

A GUIDE TO THE LOCAL

NEIGHBORHOODS

of Park City & the Wasatch Back



Welcome to the **WASATCH BACK** *Greater Park City, the Heber Valley, and the Kamas Valley*

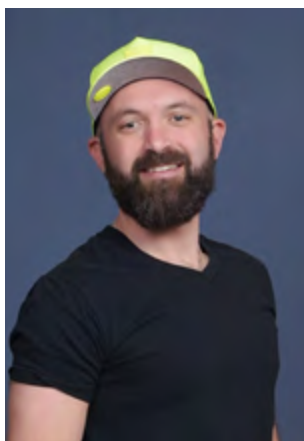
Thank you for the opportunity to introduce myself and share how I can support you in one of life's most exciting and important decisions—buying or selling a home. My name is Wayne Levinson, and I'm proud to be a licensed REALTOR® with Keller Williams, one of the most trusted and innovative brokerages in the industry.

While I am newly affiliated with Keller Williams, my journey in real estate began long before I joined this brokerage. I've personally closed over 100 transactions as a real estate investor, including flips and rental acquisitions in multiple states. I bring to the table not only local market knowledge but also a strategic mindset and negotiating expertise rooted in years of hands-on experience.

Whether you're relocating, upgrading, downsizing, or investing, I approach each transaction with a deep commitment to transparency, advocacy, and results. As a full-time agent, I prioritize clear communication, data-driven strategies, and tailored guidance from start to finish.

This packet is designed to give you insight into the process, set expectations, and showcase how I work to ensure a smooth, successful experience for my clients. I'd be honored to help you take the next step toward your real estate goals—and to be your trusted resource every step of the way.

If you have any questions after reviewing this information or would like to schedule a consultation, please don't hesitate to reach out.

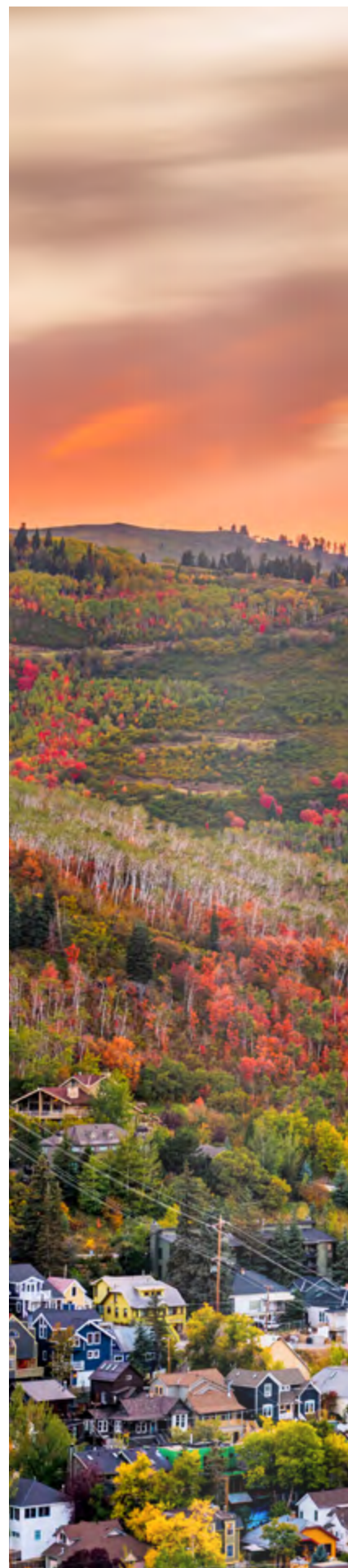


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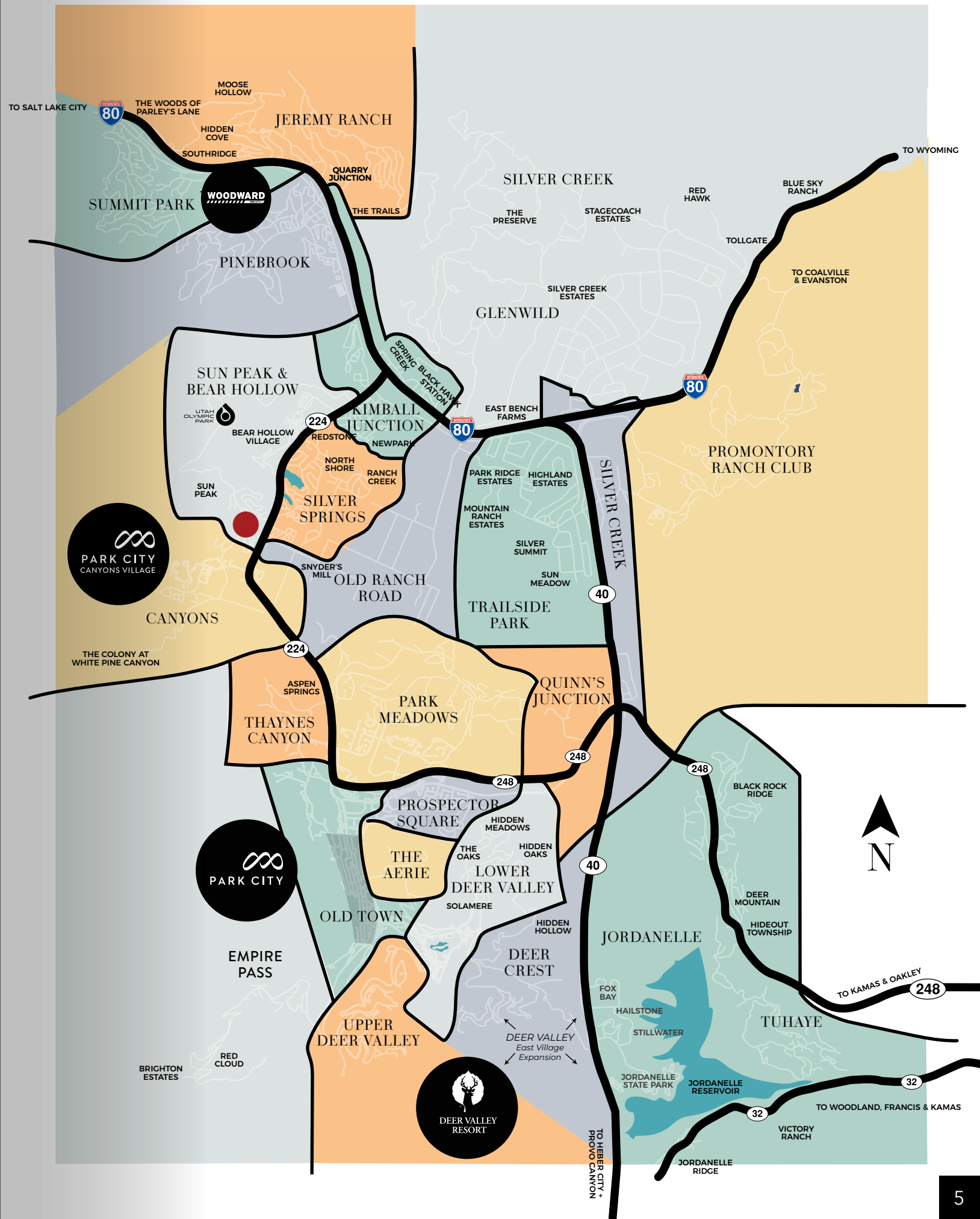
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Greater Park City
NEIGHBORHOODS



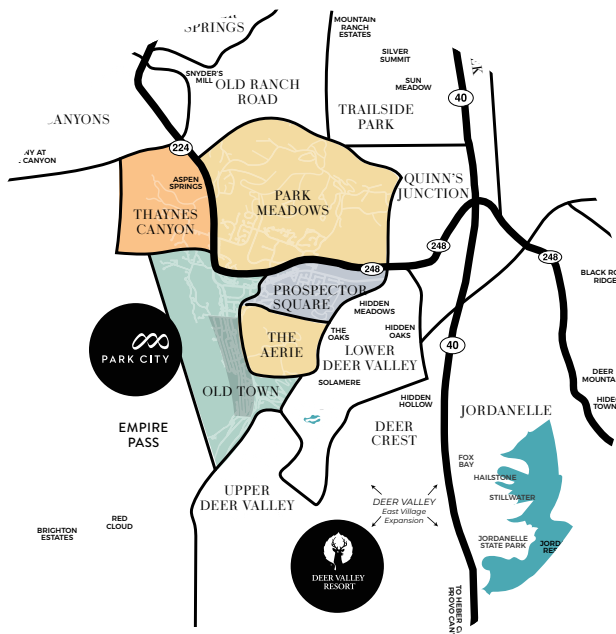


PARK CITY PROPER *Neighborhoods*

This is quintessential Park City, home to the most recognizable landmarks and architecture in the area. Park City Proper is composed of the neighborhoods that lie between the iconic McPolin Barn and historic downtown, including Park Meadows, Thaynes Canyon, Prospector, The Aerie, and Old Town.

These are much coveted neighborhoods that offer all the best that Park City has to offer, including great proximity to top ranked public schools, an incredible local trail network, and outstanding golfing and skiing right outside your door. All these amenities are topped off with easy access to world-class dining, shopping, and entertainment options on historic Main Street.

Looking for a Victorian charmer overlooking Main Street, a modern style home with ski run views, or a split level ranch that backs onto park space? These neighborhoods in Park City Proper have it all.



OLD TOWN Park City's Old Town is defined by both its connection to our rich silver mining past and extensive outdoor recreation. This charming historic neighborhood provides direct access to a vibrant Main Street and Park City Ski Resort. Properties in this neighborhood range from ski-in/ski-out homes, condominiums, single family homes, and a limited selection of small building sites. Throughout the year, Main Street is enlivened with festivals and celebrations of all types, including the world-famous Sundance Film Festival, town parades, and the Tour of Utah. Art galleries, fine restaurants, and lovely sculptures dot Historic Main Street with its old west mining town architecture.

PARK MEADOWS Park Meadows is one of Park City's most popular areas. Developed in the 1970's, Park Meadows continues to be one of the area's most desirable neighborhoods due to its proximity to the schools, grocery shopping, and our extensive trail systems for hikers and bikers alike. Park Meadows Country Club and the Municipal Athletic Recreation Center (MARC) are located at the center of the neighborhood, providing an array of private and public amenities including golf, dining, pools, tennis courts, pickle ball, and more. This mostly single family neighborhood offers everything from older properties needing some TLC and updating to multi-million-dollar estates along the higher elevations with commanding views of the ski resorts.

PROSPECTOR Characterized by Victorian architecture, Prospector is one of the more affordable neighborhoods within Park City and offers single family, multi-family, and condominium properties, all within walking distance of the Park City High School and Treasure Mountain Middle School. Prospector also lends easy access to the Rail Trail, Park City's popular route for bikers, hikers, runners, and dog walkers. There's also a nice mix of shops and restaurants. Quarry Mountain's commercial hub flanks the east end of Prospector with a host of landmarks, including the Park City Medical Center, the U.S. Ski & Snowboard Association's "Center of Excellence," the National Ability Center, Park City Ice Arena, playing fields, and the Park City Dog Park.

THAYNES CANYON Directly to the south of the picturesque McPolin Barn lies Thaynes Canyon, which offers single family homes in a densely treed setting. Thaynes Canyon surrounds the Park City Golf Course and Nordic trail system with Hotel Park City anchoring the east side, offering fine dining at Ruth's Chris Steakhouse, spa services, and a mix of condominiums with full hotel amenities. Rotary Park is a lovely, shaded, creekside facility city residents can reserve for private events.

THE AERIE Perched high above Old Town is The Aerie neighborhood, where luxurious single family homes in a variety of architectural styles dot the hillsides and offer commanding vistas in all directions. The Aerie offers excellent proximity to both Main Street and Deer Valley Resort, and popular trails provide access to lower elevation neighborhoods.



Old Town



Park Meadows



Prospector



Thaynes Canyon



Aerie



Each Park City neighborhood has something unique to offer: world-class skiing, shopping, dining, summer concerts, fishing, hiking, biking....whatever you're searching for, there's a neighborhood that fits just right.



DEER VALLEY *Neighborhoods*

Deer Valley® Resort is world renowned for its impeccably groomed slopes, award-winning dining, and exquisite guest services. In addition to being a world-class winter destination, Deer Valley® Resort is also home to an expansive network of mountain bike trails and host to an outstanding summer concert series. Much like the resort, the real estate offerings here are exceptional, unmatched in both luxury and amenities. Single-family homes and condominiums are tucked into the slopes and mountainsides surrounding the ski area, with many ski-in, ski-out offerings. Living here is truly 'elevated.'



Upper Deer Valley

UPPER DEER VALLEY

Upper Deer Valley includes Silver Lake Village, the mid-mountain dining and shopping hub of Deer Valley® Resort at 8,000 feet, as well as the infamous McHenry's Ski Beach. In the summertime, lift-served mountain biking and hiking is featured. Stein Eriksen Lodge is perched above the village and offers a 5-star condominium hotel experience, with full spa and conference services. The majority of properties in the village are condominiums, while the gated private Bald Eagle Club community offers luxurious single family residences along the ski trails. Scattered throughout Upper Deer Valley are some of the area's most beautiful mountain homes, many of which are located slope side or within a quick walk to the ski runs.

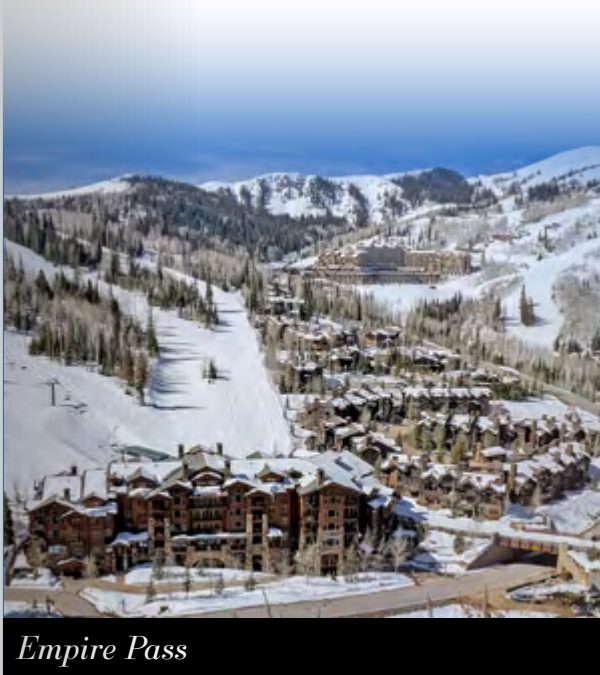


Lower Deer Valley

LOWER DEER VALLEY

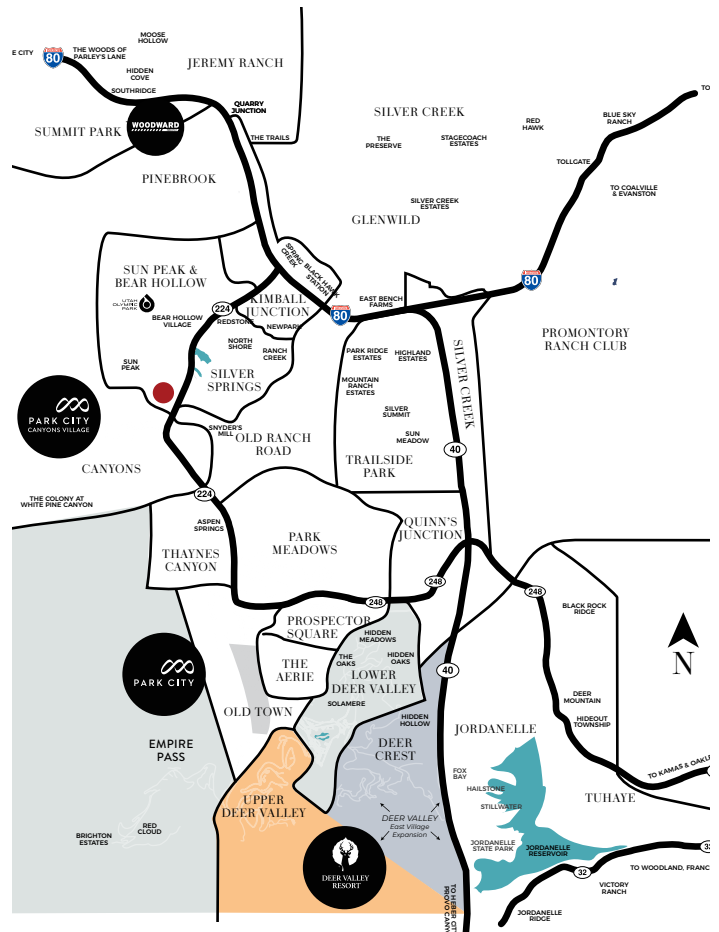
Lower Deer Valley includes a rich mix of single family residences along the northern reaches with condominiums closer to the base of the Deer Valley Resort, offering ideal proximity to both the exquisite slopes of Deer Valley and Main Street's restaurants and shops. Some of the properties close to Snow Park base area offer the convenience of direct ski-in/ski-out access. Warmer weather offers walking access to the summer concert series at Deer Valley® Resort as well as paddle boarding and dog swimming at Deer Valley Plaza Lake. The St. Regis funicular delivers guests and owners from the hotel right to the base area. In summertime, the Deer Valley Concerts offer lovely nights under the stars with the Utah Symphony and other popular mainstream musical performers.

DEER CREST The private gated community of Deer Crest flanks the eastern border of Deer Valley Resort and actually lies within Wasatch County. With the prestigious 5-Star St. Regis Hotel anchoring the neighborhood, Deer Crest offers a mix of ultra-luxurious single family homes, condominiums and homesites overlooking the Jordanelle Reservoir. Most of the properties offer ski access via either private or public ski trails, with breathtaking views of the surrounding mountains. Residents can take advantage of the Deer Crest Club, offering a full array of amenities in the St. Regis Hotel, which offers a skier's beach, several outdoor pools and hot tubs, a full-service spa and fitness center, and private transportation services. Terrific mountain biking and hiking trails run throughout Deer Crest.



Empire Pass

EMPIRE PASS Empire Pass sits at the highest elevation of Deer Valley Resort at almost 9,600 ft. This ski-in/ski-out community encompasses 1,600 acres on the slopes of Flagstaff Mountain and Empire Canyon. Many of the magnificent luxury condominiums and single family homes are clustered in densely treed enclaves with superb ski access and are considered the most prestigious in Deer Valley. Residents in Empire Pass can opt to become a member of the famed Talisker Club, which features unparalleled amenities at the Tower Club and golf at the Mark O'Meara designed Tuhaye Golf Course & Club. Anchoring Empire Pass is the Montage Deer Valley condominium hotel, offering European décor, incredible views, and a prime slope side location. Refined, yet authentic, the Montage offers both hotel rooms and private residences. Other properties at Empire Pass are located within single family enclaves or luxury condominium buildings. World Class mountain biking and hiking is accessed at Guardsman's Pass, which winds above the Montage and offers access to Bonanza Flat recreation area as well as Midway and Big Cottonwood Canyon.



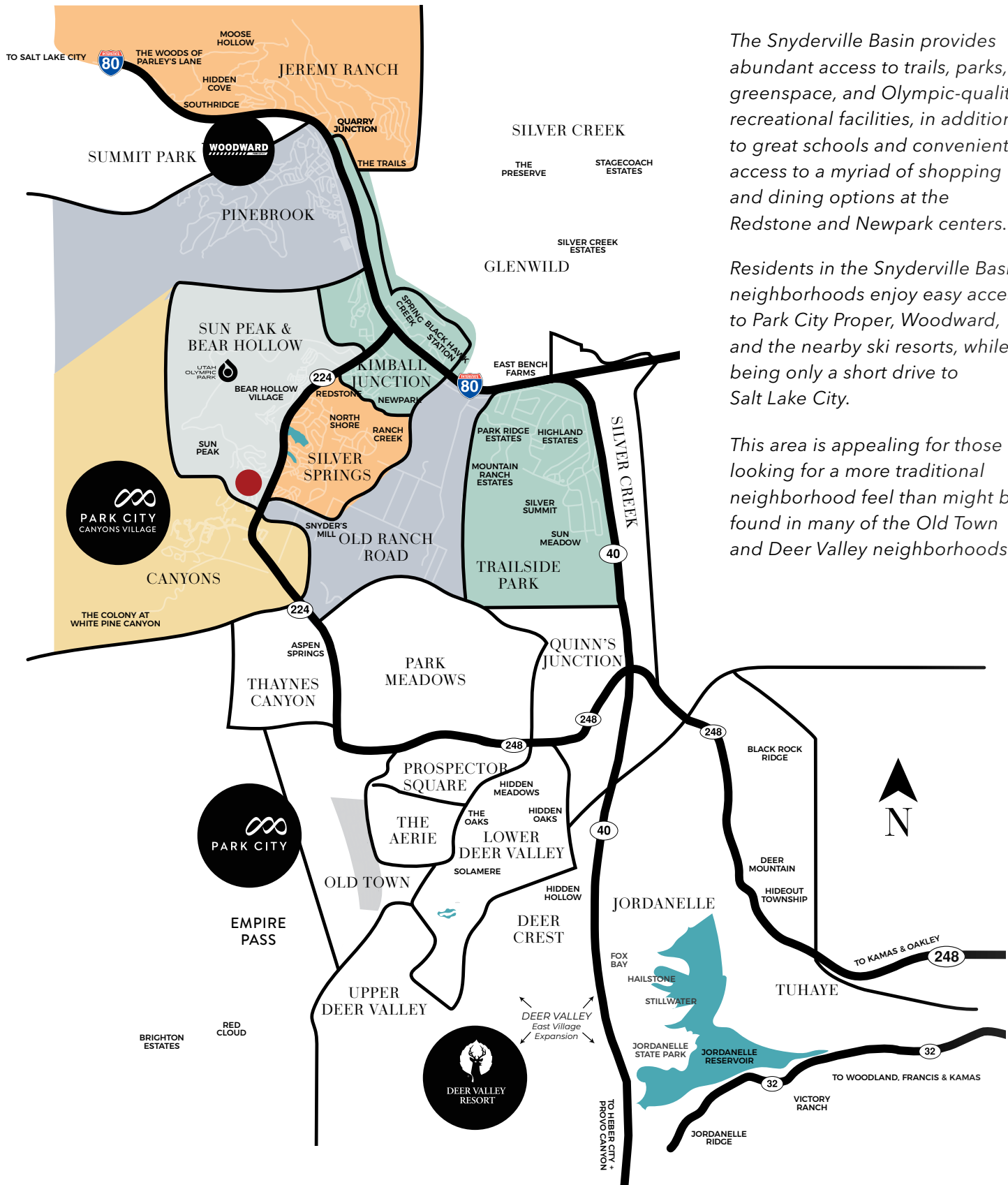
DEER VALLEY EAST VILLAGE

Deer Valley East Village is Park City's newest resort development. Located on the eastern boundary of Deer Valley Resort overlooking Jordanelle Reservoir, East Village will feature a luxury village and numerous ski lifts providing both winter and summer access to extensive terrain. In addition to world-class recreational amenities, there will be multiple hotels, retail and conference space, and an extensive array of residential offerings ranging from condominiums and single family homes to estate lots.



Deer Valley East Village

SNYDERVILLE BASIN



The Snyderville Basin provides abundant access to trails, parks, greenspace, and Olympic-quality recreational facilities, in addition to great schools and convenient access to a myriad of shopping and dining options at the Redstone and Newport centers.

Residents in the Snyderville Basin neighborhoods enjoy easy access to Park City Proper, Woodward, and the nearby ski resorts, while being only a short drive to Salt Lake City.

This area is appealing for those looking for a more traditional neighborhood feel than might be found in many of the Old Town and Deer Valley neighborhoods.

CANYONS The Canyons is the northern hub of Park City Mountain Resort and offers a resort village complete with single family homes, condominiums, townhomes, and fractional ownership opportunities. This master planned village is programmed with high energy activities year round. Canyons public golf course snakes through the village and up the ski slopes. The Colony at White Pine Canyon encompasses the southern 4,800 acres of the resort and offers unique ski ranches on 5 - 20+ acres unlike any in the country. These magnificent homes offer both direct and private ski access. The Colony provides the linkage between the Canyons side of Vail Resort's Park City Mountain Resort and the original ski terrain to the south.

OLD RANCH ROAD If you are looking for incredible views and wide open spaces, Old Ranch Road offers a more rural feel with larger lots and some of the most sought after land in the Park City area. Many of the properties are equestrian, and multiple trail access points to both Round Valley as well as proximity to the Swaner Nature Preserve invite recreational enthusiasts of all types.

SILVER SPRINGS Conveniently located between Canyons and Kimball Junction lies Silver Springs, which consists of several subdivisions connected by trails and parks. Single family homes dominate, and this area is very popular with full time residents, who enjoy the level topography, spectacular mountain vistas, and a network of well-maintained trails and parks, including ready access to the Swaner Nature Preserve, Willow Creek Dog Park, and Parley's Park Elementary School.

SUN PEAK/BEAR HOLLOW The Sun Peak master planned community sits just north of Canyons Village and flanks the southern edge of Utah Olympic Park. The original developer of this community donated all the land for the UOP. Sun Peak features single family homes with a neighborhood clubhouse offering a pool, tennis courts, and fitness center. An extensive trail network provides paved access to the north as well as rugged mountain trails for biking and hiking at the higher elevations, including the very popular Rob's Trail. Bear Hollow is a densely planned community just east of the Utah Olympic Park with condominiums and single family homes and several community amenities centers.



Canyons Village



Old Ranch Road



Silver Springs



Sun Peak/Bear Hollow



Trailside

TRAILSIDE Nestled between Old Ranch Road and Highway 40, Trailside Park is the centerpiece of this neighborhood, renowned for its awesome mountain biking and its very popular playground. Many homes here include expansive views of the Utah Olympic Park and peaks of Park City Mountain Resort. Primarily a full-time residential neighborhood, Trailside offers single family homes, an elementary school, and plenty of room to play with convenient access to the Round Valley trail system.



Kimball Junction

KIMBALL JUNCTION Kimball Junction is the bustling commercial hub along the northern entry to Park City. This mixed use neighborhood includes a mix of condominiums and single family homes, all with easy access to I-80 and Highway 224. The Junction includes the Redstone and Newpark developments, Smith's Marketplace grocery store, movie theaters and a diverse selection of shops and restaurants. The west side includes Whole Foods® grocery and additional retail as well as the Park City Outlet Mall. Nearby recreation includes the Basin Recreation Field House and Swaner Nature Preserve and Eco-Center.



JEREMY RANCH Surrounding a private, 18-hole golf course just north of I-80, this neighborhood is popular with full time residents due to the easy commute to Salt Lake City. Jeremy Ranch offers wide open vistas and plenty of sunshine, with abundant trails winding through the higher elevations. This mostly single family home community offers a diverse selection of architectural options. Jeremy Ranch Elementary is at the base of the neighborhood as is the commuter parking lot. Cross country skiing is offered on the golf course in wintertime.

PINEBROOK Densely treed Pinebrook flanks the south side of Park City's entry and is popular among full time residents, many of whom commute to Salt Lake City. Trails abound along the rolling hillsides, allowing residents easy recreational access, with convenient shopping and dining at Quarry Junction. Wintertime fun, including their beloved tubing hill, is offered at Woodward Park City. Single family homes dot the hillsides, while the lower elevation is dotted with numerous condominium communities, Ecker Hill Middle School, and a few private schools.



Jeremy Ranch



Pinebrook



Jeremy Ranch





GREATER PARK CITY

Other Surrounding Neighborhoods

SUMMIT PARK A favorite among commuters and recreational enthusiasts alike, Summit Park is perched at 7,000 ft. at the crest of Parley's Summit along I-80, providing easy access to both Park City and the Salt Lake Valley. This mostly single family home neighborhood is heavily-wooded and offers some of the most affordable homes in the area, as well as backcountry trail access, abundant wildlife, and a diverse selection of trails.

SILVER CREEK + GLENWILD

Silver Creek Estates sits along the northeastern edge of Park City and offers acreage with zoning for equestrian, with some unpaved rural lanes. Single family homes and ranches are afforded easy access to I-80 and Highway 40. Glenwild is perched high above and is a private, gated Tom Fazio golf community. Glenwild features some of the area's most luxurious homes with tremendous views across the Snyderville Basin to the ski areas. Further to the north lie the estate homes of The Preserve, where abundant open space provides privacy.

JORDANELLE Properties here offer outstanding Jordanelle and Deer Valley views. The new Mayflower base area will soon connect the west side of the Jordanelle to Deer Valley® Resort via two tunnels under Highway 40. Key recreational amenities in this area include a multi-use trail that circumnavigates the reservoir and the Ross Creek recreation area. The Black Rock Mountain Resort offers a restaurant and bar, and The Market Park City grocery store is building a new facility at the Browns Canyon intersection.

QUINN'S JUNCTION Located at the intersection of Kearns Boulevard (State Route 248) and US-40/US-189, this area is home to an increasing number of new, single family residences. The Park City Hospital, Utah Film Studios, and National Ability Center are also located here. Quinn's Junction residents enjoy easy highway access, while still being within easy reach of Old Town. Recreational opportunities abound here, with easy access to the Round Valley Trails, the Rail Trail, and the Park City Dog Park, as well as numerous sports fields and the Park City Ice Arena.



Summit Park



Silver Creek + Glenwild

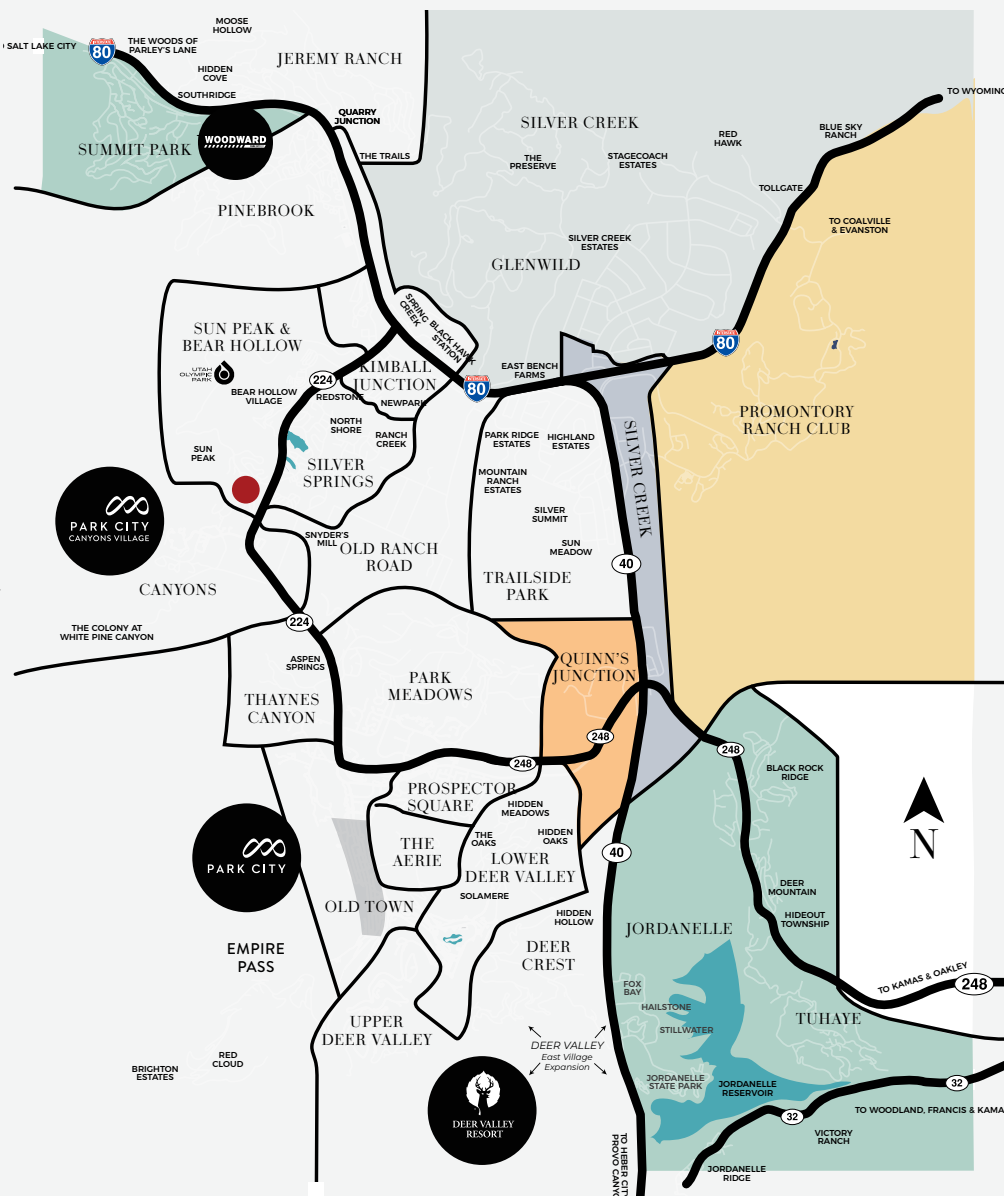


Jordanelle

PROMONTORY Promontory is an immensely popular and private, gated lifestyle community east of Park City that spans more than 7,000 acres and includes two existing golf courses (Jack Nicklaus and Pete Dye) with plans for more. The membership-based Promontory Ranch Club includes the region's most extensive amenity package including golf, pools, Clubhouses, a unique Beach House with a sandy beach and infinity pond, tennis courts, a spa, fitness facility, restaurant/bars, and extensive amenities for children. The Equestrian Center houses a state-of-the-art arena with boarding stalls for owners' horses. Miles of private trails are available. Members also enjoy The Alpine Lodge at Deer Valley®.

The numerous residences at Promontory include custom-built homes, single family homesites, and intimate luxury cabins, many with commanding views of the entire Wasatch Mountain range and Park City ski resorts.

TUHAYE Tuhaye is part of the Talisker Club, a private mountain club offering members both golf on the highly rated Mark O'Meara designed course within Tuhaye and the Tower Club at Empire Pass at Deer Valley® Resort. This lifestyle community is located on an elevated bluff overlooking Jordanelle Reservoir. In addition to fitness centers and the spa, Tuhaye includes the Moondance Family Park & Pavilion, which offers all-season family activities, including a winter ice skating rink, volleyball courts, activity fields and fire pits, and a custom-designed Kids Resort Pool at the Tuhaye Clubhouse. Real estate offerings at Tuhaye include large custom homes, condominiums, and most recently, shared ownership with up to eight weeks of use.



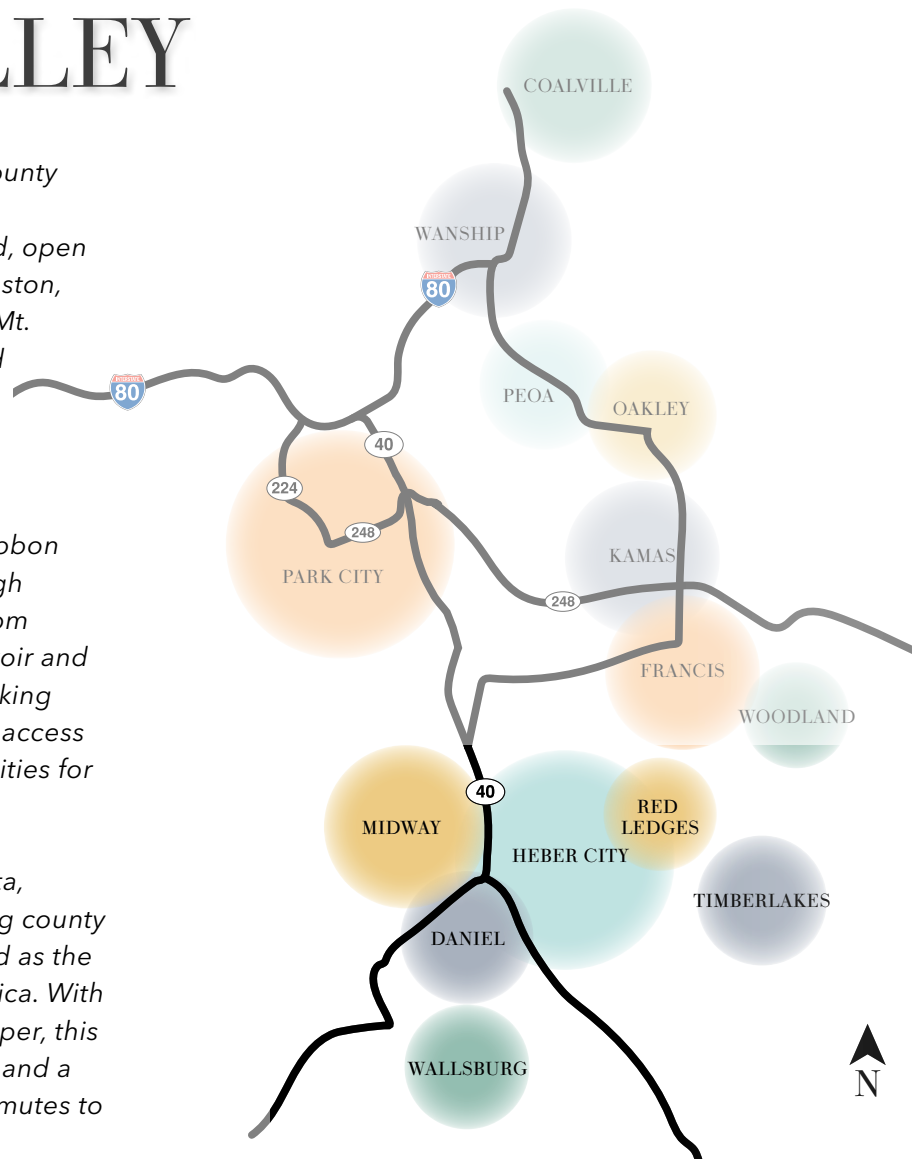
VICTORY RANCH Victory Ranch is a private fly-fishing lifestyle club community in Francis, east of Park City with views of the Jordanelle reservoir and Deer Valley Resort. This four-season community is set amidst 6,250 acres with world-class fly fishing along a private stretch of the Provo River. At its center is the Rees Jones Golf Course, offering 18 challenging holes. Additional lifestyle amenities include The Barn, with swimming pools, tennis sports and fitness as well as The Post, the Fireside Lodge, Stony Lake, and River Guest Cabins. There's archery, a double barrel shooting facility, a yurt system, miles of mountain biking and Nordic trails, and health and wellness activities. Single family homes and fractional ownership opportunities are offered.

HEBER VALLEY

The Heber Valley is the seat of Wasatch County and lies 25 miles to the south of Park City, accessed via State Hwy. 40/189. This broad, open valley includes Heber City, Midway, Charleston, and Daniel and is flanked by the majestic Mt. Timpanogos on its southwestern edge and Jordanelle Reservoir on the north. It is surrounded by the 2,000,000-acre Uinta Mountains to the east and south.

The Provo River, a world renowned blue-ribbon fly-fishing destination, winds its way through the western side of the valley as it flows from Jordanelle Reservoir to Deer Creek Reservoir and offers seven designated angler-access parking areas. While popular with fly fishers, these access points also provide lovely hiking opportunities for both humans and canines.

According to 2018 U.S. Census Bureau data, Wasatch County is the third-fastest growing county in the United States. Heber City was ranked as the fastest growing 'micropolitan' city in America. With median pricing below that of Park City proper, this area is a more affordable option for many, and a sizable percentage of the population commutes to Park City, Provo, and Salt Lake City.



HEBER CITY Heber City is home to 54 holes of public golf, the 22,000-acre Wasatch Mountain State Park, six public schools, numerous private and charter academies, four grocery stores, and a combination of national and local retailers. Highway 40/189 cuts through the city and is the commercial hub. The Heber Valley Railroad is a popular regional attraction, offering excursion trains between Heber City and Provo Canyon. The majority of the housing is single family with emerging condominium development. Residents showed their support of open space with their first \$10M taxpayer bond in 2018, designed to preserve the vast open spaces in the North Fields ranching area and beyond. The Wasatch Events Center offers year-round rodeo and equestrian events as well as the annual Demolition Derby.

MIDWAY The charming historic town of Midway occupies the western side of the Heber Valley. Originally settled by a large Swiss population, the town's architecture reflects this heritage. The lovely Main Street area offers a quaint collection of restaurants, both fine dining and casual, as well as numerous boutiques. The majority of housing is single family, with both historic homes and new construction, most of which is required to architecturally reflect the town's European heritage. The community is known for the large geo-thermal caldera at the Homestead Resort, with year-round scuba diving in the 90°-95° water. The town's annual Swiss Days celebration over Labor Day Weekend attracts visitors from around the region. Competitive Nordic events at Soldier Hollow fill the winter calendar, and 27 holes of challenging golf are offered during warmer weather. The Midway Ice Arena offers skating and hockey right in the center of town.

RED LEDGES The 2,000 acre community at Red Ledges has nearly 300 homes completed and over 100 more in process surrounding their Jack Nicklaus Signature golf course as it grows into one of Utah's premiere private communities. Red Ledges is located in the stunning Heber Valley and offers easy access to world class skiing, outdoor adventure, and year-round activities. From luxury mountain homes to private Jack Nicklaus Signature golf course to exclusive Deer Valley Resort ski access, Red Ledges embodies Utah's coveted mountain lifestyle.

TIMBER LAKES Timber Lakes Estates is located approximately seven miles east of Heber City in Lake Creek Canyon. Timber Lakes is a recreational/residential development that was established in 1971 and is comprised of 1,537 lots spread out over nearly 16,000 acres. About 20% of the homes here house year-round residents. The roads are all maintained year-round, making Timber Lakes the most accessible "recreational" area within 90 minutes of Salt Lake City. Enjoy pines and aspens, moose, elk, deer, creeks, ponds, and lakes at elevations of 6,000-8,600 feet. In winter, enjoy private access to the best snowmobiling in the state with immediate access to the Uinta National Forest.



Heber City



Midway



Red Ledges



Timber Lakes

KAMAS VALLEY & EAST SUMMIT COUNTY

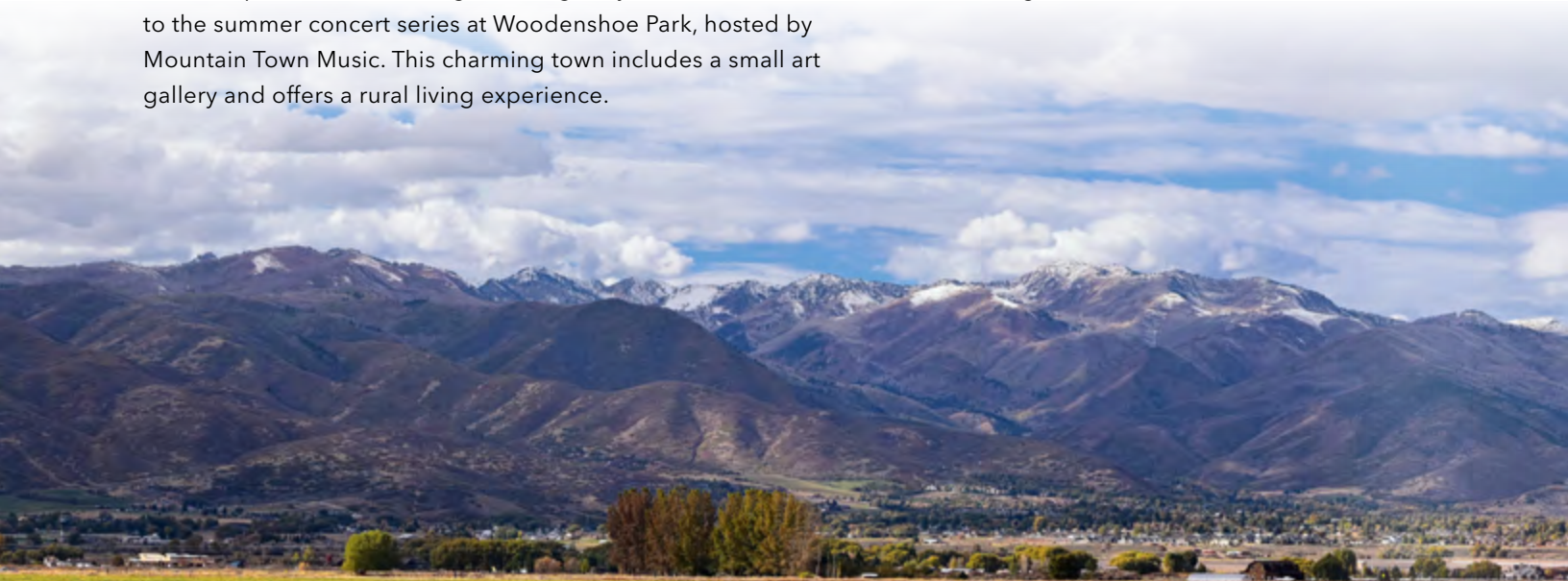
The Kamas Valley lies to the east of Park City and Jordanelle Reservoir. The rural valley with rolling hills is the gateway to the Uinta Mountains and encompasses the towns of Kamas, Francis, Woodland, Oakley/Marion, and Peoa. Both the Weber and Provo rivers flow through the valley.

COALVILLE Coalville is the seat of Summit County, despite its rural location and small population. The three towns of Coalville, Wanship, and Hoytsville are primarily agricultural in nature, and many families have lived in the area for multiple generations. Excellent fishing exists in the nearby Weber River, which feeds into the Rockport Reservoir; a popular location for water recreation. These towns are quite rural and comprised mostly of ranch and agricultural lands yet are a short drive to Park City via Interstate 80. Potential buyers will find excellent home values in any of these three communities. The new Waholi private golf community has just begun construction on Coalville's west side.

WANSHIP Situated between Coalville and the Snyderville Basin off Interstate 80, Wanship borders Rockport Reservoir. Blue Sky Ranch is a destination resort on the north end of Wanship, which includes the famed High West Distillery and the Auberge Resorts Lodge at Blue Sky, which offers guests a full array of unique activities, such as backcountry skiing, Heli-yoga, horseback riding, and spa services. Tollgate Canyon is a popular alpine residential community offering a more rugged backcountry living experience, while both Rockport Estates and Bridge Hollow offer views of Rockport Reservoir on larger acreage.

PEOA The mountain hamlet of Peoa sits between Oakley and Rockport Reservoir along State Highway 32 and is home to the summer concert series at Woodenshoe Park, hosted by Mountain Town Music. This charming town includes a small art gallery and offers a rural living experience.

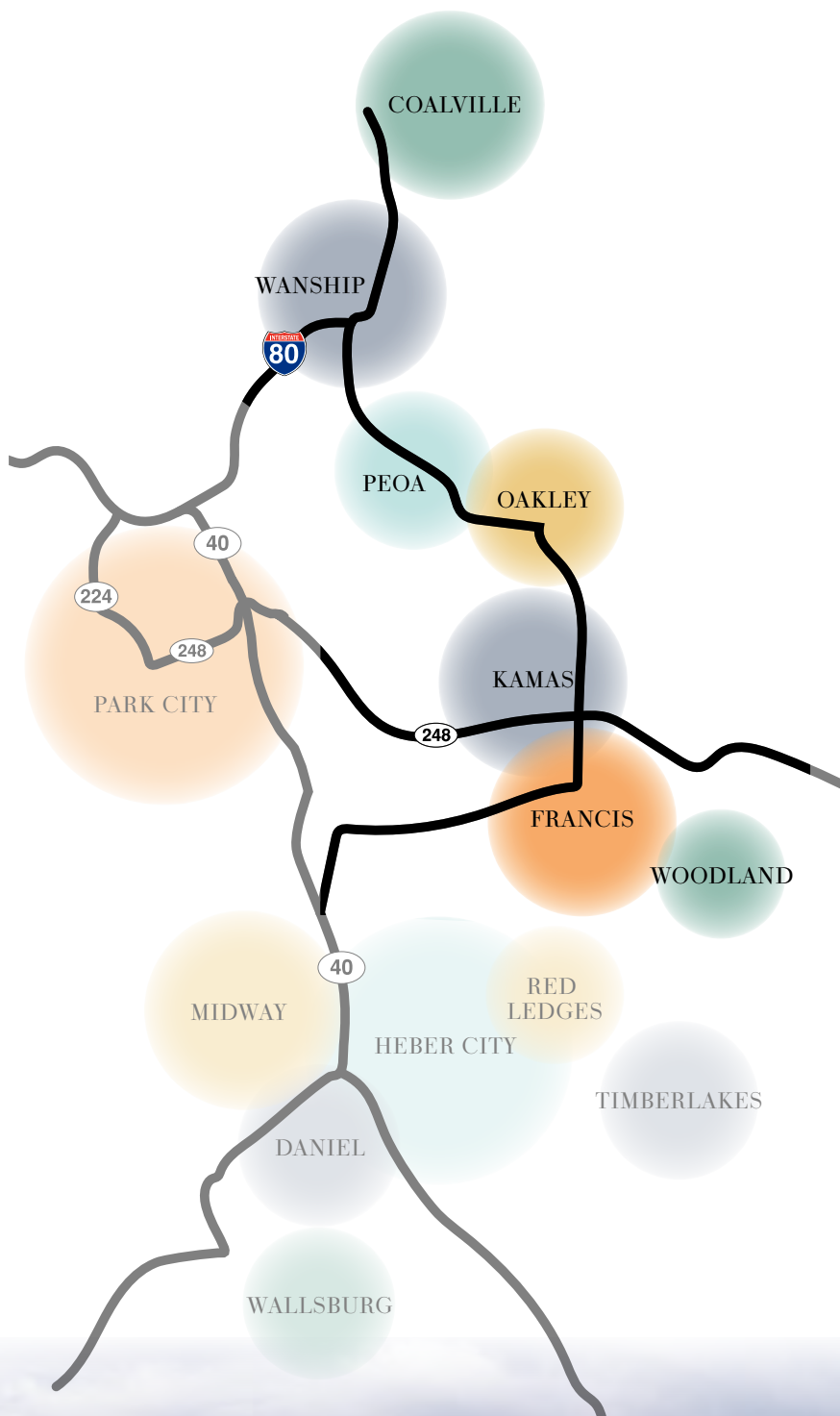
OAKLEY & MARION Oakley is well known for their annual July 4th Rodeo, and competition continues year-round at the rodeo grounds, which also offers community & arts events. During winter, ice skating is offered. The Elk Meadows Assisted Living Facility is highly regarded regionally. A new trail system now spans from the rodeo grounds towards Kamas. Weber Canyon extends from Oakley to the popular Smith-Morehouse area, offering non-motorized boating, hiking, and fishing along the Weber River. Housing in the area ranges from smaller historic homes to hillside subdivisions and a select few riverfront estates along the Provo River.



KAMAS Kamas and the tiny hamlet of Samak are truly the gateway to the two million acre Uinta Mountains, which offers camping, hiking, and fishing. This small town has retained its rural feel, though development pressure is mounting. Known primarily as a ranching and equestrian community, this small town offers several restaurants and shops and includes the Dejoria Center at High Star Ranch featuring summer concerts, the State Road Tavern, and indoor concerts year-round. Community trails for mountain biking and hiking meander along the east bench, and the valley offers broad vistas to the ski resorts to the west.

FRANCIS The town of Francis is east of Park City, near the junction of State Roads 32 and 25, and is the portal to the southern part of the Uinta National Forest. This rural town is just south of Kamas and is well known for their annual Frontier Days celebration. Offering a limited number of small commercial operations, Francis is home to Victory Ranch Private Club. This mostly rural area is still a ranching community, with just a few single family subdivisions.

WOODLAND Woodland is home to the exclusive Wolf Creek Ranch community, where each estate encompasses 160 acres. Very rural, Woodland offers the infamous Woodland Biscuit Company breakfast/lunch destination, great access to fly fishing along the Provo River, and ATV and snowmobile access to the Soapstone Basin recreation area. Real estate ranges from the enormously private ranches at Wolf Creek to equestrian ranches and historic homes.





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