

AMELIA TURBYFILL
REAL ESTATE CO.



LOCAL'S GUIDE

TO PARK CITY LIVING



A little about me

Hi, I'm Amelia —your go-to guide for all things Park City. I'm a local real estate expert with over seven years of experience helping buyers, sellers, and investors find their perfect place in the best mountain towns in the West. I'm passionate about sharing what makes this area so special. From hidden hiking trails to the best neighborhoods for families, I've got you covered with real insight, not just listings.

Whether you're relocating for a lifestyle change, work, or investment, I'm here to help you feel at home in Park City.

In this guide, I look forward to sharing what makes Park City such a special place to call home. Shall we?! →



A few of my Favorites

On a Saturday...

In the winter season I'm obviously hitting the slopes at Deer Valley, and in the summer I love getting on the water at Jordanelle Reservoir

Best Coffee

There's just something about the way Atticus Coffee creates the perfect cup every time and serves up great vibes in the heart of Old Town

Best Views

One thing I love about Park City? The incredible mountain views! Head to the St. Regis Deer Valley for amazing views + cocktails!

Most Unique

Park City is home to some truly unique experiences. One of my favorites is stopping by Burns Hats to get a an authentic, custom cowboy hat made just for me!



Get to know Park City

QUICK FACTS

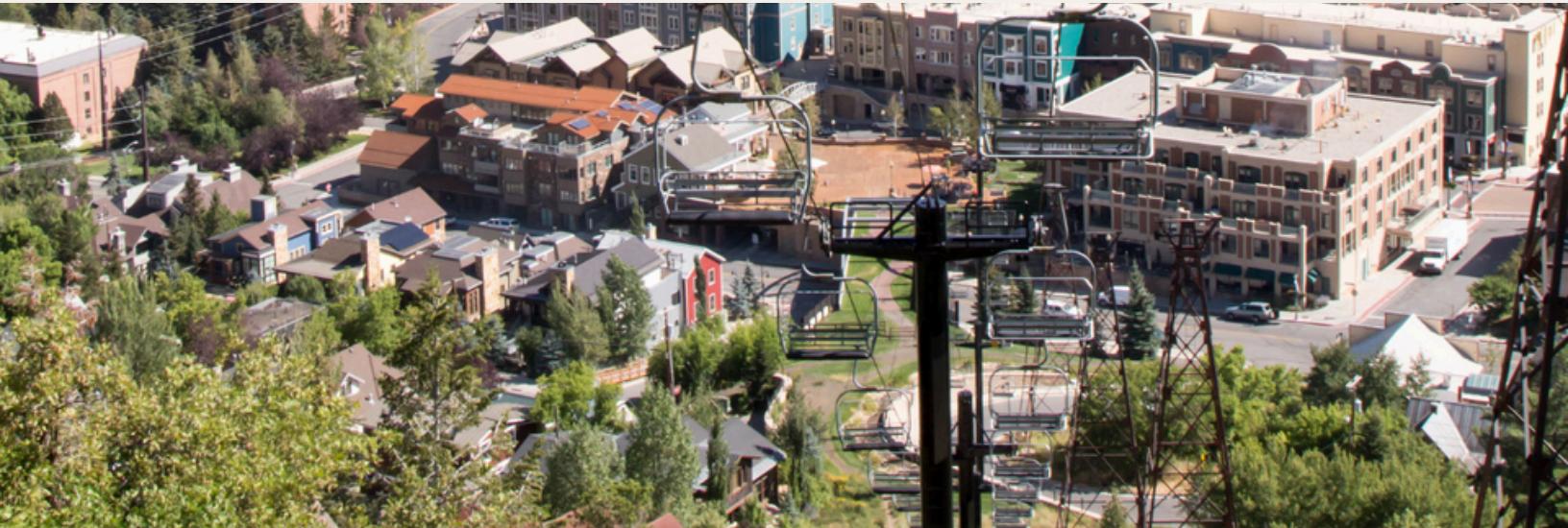
- Home to the largest ski resort in the U.S. (Park City Mountain)
- Host of the 2002 and 2034 Winter Olympics
- Offers over 400 miles of hiking and biking trails

DEMOGRAPHICS

- Residents: ~8,400
- Median age: 41

DESIGNATIONS

- Named one of the “Top 20 Best Small Towns to Visit” by Smithsonian Magazine
- Recognized as a Gold-Level Ride Center by the International Mountain Bicycling Association
- Consistently ranked among the best ski towns in the U.S. by Ski Magazine



Park City FAQs

COST OF LIVING

Park City has a high cost of living, largely due to luxury real estate, resort amenities, and tourism-driven demand.

TRAFFIC

Traffic is generally manageable, though it increases during ski season and local events. Free public transit and extensive bike paths help reduce congestion.

JOB MARKET

The job market is heavily focused on tourism, hospitality, real estate, and outdoor recreation. Remote work and entrepreneurship are also growing among residents seeking a mountain lifestyle.

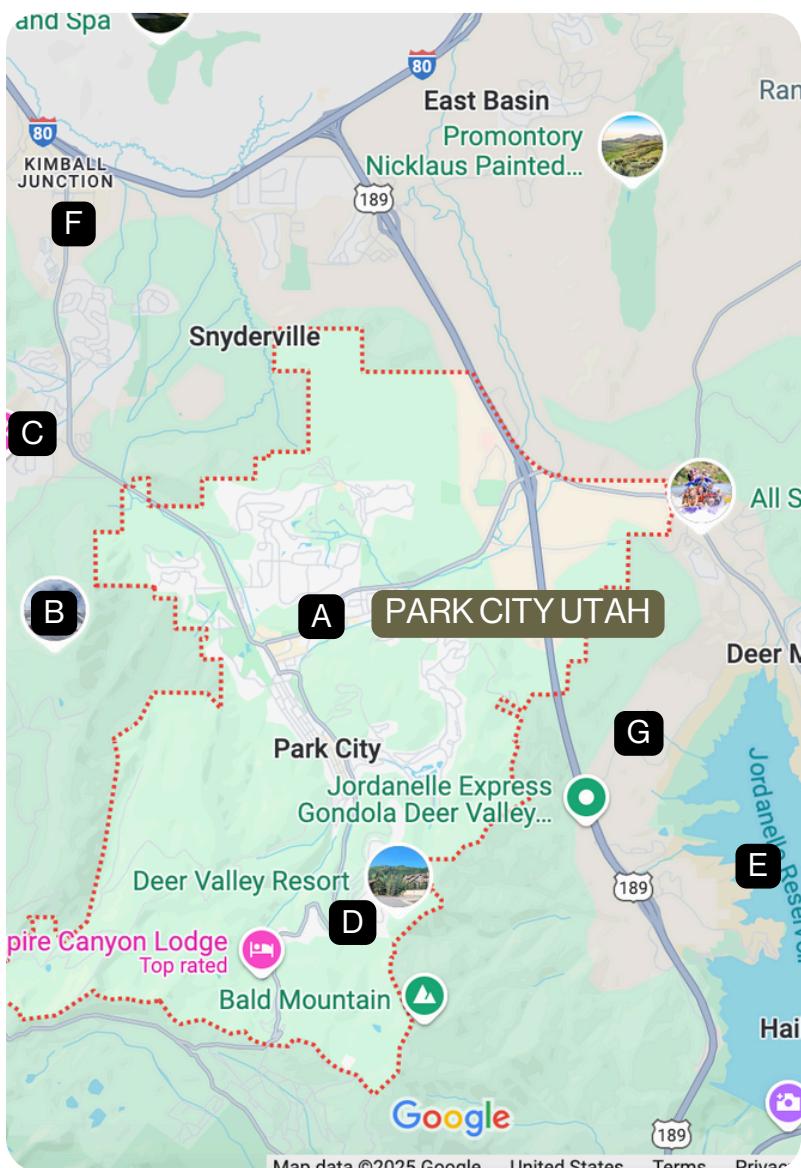
COMMUNITY RESOURCES

Park City offers strong community support with services like the Park City Library, free public transit, arts programs, and nonprofits such as the Christian Center of Park City and the Park City Community Foundation.

Bozeman

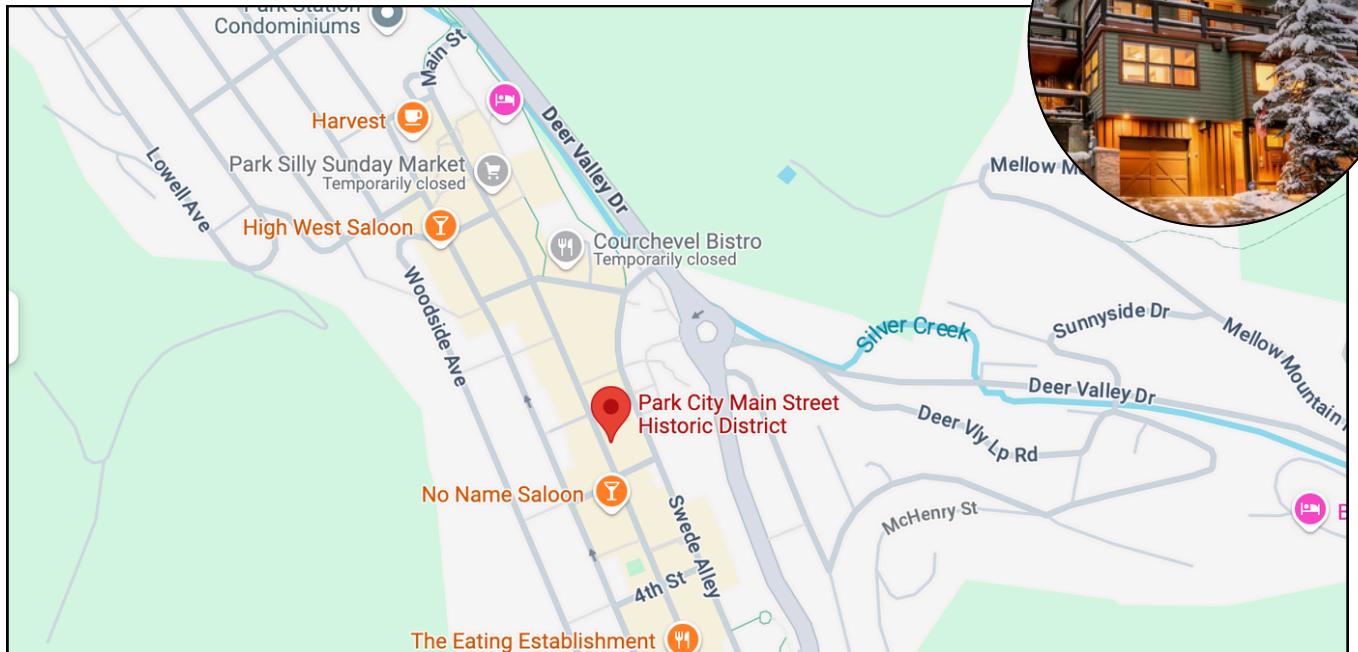
At a Glance

Park City is a mountain town with big personality—offering world-class skiing, scenic trails, luxury dining, and a vibrant arts scene. Whether you're hitting the slopes or strolling Historic Main Street, life here blends adventure with laid-back mountain charm.



- A** Old Town/Main Street
- B** Park City Mountain Resort
- C** Canyons Park City
- D** Deer Valley Resort
- E** Jordanelle Reservoir
- F** Kimball Junction
- G** Deer Valley East Village

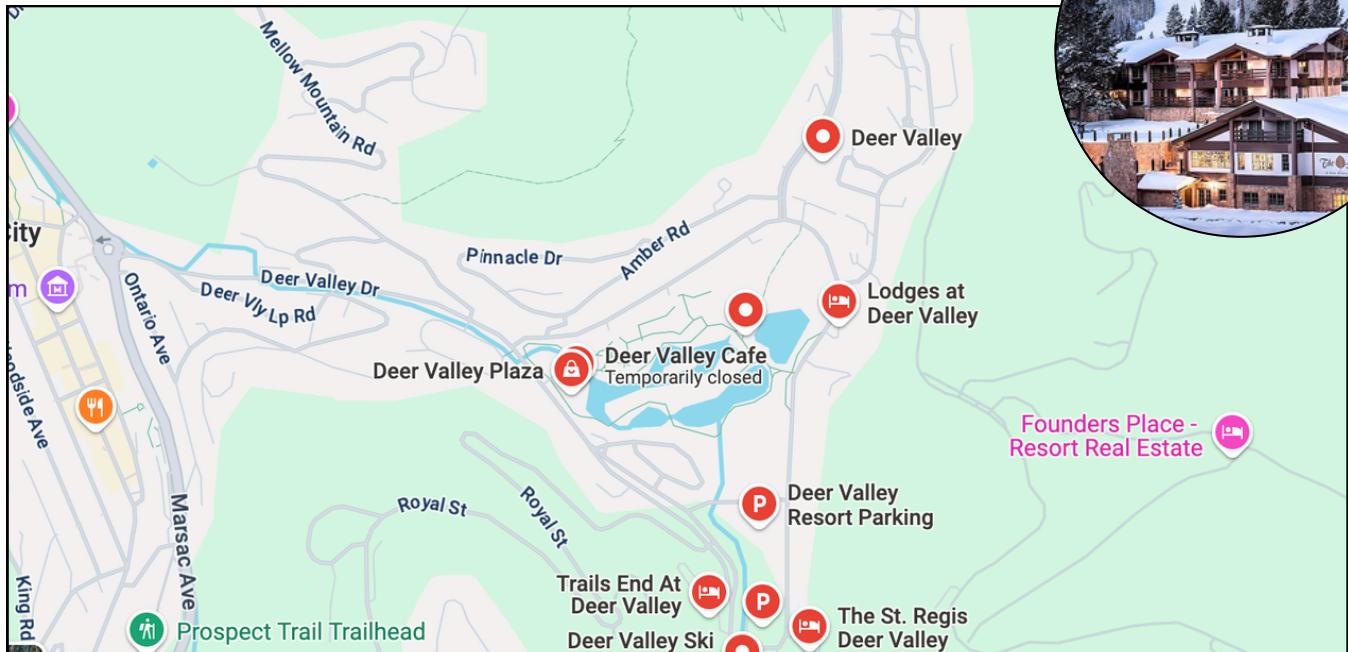
Welcome to the neighborhood: Park City Proper/Old Town



Key Characteristics

1. **Historic Charm** – Home to colorful 19th-century buildings and the iconic Main Street shopping and dining district.
2. **Walkability** – Easy access to restaurants, galleries, and ski lifts—all within a compact, pedestrian-friendly area.
3. **Ski-In/Ski-Out Living** – Many homes and condos offer direct access to Park City Mountain via the Town Lift.
4. **Vibrant Culture** – Hosts major events like the Sundance Film Festival and weekly summer markets, adding energy year-round.

Welcome to the neighborhood: Deer Valley Area

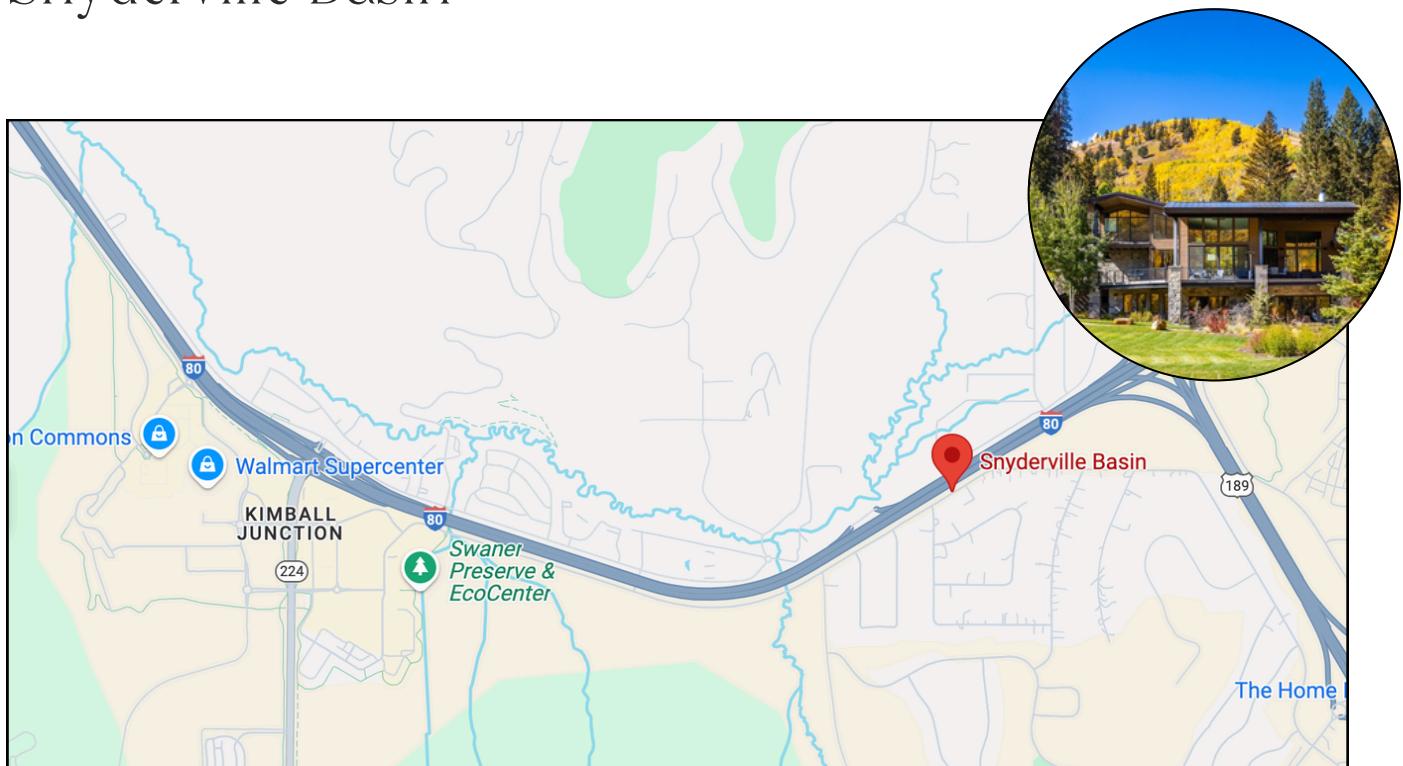


Key Characteristics

Top Private Communities – Deer Valley features several prestigious gated communities, including:

- Deer Crest – Known for ski-in/ski-out luxury homes with panoramic views of Jordanelle Reservoir.
- Bald Eagle Club – Offers expansive estates with direct access to Deer Valley Resort's slopes.
- Empire Pass – Features ski-in/ski-out properties and access to the exclusive Talisker Club amenities.
- Red Cloud – An intimate, high-elevation community with luxury homes and direct ski access.

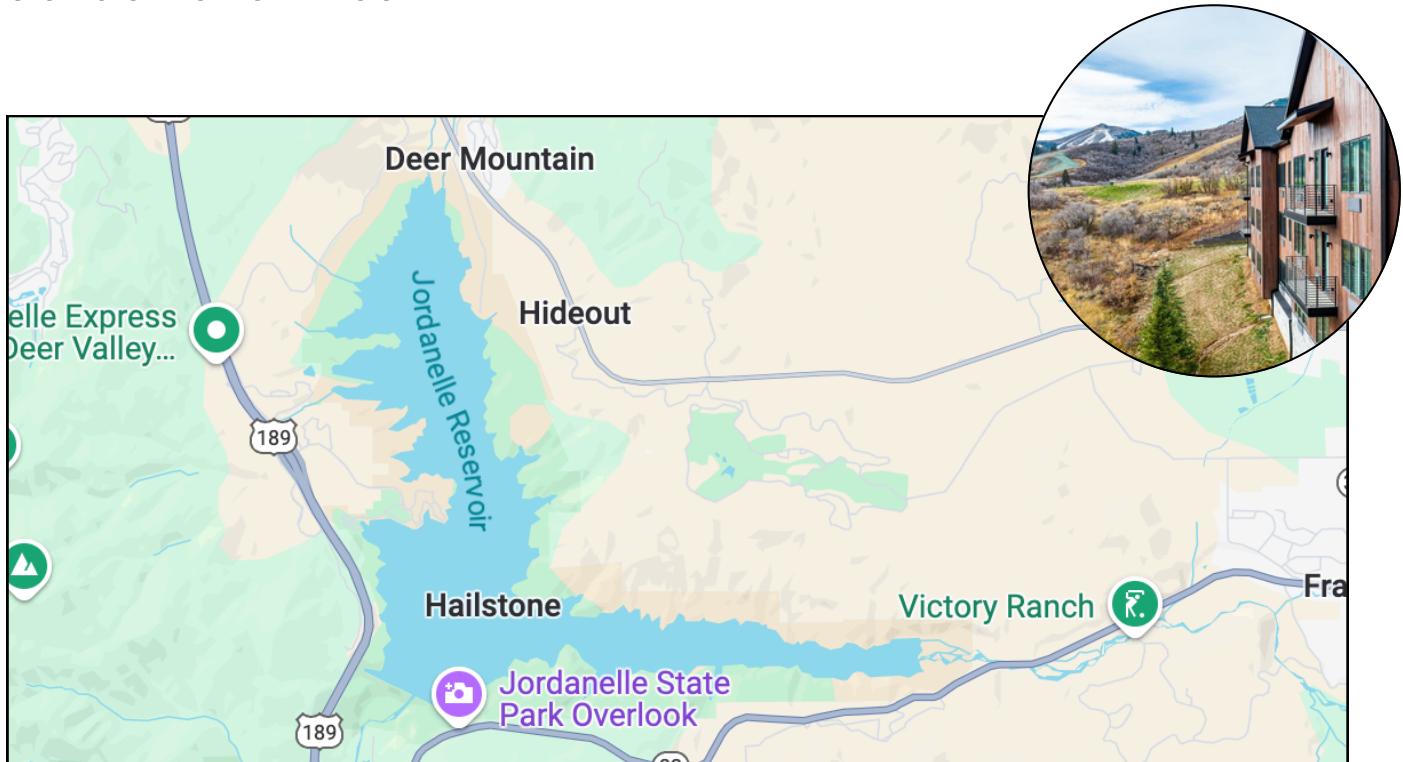
Welcome to the neighborhood: Snyderville Basin



Key Characteristics

1. Diverse Residential Options – The Snyderville Basin offers a mix of housing, from luxurious estates to family-friendly neighborhoods, catering to various lifestyles.
2. Outdoor Recreation – Residents enjoy access to extensive trails, parks, and recreational facilities, making it ideal for outdoor enthusiasts.
3. Proximity to Amenities – The area is close to shopping centers, restaurants, and cultural sites, providing convenience alongside natural beauty.
4. Ski-In/Ski-Out Living – Canyons Village features properties with direct access to ski slopes, offering a premier experience for winter sports lovers. The Colony at White Pine Canyon, located within the Canyons Village area is an exclusive luxury community with direct ski access.

Welcome to the neighborhood: Jordanelle Area



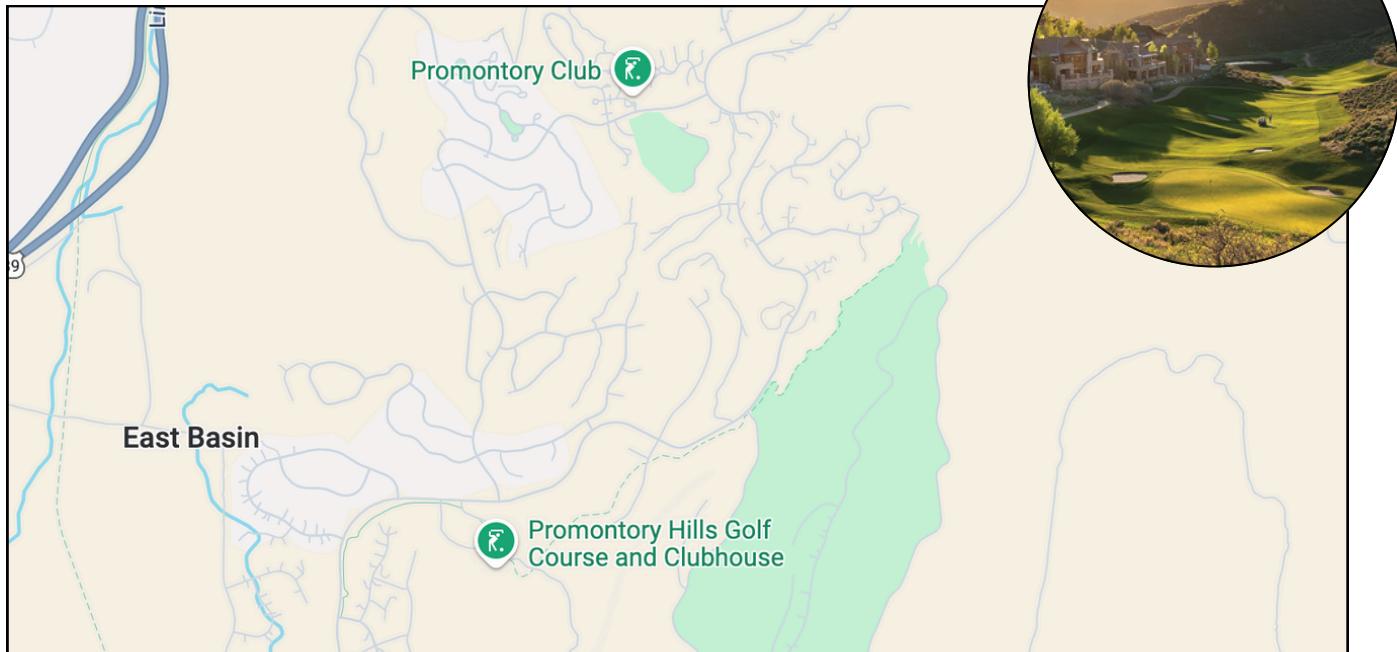
Key Characteristics

The Jordanelle area, situated just east of Park City, is renowned for its stunning natural beauty, featuring panoramic views of the Jordanelle Reservoir, Deer Valley ski runs, and the Heber Valley. This region offers a relaxed mountain lifestyle with a rural feel, making it a popular choice for families and professionals seeking a balance between tranquility and accessibility.

Notable Neighborhoods in the Jordanelle Area:

Black Rock Ridge, Deer Mountain, Hideout Canyon, SkyRidge, Victory Ranch, Marcella Club

Welcome to the neighborhood: Promontory



Key Characteristics

1. **Expansive Private Community** – Spanning over 7,200 acres, Promontory offers custom homes, villas, and large homesites with privacy and panoramic views.
2. **World-Class Amenities** – Includes two private golf courses (Pete Dye & Jack Nicklaus), equestrian center, beach club, spa, fitness facilities, and fine dining.
3. **Family-Friendly Lifestyle** – Features family-focused amenities like the Kid's Cabin, outdoor adventures, and year-round events for all ages.
4. **Close to Park City** – Just minutes from downtown Park City, with easy access to skiing, dining, shopping, and cultural experiences.



Park City Coffee & Bakeries

COFFEE

- Atticus Coffee & Teahouse
- Pink Elephant Coffee Roasters
- Lucky Ones Coffee
- Five5eeds
- The Bridge Cafe and Grill
- Harvest
- Hugo Coffee
- Cupla Coffee

BAKERIES

- Windy Ridge Bakery
- Auntie Em's Baked Goods
- Tina's Bakery
- Red Bicycle Breadworks
- Hawk & Sparrow
- Union Patisserie
- Luna's Kitchen



Park City Breakfast & Lunch

BREAKFAST

- Five5eeds
- The Eating Establishment
- The Bridge Cafe and Grill
- Harvest
- Atticus Coffee & Teahouse
- Deer Valley Grocery Café
- Hill's Kitchen
- Luna's Kitchen

LUNCH

- 501 on Main
- Windy Ridge Café
- Hearth and Hill
- Park City Roadhouse Grill
- Top of Main Brew Pub
- Burgers & Bourbon
- Powder at Waldorf Astoria
- Riverhorse Provisions



Park City Dinner

UPSCALE

- Riverhorse on Main
- Handle
- Twisted Fern
- Courchevel Bistro
- Blind Dog
- Chimayo
- Firewood
- Grappa

CASUAL

- High West Saloon
- 501 on Main
- Boneyard Saloon
- Hearth and Hill
- Sammy's Bistro
- The Eating Establishment
- Wasatch Brew Pub
- Windy Ridge Café



Park City Sweet Treats

ICE CREAM

- Java Cow Café & Bakery
- I Love Moo
- Rocky Mountain Chocolate Factory
- Cold Stone Creamery
- Yodipity Frozen Yogurt
- Rebel Creamery

NOT ICE CREAM

- Windy Ridge Bakery
- Auntie Em's Baked Goods
- Park City Desserts & Coffee
- Ritual Chocolate
- Luna's Kitchen
- 710 Bodega
- Grub Steak
- The Mariposa



Park City Beer + Cocktails

BREWERIES

- Wasatch Brew Pub
- Park City Brewing
- Offset Bier Co
- Red Rock Brewery
- Top of Main Brew Pub

COCKTAILS & EXPERIENCES

- High West Distillery
- The Star Bar
- Alpine Distilling Social Aid & Pleasure Club
- Tupelo
- Handle
- The St. Regis Bar
- Palomino
- Fletcher's Lounge



Things to do in Park City

OUTDOORS

- Fly Fishing - Lower Provo River
- Hot Air Ballooning - Balloons Above
- Hiking - Silver Lake Trail
- Mountain Biking - Mid Mountain Trail
- Horseback Riding - Red Pine Adventures
- Golfing - Park City Golf Club

indoors

- Park City Museum - Explore the town's mining and ski history
- Kimball Art Center - View rotating contemporary art exhibits
- High West Distillery & Saloon - Enjoy whiskey tastings
- Jupiter Bowl - Go bowling & play arcade games





Dog-Friendly Park City

PARKS

- Willow Creek Dog Park
- Run-A-Muk Dog Park
- Quinn's Junction Dog Park
- Trailside Dog Park
- The Woods at Parley's Lane



ESTABLISHMENTS



- Blind Dog Restaurant & Raw Bar
- Collie's Sports Bar & Grill
- Silver Star Café
- Lespri Prime Steak Sushi Bar
- Deer Valley Grocery Café
- Offset Bier

Recurring Events

KIMBALL ARTS FESTIVAL

Taking place in August, this renowned festival features over 200 artists, live music, and food vendors along Historic Main Street.

PARK SILLY SUNDAY MARKET

Running from June through September, this eco-friendly open-air market offers local crafts, food, and entertainment every Sunday on Main Street.

SAVOR THE SUMMIT

Every June, Park City's Main Street transforms into Utah's largest outdoor dinner party, with a grand communal table stretching down the center of the street.

AUTUMN ALOFT

Taking place in September, this hot air balloon festival fills the skies with colorful balloons and offers a picturesque experience for attendees.





Weekend Itineraries

FOR THE ADVENTURER

Park City is a year-round playground with epic skiing at Park City Mountain and Deer Valley, plus hiking, biking, and ziplining in the warmer months. Adventure is always just outside your door.

FOR THE LEISURE LOVER

Unwind at luxury spas, shop the boutiques on Historic Main Street, or soak in the mountain views with a glass of wine at a scenic patio.

FOR THE FOODIE

From award-winning fine dining on Main Street to local craft distilleries and gourmet cafés, Park City's culinary scene is both elevated and approachable.

FOR THE SPORTS FAN

Catch world-class skiing and snowboarding events, visit the Utah Olympic Park, or tee off at one of Park City's stunning golf courses in the summer.

The Home Search

I'm here to help you find the perfect place to call home. Here's how we can kick off your home search:



01

Schedule a relocation consultation

Let's begin with a personalized consultation to discuss your relocation plans, preferences, and budget. Whether you have a clear vision or need some guidance, I'm here to help you define your priorities and make informed decisions.

02

Get set up on an automated MLS search

I'll create a personalized search for you through the MLS (Multiple Listing Service), where you'll receive listings before they hit popular sites like Zillow. This way, you'll be among the first to know about new properties that meet your criteria.

03

Access to off-market listings

Beyond what's listed online, I'll also leverage my real estate network to keep an eye on exclusive off-market listings that might be a perfect fit for you.

Your Resource for All Things Park City

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message!



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For the inside scoop Park City, follow me on IG!

Follow me on Instagram for the latest real estate news, local intel, restaurant reviews, favorite spots, upcoming events, and more!

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