
RED LEDGES™
U T A H



# Welcome to Red Ledges

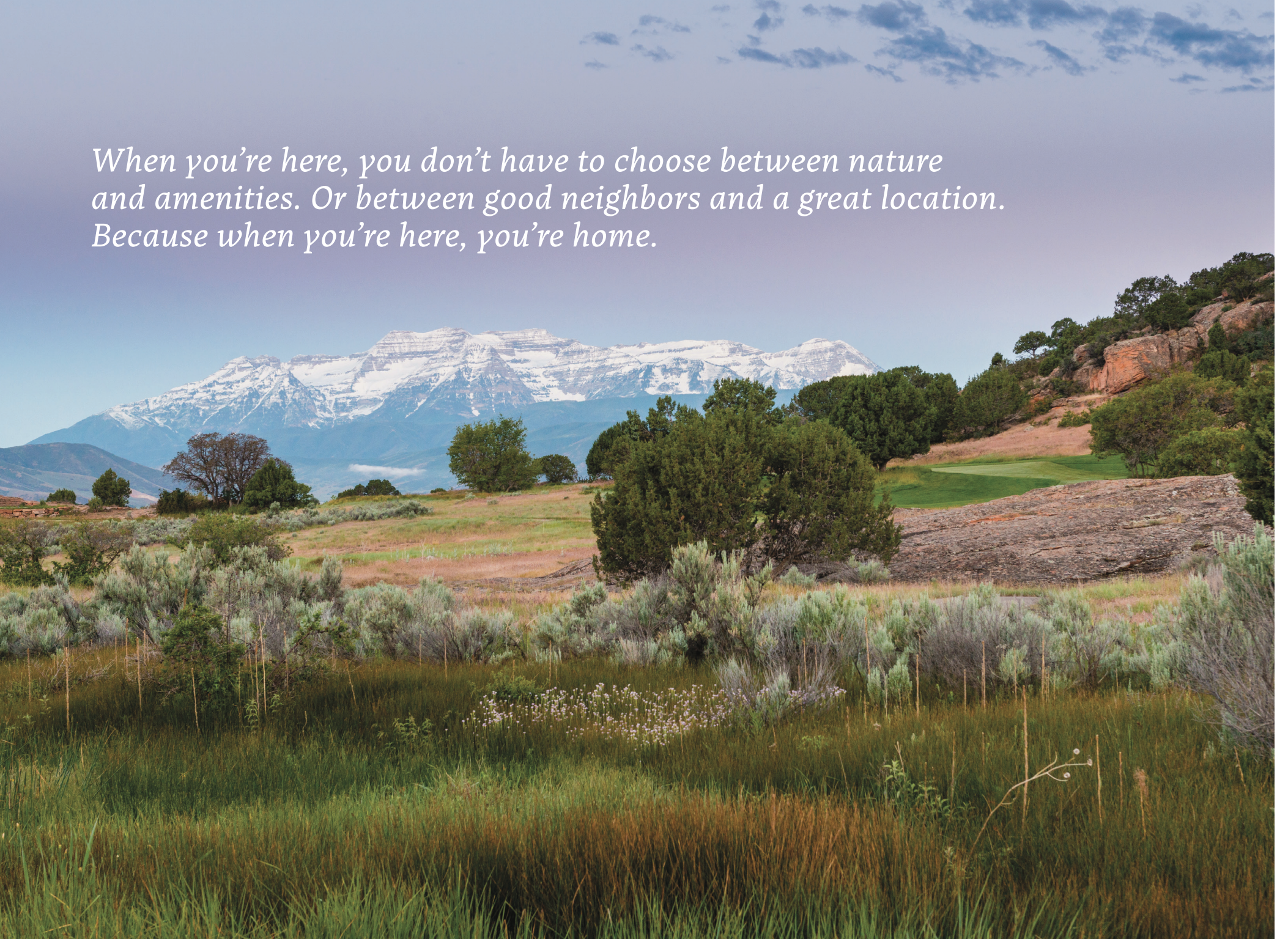


*We were always enchanted with the beauty of this land that has been in the family for generations. We wanted to preserve and share the tranquil magnificence and create a place where generations come together to connect with the mountains and land and discover new passions. Today, I'm so proud to see the joyous activity and engagement here at Red Ledges.*

– Tony Burns
Red Ledges Managing Partner


Where good people, good comfort, and a great location
let you do more and elevate your life.
RED LEDGES™
U • T • A • H

*When you're here, you don't have to choose between nature and amenities. Or between good neighbors and a great location. Because when you're here, you're home.*





# When one place is everywhere you want to be.

Red Ledges is more than a point on a map—it's a way of life. Amid a setting of snow-capped mountains and resplendent red rocks, you'll find inspiration, relaxation, and a community you can hold close. That's why we built this place, in the first place.

Red Ledges' homes balance luxury and comfort to blend seamlessly into spectacular surroundings, and our award-winning amenities double as gathering spaces for friends and neighbors – here, those two are one and the same. Together, you can experience everything from world-class skiing to world-class dining to the simple opulence of a starry night. At Red Ledges, fine living gets a breath of fresh air.

Minutes from everything but miles from the grind, our 2,000 acres were designed from the ground up for better living. Between our close-knit community of more than 300 homes and our two Jack Nicklaus Signature golf courses, Cliff Drysdale Tennis School, easy access to skiing at Deer Valley Resort, and a vibrant community club with thoughtfully curated activities, there's no shortage of places to go, people to meet, and things to do. Even better, our homesites and custom residences come in a range of specs and prices and are all perfectly located just minutes from Park City, Utah. We know that living here is about more than having a place. It's about a place you can call home.



# A history of legacy and commitment

With a vision to preserve and share the serene beauty of land that has been in the family for generations, the community's founders – two Fortune 500 CEOs – amassed 2,000 acres in Heber Valley over a span of 40 years to create Red Ledges. Built on a philosophy of authenticity, Red Ledges is an extraordinary private community where generations come together, to connect with their surroundings and with each other, to create life-long memories.

With the leadership of founders Tony Burns and Nolan Archibald, the Red Ledges development team remains unwavering in their commitment to the responsible management of the land and amenities to create an enduring community of excellence for the long-term benefit of Red Ledges members.






*Red Ledges was born of an inspired vision*
*to create a place that stirs the soul.*

*We made more friends here at Red Ledges in the first six months after moving in than we did in ten years at our country club where we lived previously in Florida. It's just so easy to connect with people when you're out doing things together.*

– Betsy and Jay Townsend
Red Ledges Members since December 2018


Life at Red Ledges



# Welcome to the Club

The Red Ledges Clubhouse is a central gathering spot where commanding views of Mt. Timpanogos and the Wasatch Mountains provide a magnificent and timeless backdrop. Members meet for a round of golf and to enjoy fine dining at Juniper Grill. They join friends over drinks on the patio to recount their latest adventures on the slopes, greens, and trails. Here, the tennis courts thrive with activity, the fitness center offers classes, equipment, and coaching to enhance wellness and the pool provides soothing solace and refreshment.



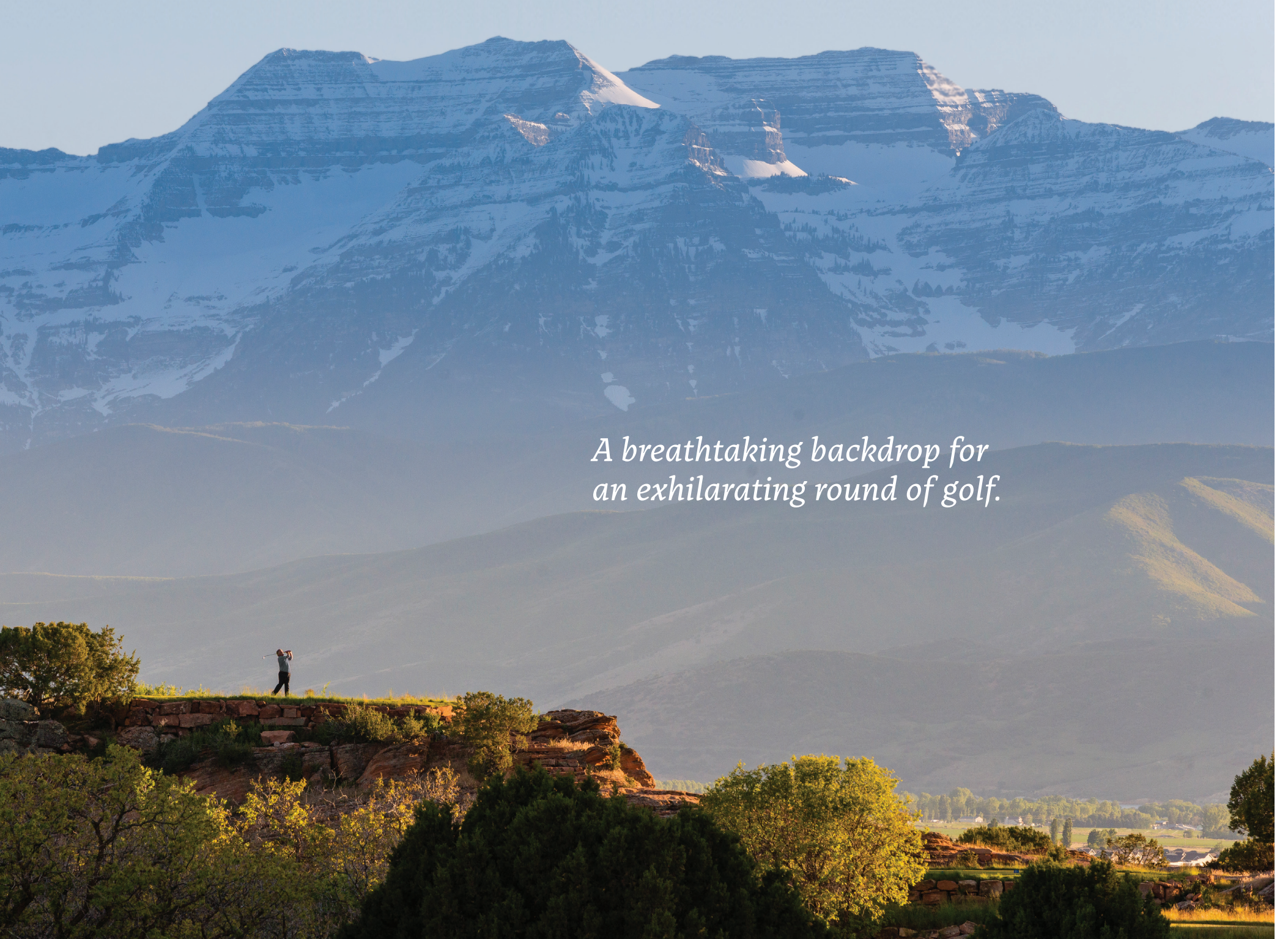
## *Juniper Grill*

This is the place where the staff greets you by name and the chef knows your individual dining preferences. Relaxed by day and offering an upscale dining experience in the evening, the Juniper Grill's freshly baked cookies and warm fireplace welcome guests daily at the entry.

Red Ledges' executive chef has curated the dining experience with an appealing menu of hearty favorites, healthy offerings, and fresh flavors using locally sourced ingredients to satisfy discerning palates.






*A breathtaking backdrop for*
*an exhilarating round of golf.*

# The Spectacular Jack Nicklaus 18-Hole Signature Course

Golf is at the heart of this celebrated mountain community, which is built around a spectacular Jack Nicklaus Signature Course that was named the #1 new private course by Golf Magazine when it debuted in 2009. All 18 holes feature stunning views of the Rocky Mountains. The unique natural land formations of the area give the course a special character and add to the exhilaration of the game. Detailed care was taken to ensure preservation of the surrounding natural beauty during development. With no two holes alike, over 700 feet of elevation change, and four sets of tees to accommodate all ages and abilities, golfers will use every club in their bag when playing 18 holes at this stunning course.





## *Jim McLean Golf School*

Rated the #1 golf school in the world, the Jim McLean Golf School at Red Ledges operates year-round with winter training facilities as well as two state of the art golf simulators located at the practice facility of the Jack Nicklaus Signature Golf Course. Utilizing proven methods developed by World Golf Teacher Hall of Fame member Jim McLean, the Red Ledges pros evaluate each individual's golf game and provide the guidance that fits best and leads to improvement.





# The First-Ever Jack Nicklaus Signature Golf Park

The very first 12-Hole Jack Nicklaus Signature Golf Park was built at Red Ledges to provide outstanding play for golfers of every age and ability. The Golf Park is a par-3 course with 12 holes, and equal parts challenge and splendor. Each hole has a standard regulation hole for the avid player and an eight-inch hole for beginners.

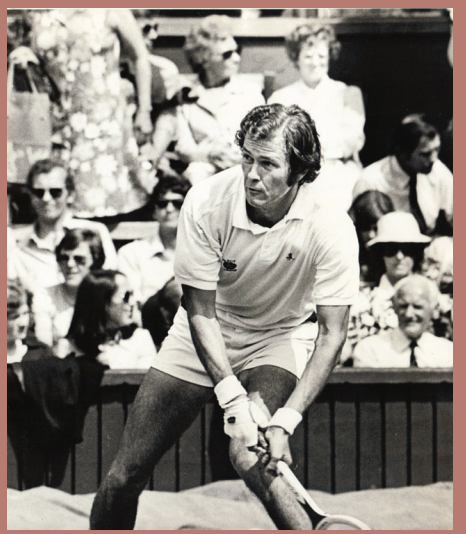
Members and guests enjoy a more casual environment with the whole family at the Golf Park – including those beloved four-legged furry friends. The Golf Park is the perfect place for a quick yet challenging round, and for relaxed play to introduce kids and grandkids to the timeless game of golf. Members also use this space to brush up on golf skills, play disc golf, take the "golf-boards" out for a spin, play catch (or fetch), or kick around a soccer ball.




*Play barefoot, bring your dog, use a soccer ball.*
*It's all about having fun in a laidback atmosphere.*

## *Cliff Drysdale Tennis*

A true tennis legend, International Tennis Hall of Fame inductee Cliff Drysdale has devoted over four decades of his life to the advancement of the sport. His contributions to the game include an award-winning career as a professional player with 35 singles and 24 doubles titles, leadership roles in advancing Open Tennis, the founding and presidency of the Association of Tennis Professionals (ATP), a 30+ year tenure as a television tennis analyst, and the founding of Cliff Drysdale Tennis, a global, full-service tennis management company committed to growing the game of tennis.



Cliff Drysdale was one of the first top players to utilize the two-handed backhand. Pictured above in action at Wimbledon, tennis's most prestigious championship.

# Award-Winning Tennis

Named the Organization of the Year by the Utah Tennis Association, the tennis program at Red Ledges is known for its dedication to encouraging a love for the game in adults and juniors alike. With vibrant year-round programming under the direction of Cliff Drysdale Tennis, Red Ledges provides a fun and enthusiastic environment for players of all abilities to learn and grow their game. Members and guests enjoy year-round play with a host of offerings, including competitive ranked team play for men and women, private tennis lessons and group clinics, junior programs for ages 3 and up, community tournaments, and international exhibitions.

## *A Passion for Pickleball*

Red Ledges members also enjoy a vigorous pickleball program with lessons and weekly team play for all levels. The pickleballers at Red Ledges are a competitive yet friendly group who welcome new players to join the fun.







# Equestrian Center

In partnership with the equestrian experts at KB HORSES, the Red Ledges Equestrian Center provides a wide range of programs that allow members to enjoy life with horses at the level that best suits their interest.

## *Discover Your Inner Cowboy*

Private trail rides – ranging from a quick one-hour outing to a half-day excursion with lunch – allow you to meander the magnificent red rock outcroppings on a well-trained, sure-footed, kind-minded horse. Join family and friends for an unforgettable experience on one of our wagon dinner excursions. Private horseback riding lessons are available for riders of all ages and skill levels. And when you're ready to own or lease a horse, the six-class Horsemanship 101 series provides all the training and knowledge you'll need to be safe on and around these magnificent animals.

## *Happy and Healthy Horses*

The Equestrian Center's horse-boarding program provides full-time exceptional care for your horse, ride-out acreage, round-pen, beautiful trails, an outdoor arena, clean stables, tack storage, and more, to make owning a horse easy and fun. Alternatively, the equestrian staff can match members with an equine companion through the horse-leasing program, so they can enjoy the benefits of owning a horse, without the full-time commitment.





# The Pool at the Village Center

The Pool at the Village Center is one of the best places to cool down on a hot summer day. The resort-style swimming pool features a 144 ft water slide, water playground, lap-swimming lanes, and a shallow entry making it easy for the little ones to join in on the fun. After splashing around in the pool, relax poolside with beverages, ice-cream treats, and food from the full bar and restaurant. Other highlights of the pool include seating to accommodate 300, a hot-tub with a view, well-appointed dressing rooms with lockers and showers, a playground, ping-pong table, corn hole, and easy access to hole-1 of the Golf Park.

The natural amphitheater that is adjacent to the Village Center is used as an outdoor event space for summer concerts featuring local musicians. Watch the sun set behind the mountains while listening to live music, dancing barefoot in the grass, eating a packed picnic, sipping your favorite beverage, enjoying food from the Village Center, or indulging in a delicious treat from a local food truck.





# Wellness at Red Ledges

Red Ledges offers a wide variety of health and wellness methodologies and equipment for individualized fitness pursuits. Members enjoy group classes held outdoors and in the wellness studio, and personalized spa services are available in the spa treatment room. With dedicated lap lanes at the Village Center pool, a well-equipped fitness center, and basketball courts for a pickup game, there is always a great place to enhance fitness year-round.  And the Club's heated pool and spa, nestled at the base of red rock formations, provides serene relaxation with poolside dining and beverage service.











## *Where better living goes a step beyond*

Red Ledges members gather together to enjoy a robust schedule of fitness and recreational activities, both within and beyond the community gates. The Club's curated group wellness and recreation programs include yoga and fitness classes, weekly bike rides, cross country ski excursions, snowshoe hikes, snowmobiling, equestrian outings, cooking classes, and more. The Kid's Club is equipped to engage kids of all ages. The whole family will be entertained with rousing games of ping pong, shuffleboard, foosball, and air-hockey. A wide array of video and board games provide endless fun. There are so many great ways to discover new pastimes and meet members.



# Red Ledges Ski Club

There are at least as many avid skiers as avid golfers among the Red Ledges membership. Red Ledges Ski Club offers this gregarious group of skiers weekly ski excursions to top-ranked Deer Valley Resort, only 15 minutes away, with separate sessions for the rippers and for the cruisers so everyone can ski at their own pace. Red Ledges members enjoy access to private ski lounges and the Deer Crest Club, slopeside at The St. Regis Deer Valley.

The Ski Club also organizes regular field trips to the area's many other world-class ski resorts including Sundance, Park City, Snowbird, Alta, and more.







*After living in Park City for over 20 years, we decided it was time for a change. Things had just become too built up, busy and crowded for us. It actually surprised us, but when we came out and toured the community it just felt like home. We bought our home here in Red Ledges in less than a week of our first visit and haven't looked back.*

– Mike and Laurie Brown
Red Ledges Members since August 2018

# Red Ledges Real Estate






Red Ledges spans over 2,000 acres and offers more than 650 homesites.

# Ownership at Red Ledges

Red Ledges offers an engaging lifestyle of relaxed luxury in a private four-season mountain community. It is a welcoming oasis, yet convenient to day-to-day amenities like shopping, dining, markets and world-class recreation and culture.

With a diverse selection of upscale modern and traditional homes and beautiful homesites, Red Ledges is a coveted place to call home, delivering premium lifestyle amenities and comprehensive member programming to engage all members.





# Red Ledges Residences

With some of the most compelling mountain architecture in Utah, Red Ledges offers a unique opportunity to make the mountain lifestyle a dream come true. Thoughtfully designed neighborhoods offer a variety of residential options. Choose from turn-key furnished homes, pre-designed homes that can be customized to suit your taste, or a beautiful homesite to build your dream custom home.

The community was designed to allow for plentiful open space and mountain, valley, and golf course views. The architectural guidelines and materials used for building allow the homes to blend seamlessly with the landscape and compliment other homes in the community.








*Everything you want. More than you'd expect.*



# Red Ledges Homebuilding

Perhaps you've dreamed of creating a custom home that is flawlessly designed to fit your unique lifestyle and preferences. But where do you begin?

## *Nature Created the Perfect Foundation. We Make it Easy for You to Build on It.*

Mother Nature created the stunning views and unique red rock formations at Red Ledges. Red Ledges Homebuilding (RLHB) provides the perfect way to build the home you've been dreaming of in the perfect place. We provide complete project management services from initial site planning to final landscaping, so you can spend more time enjoying the Red Ledges lifestyle.



## *You're Going to Love Building with Us*

Through focused collaboration with our architectural and design teams, your vision for your home is captured and translated into plans for construction. We work closely with you to establish a relationship of professional trust and guide you through the design process, formulating plans for your dream home, while minding your budget and the Red Ledges ARC guidelines.

RLHB is dedicated to projects solely in the Red Ledges community. That means we are steadfast and proactive; here every day and here to stay.



## *Under One Roof*

We've assembled a select team of architects, designers, project managers, trade partner alliances, and financing solutions to capitalize on decades of experience. Our mission is to deliver the most streamlined, cost-effective solutions, defining luxury homebuilding excellence at Red Ledges with full project management services under one roof:

Architectural Design
Interior Design
Construction
Custom Financing

## *Red Ledges Design Studio*

The visualization of your ideal home begins at the Red Ledges Design Studio. Under the direction of acclaimed design professionals, Alder & Tweed, and working with Earth Elements Design Resource Center, we've gathered a curated selection of the finest fixtures, finishes, cabinetry, hardware, flooring, and appliance options. This eliminates the chore of researching, sourcing, and visiting countless vendors for cabinets, flooring, tile, counters, appliances, hardware, plumbing, furniture, and more.

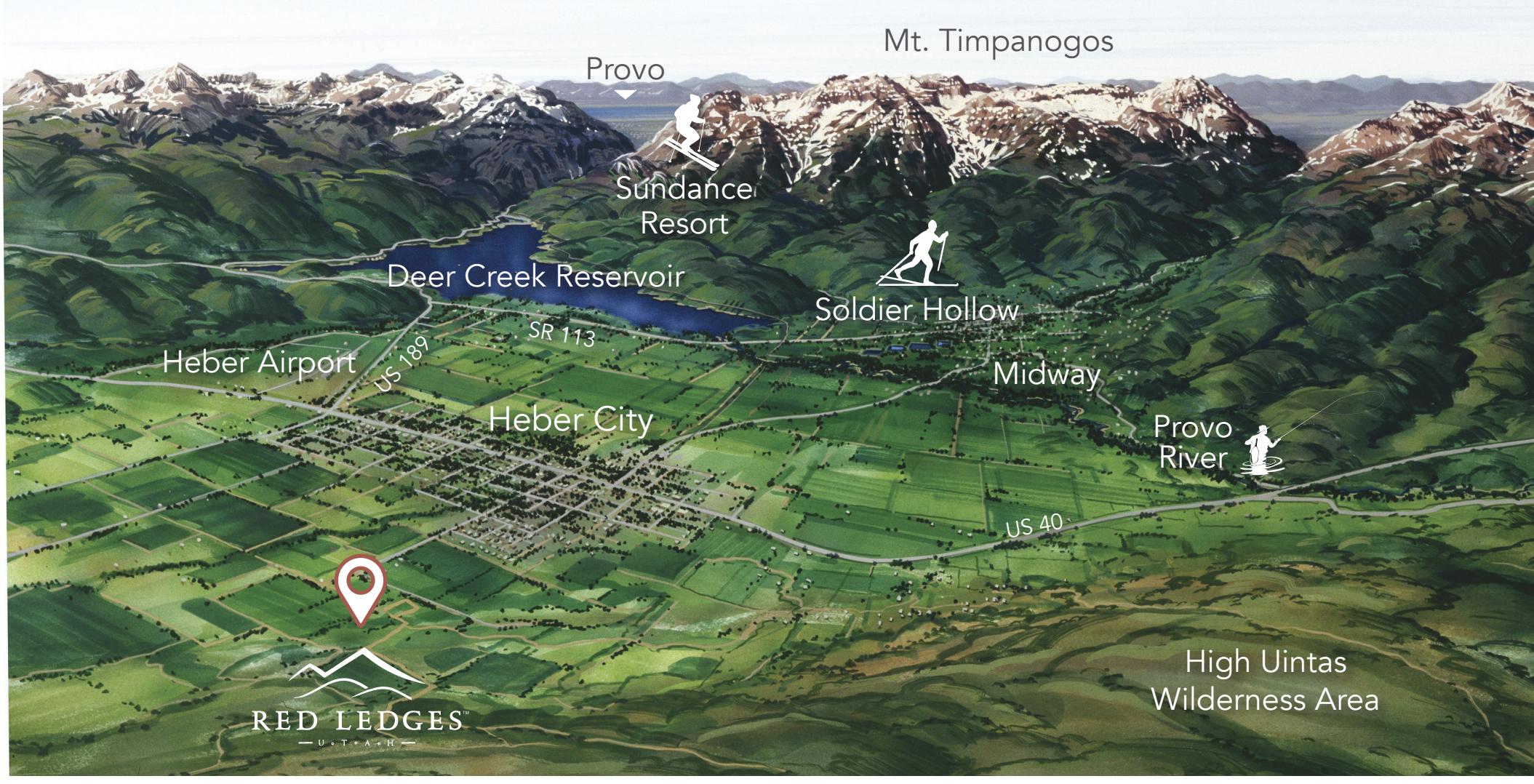


*A home at Red Ledges puts you at the heart of some of the most desirable, beautiful, and activity-rich destinations the Rockies have to offer. A short drive in any direction and you'll discover yet another way to enhance your lifestyle.*

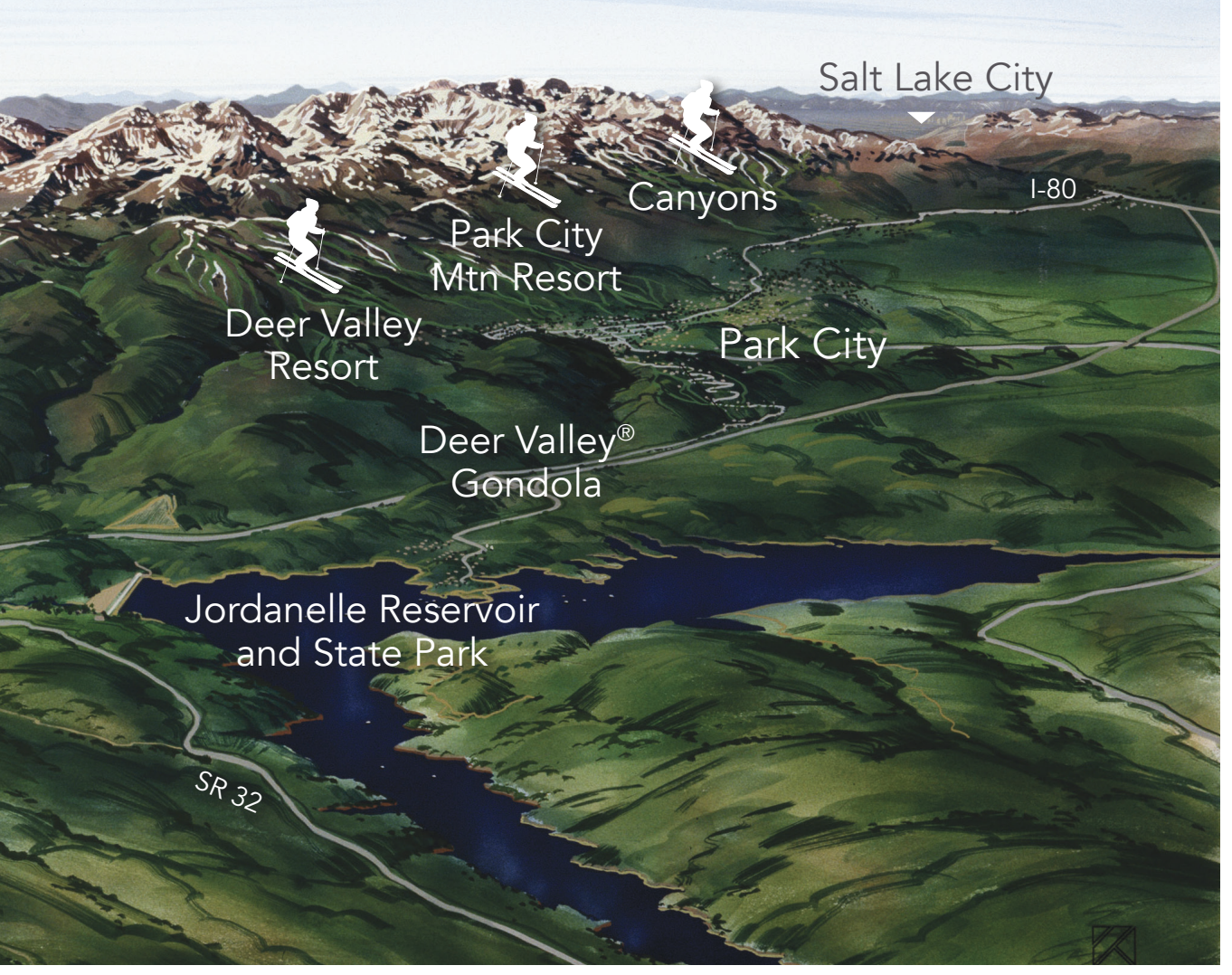
– Mitchel Burns
Red Ledges COO


Four Seasons
At Your Back Door

Red Ledges puts the best of two worlds right at your doorstep.
With all the nature, recreation, and views you want just a hop, skip, or pedal away from Park City; find your own private escape just minutes from the heart of it all.



The Heber Valley offers breathtaking views of Mt. Timpanogos and Deer Valley® while featuring award-winning dining, local shops, and year-round recreational activities. With Deer Creek Reservoir, Jordanelle State Park, the Provo River, and the Uinta National Forest just minutes away, owners at Red Ledges can enjoy the best that Utah has to offer. In the winter, owners have notably easy access to Deer Valley® via the Jordanelle Gondola which features outstanding views on the ride to the "Greatest Snow on Earth®".










### 15 MINUTE DRIVE OR LESS

Deer Valley Resort, Heber Valley Airport, local dining, shopping, hospital and more

### 30 MINUTE DRIVE OR LESS

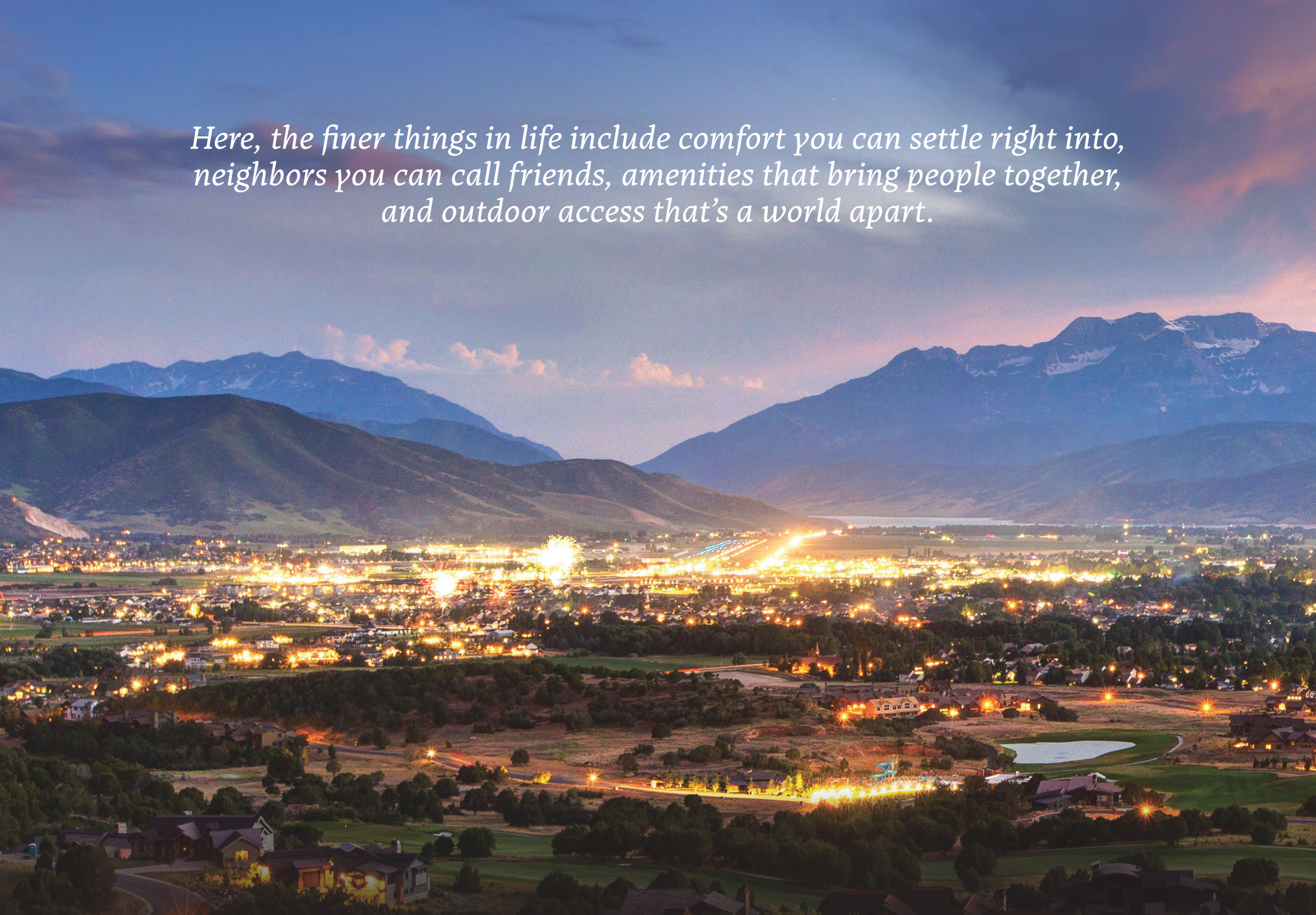
Downtown Park City, Park City Mountain Resort, Sundance Resort, Woodward Park City

### 45 MINUTE DRIVE

SLC International Airport, Downtown Provo

### 90 MINUTE DRIVE OR LESS

Snowbird Resort, Alta Resort, Brighton Resort, Solitude Mountain Resort


*Here, the finer things in life include comfort you can settle right into,*
*neighbors you can call friends, amenities that bring people together,*
*and outdoor access that's a world apart.*


RED LEDGES™
U • T • A • H

www.RedLedges.com

CHRISTIE'S
INTERNATIONAL REAL ESTATE
PARK CITY

©2024 Christie's International Real Estate. All Rights Reserved. Each office is Independently owned and operated. All information provided is deemed reliable but is not guaranteed and should be independently verified. 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. All recreational facilities are privately owned and operated as a club with mandatory membership fees. This does not constitute an offer to sell or a solicitation of an offer to buy in any jurisdiction in which registration has not been fulfilled. All descriptions, depictions, pricing, and renderings are subject to change. Equal Housing Opportunity. ©2024 Red Ledges Land Development, Inc.