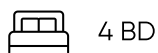


ELEVATED LIVING AT SHORES AT STILLWATER

1261 W. HAILSTONE DRIVE | HEBER CITY



4 BD



4 BA



2,302 SF



.09 ACRES

The Value of This Residence

This beautifully updated row-end townhome presents a compelling opportunity to own more than 2,300 square feet in one of the Park City area's most desirable year-round recreation destinations. Its four-bedroom, three-and-a-half-bath layout, multiple living areas, private hot tub and extended heated two-car garage provide exceptional space and flexibility for family and guests. Offered furnished and supported by HOA-maintained landscaping and snow removal, the residence delivers a comfortable, turnkey and low-maintenance mountain lifestyle. Its location further strengthens its value, with Jordanelle Reservoir just around the corner and Deer Valley's expanding East Village only minutes away. Owners can enjoy convenient access to world-class skiing, boating, dining and outdoor recreation throughout the year. With both nightly and long-term rentals permitted, the property is well suited as a primary residence, vacation retreat or income-producing investment, making it a smart buy in a growing and highly sought-after mountain community.

Summary of The Residence

Discover refined mountain living in this beautifully updated, furnished row-end townhome in the Shores at Stillwater. Offering more than 2,300 square feet, the residence features four bedrooms, four bathrooms and multiple living areas filled with natural light. Vaulted ceilings, two gas fireplaces, fresh paint and new carpet complement the home's warm mountain finishes, while the well-appointed kitchen features Viking stainless steel appliances, granite countertops, wood cabinetry and a dedicated dining area. The walkout lower level provides a private guest suite, an oversized second living area and direct access to the common-area lawn and private hot tub. Additional highlights include zoned heating and air conditioning, generous storage, a security system and an extended heated two-car garage, with landscaping and snow removal maintained by the HOA. Just minutes from Deer Valley's East Village and around the corner from Jordanelle Reservoir, this low-maintenance residence offers year-round recreation and exceptional flexibility as a primary home, mountain retreat or rental property.

NOTABLE RENOVATION AND IMPROVEMENT SUMMARY

- Fresh interior and exterior paint
- New carpet
- New roof in 2024

1251 HAILSTONE DRIVE FEATURES

- Four bedrooms
- Four bathrooms
- Owner's ensuite
- Laundry room
- Great room
- Dining room
- Living room
- Kitchen pantry
- Viking appliances
- Fireplace: 2
- Balcony
- Zoned forced air and AC
- Heated two car extended garage
- Storage throughout
- Vaulted ceiling
- Security system
- Hot tub
- Heat tape
- Long-term and nightly rentals allowed

BY THE NUMBERS

- 3 minutes to Jordanelle Reservoir
- 4 minutes to Deer Valley East Village
- 16 minutes to Deer Valley Snow Park Lodge
- 20 minutes to Park City Resort Canyons Village
- 16 minutes to Park City Resort Mountain Village
- 16 minutes to Old Town
- 38 minutes to SLC Airport
- 20 minutes to Heber Valley Airport

WHAT IS INCLUDED WITH QUARTERLY HOA DUES:

- \$1,000 a quarter
- Change over fee: .5% of sales price plus \$135
- Pet Rules
- Sewer paid
- Water paid
- Common area taxes
- Exterior insurance
- Reserve/Contingency fund
- Common area maintenance and grounds including landscaping/snow removal on driveway and walkway
- *All is subject to change and to be verified*