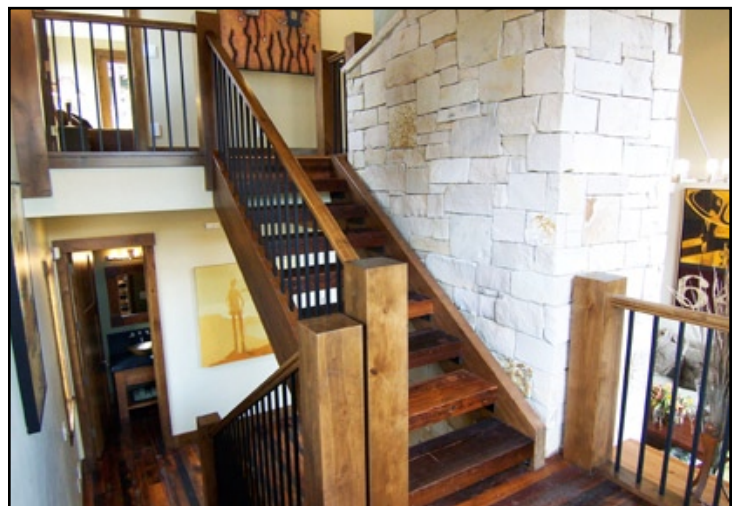
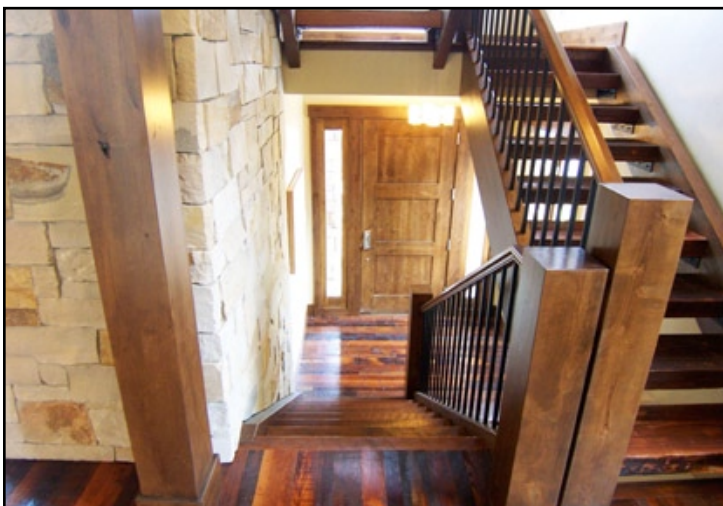
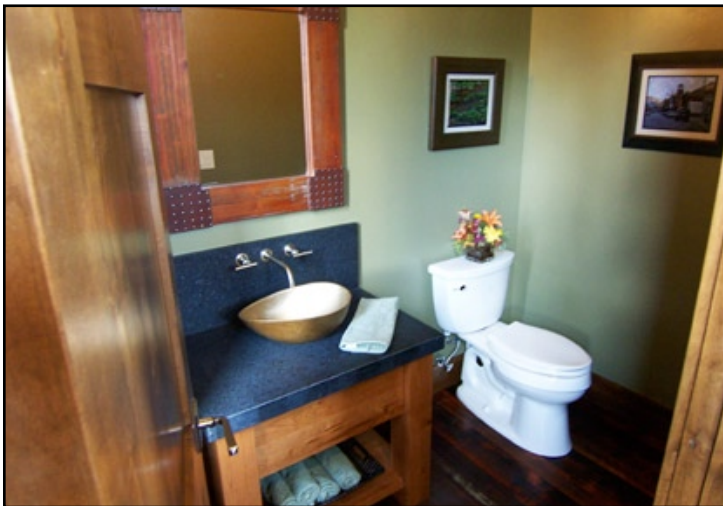


TOM PEEK: 435-645-5811 • SEAN MATYJA: 435-901-2158 • WWW.ENJOYPARKCITY.COM • PRUDENTIAL UTAH REAL ESTATE

This summary and all information contained herein was obtained from reliable sources and is deemed accurate. However, the information is not guaranteed and is subject to change without notice.

TAHOMA

ROSSIE HILL - PARK CITY, UTAH



TOM PEEK: 435-645-5811 • SEAN MATYJA: 435-901-2158 • WWW.ENJOYPARKCITY.COM • PRUDENTIAL UTAH REAL ESTATE

This summary and all information contained herein was obtained from reliable sources and is deemed accurate. However, the information is not guaranteed and is subject to change without notice.

Frequently Asked Green Questions

What is a Green home?

A Green home provides greater energy efficiency, reduces pollution, provides healthier indoor air, reduces water usage, preserves natural resources, improves durability and reduces maintenance during the construction and ownership of new homes.

How does the buyer know Tahoma is really Green?

Tahoma is registered with Build Green Utah and Built Green Colorado – two non profit organizations that work with area home builders to promote green building practices. Through this registration, each townhome will be third party inspected, performance tested and certified to perform BETTER than conventional homes. This certification process assures the buyer that the home was originally designed to meet Green home building standards and that it actually performs to these standards upon completion.

Why buy a Green home?

Green certified homes are built to a higher standard than those that simply meet residential building codes. Green homes are safer, healthier, more comfortable and more durable than conventional homes. In addition to providing a better living environment, Green homes also reduce their impact on the environment. According to the US Energy Information Administration, residential carbon dioxide emissions represented 21 percent of US energy related carbon dioxide emission in 2005* (the leading contributor to global warming). Green homes significantly reduce energy consumption through the use of more efficient appliances, lighting systems, and heating and cooling systems. Additionally, the thermal envelope is dramatically improved to further reduce the amount of energy required to heat and cool a Green home.

What is LEED?

LEED stands for Leadership in Energy and Environmental Design and is a rating system established by the U.S. Green Building Council, the leading national non profit organization committed to expanding sustainable building practices in all sectors of the built environment – commercial, residential and institutional. The LEED rating system was first established in 2000 for commercial and institutional properties. LEED for Homes was recently established in December 2007, after construction began on Tahoma and therefore cannot be part of the certification process for this project. Tahoma is registered with Build Green Utah and Built Green Colorado. It will also be certified under the Energy Star New Home program.

**BUILT GREEN.
BUILT BETTER.**

*The balance of energy related carbon dioxide emissions in the United States is divided among the following three categories: transportation sector - 33%; industrial sector - 28%; commercial sector - 18%.

What makes Tahoma Green, specifically?

The Built Green Checklist includes 186 different lines items from three main categories:

- Energy efficiency
- Health and safety
- Material resource efficiency

Below are several examples of how Tahoma will meet the Built Green requirements:

- Each townhouse will be performance tested after completion, using a blower door test, to verify that the thermal barrier is at least 15% more efficient than homes built to the 2006 IECC code.
- The entire project is insulated with blown in insulation, dramatically improving the heating and cooling performance of each unit.
- The exterior foundation wall is insulated with R14 rigid foam to prevent thermal freezing of the upper levels of the concrete foundation wall.
- All rim joists are thoroughly insulated with urethane foam to reduce heat loss in one of the most common trouble spots in new construction.
- The boiler used for the radiant in floor heating system and the hot water is greater than 92% efficient.
- All the appliances are Energy Star rated to conserve energy.
- Direct vent, high efficiency gas fireplaces are used to reduce particulate pollution, maintain indoor air quality and increase the amount of radiant heat.
- All windows have a U value less than 0.35 to reduce heat loss to the outside.
- The custom lighting package includes a large percentage of compact fluorescent bulbs and other energy saving lighting techniques.
- A reclaimed wood is used for all the hardwood floors to reduce consumption of new wood products and recycle old wood.
- Engineered lumber is used in place of large dimensional lumber to conserve the wood from new growth forests.
- Trex deck, with 100% recycled content, is used to build all the decking in each unit.
- Exterior and fireplace stone is quarried from Brown's Canyon, a local source, to reduce the negative environmental effects of long distance transportation.
- A hot water recirculating pump is used to reduce the waste of water while waiting for hot water.
- Low flow, high volume toilets are used to reduce water use.
- A natural fiber carpet is used to improve indoor air quality.

**BUILT GREEN.
BUILT BETTER.**