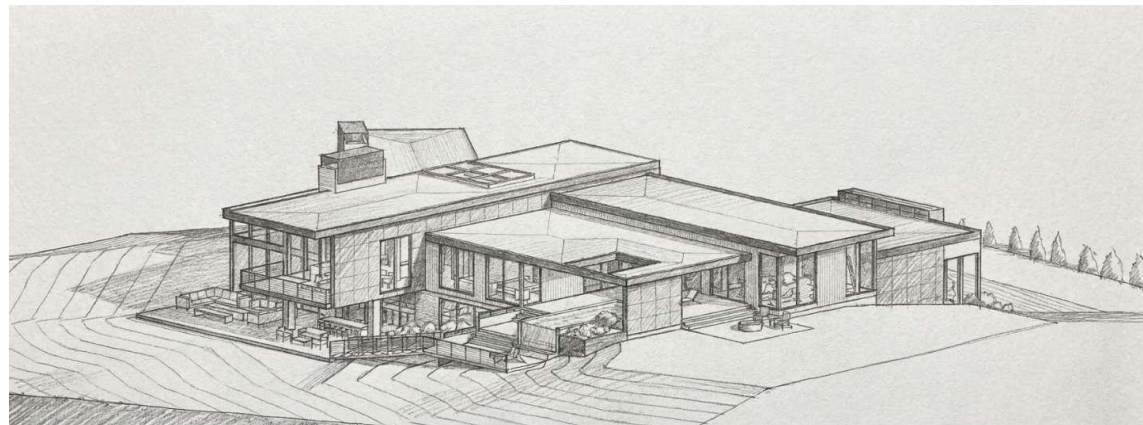
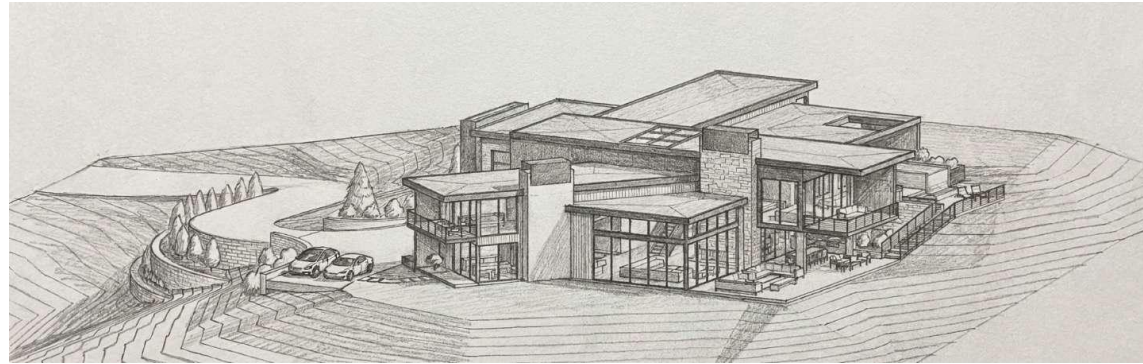
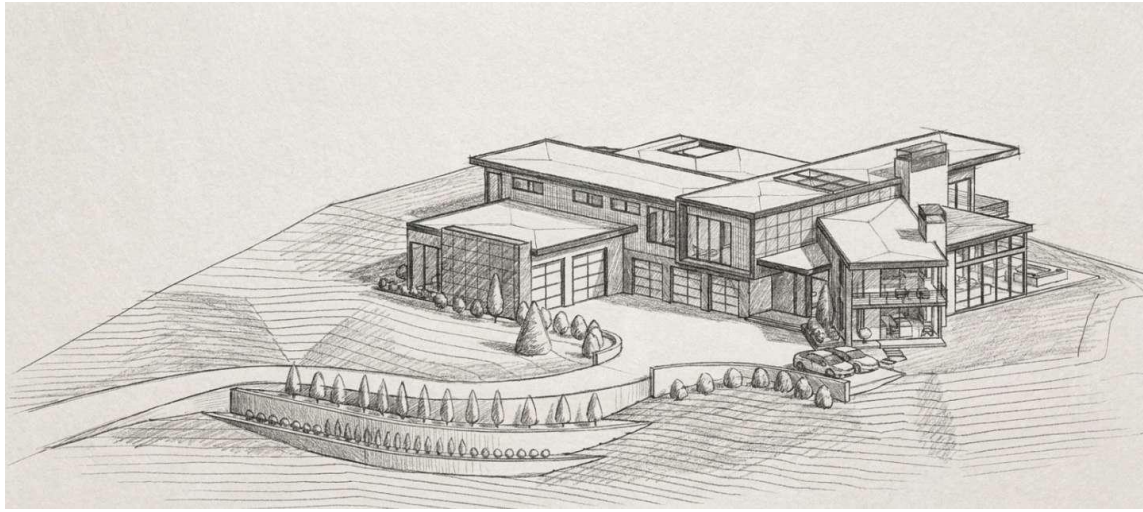




Park City Showcase of Homes I Marcella OV-313

Luxury vacation home with breathtaking views
in the exclusive Marcella golf community

5 Bedrooms - 8 Bathrooms - 10,697 Total Livable SF



Jordanelle Reservoir



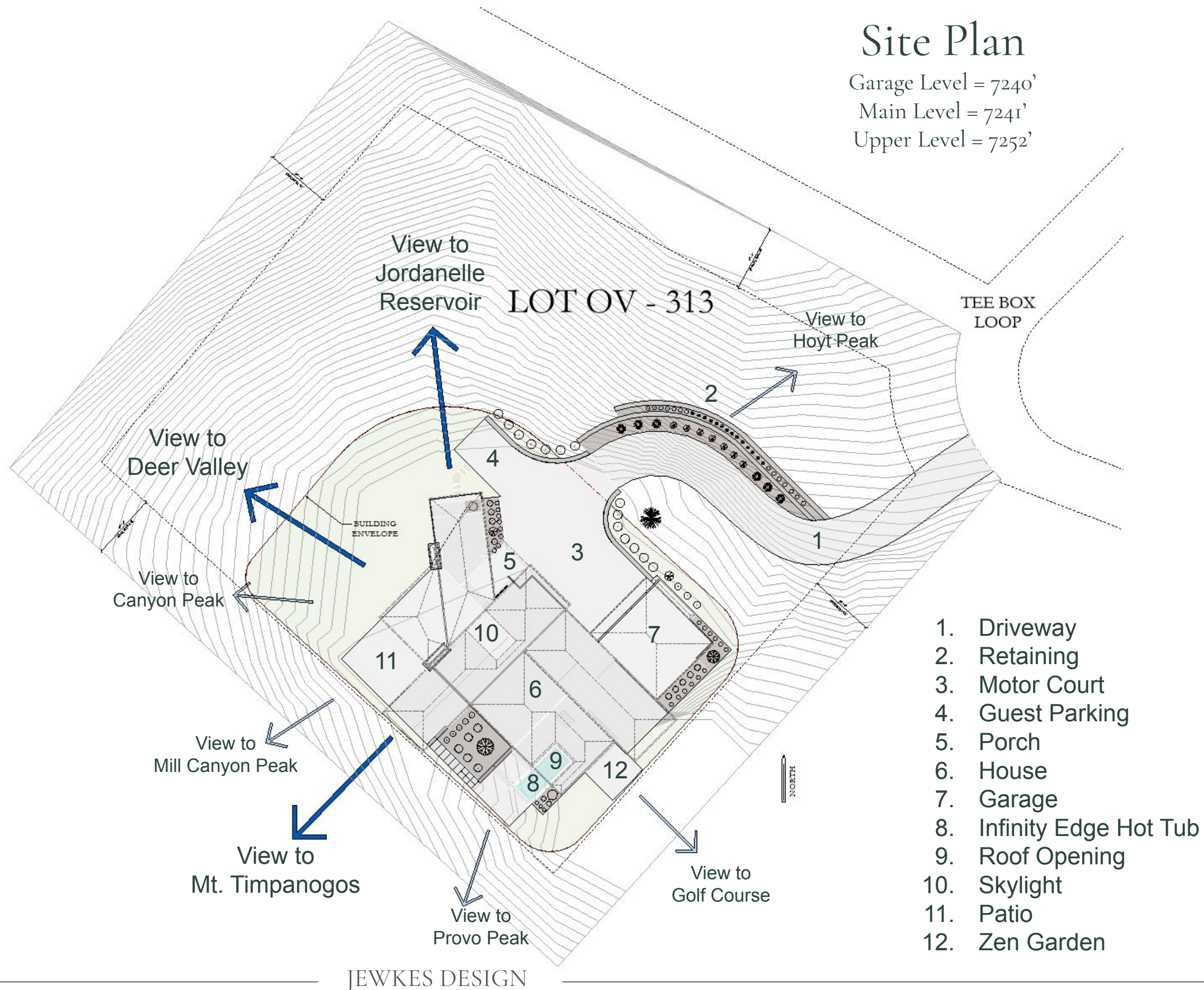
Deer Valley



Mt. Timpanogos

Site Plan

Garage Level = 7240'
Main Level = 7241'
Upper Level = 7252'



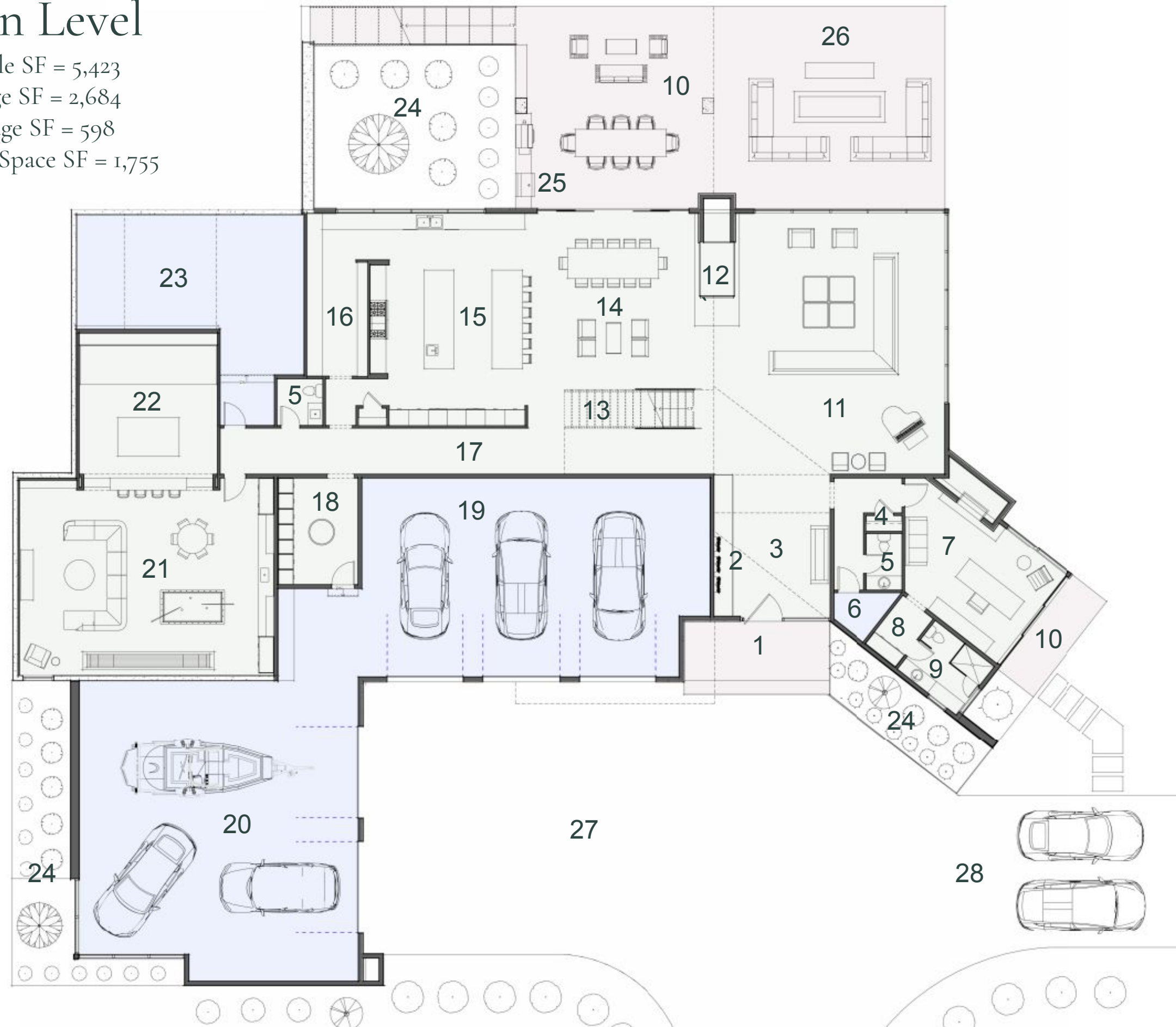
Main Level

Livable SF = 5,423

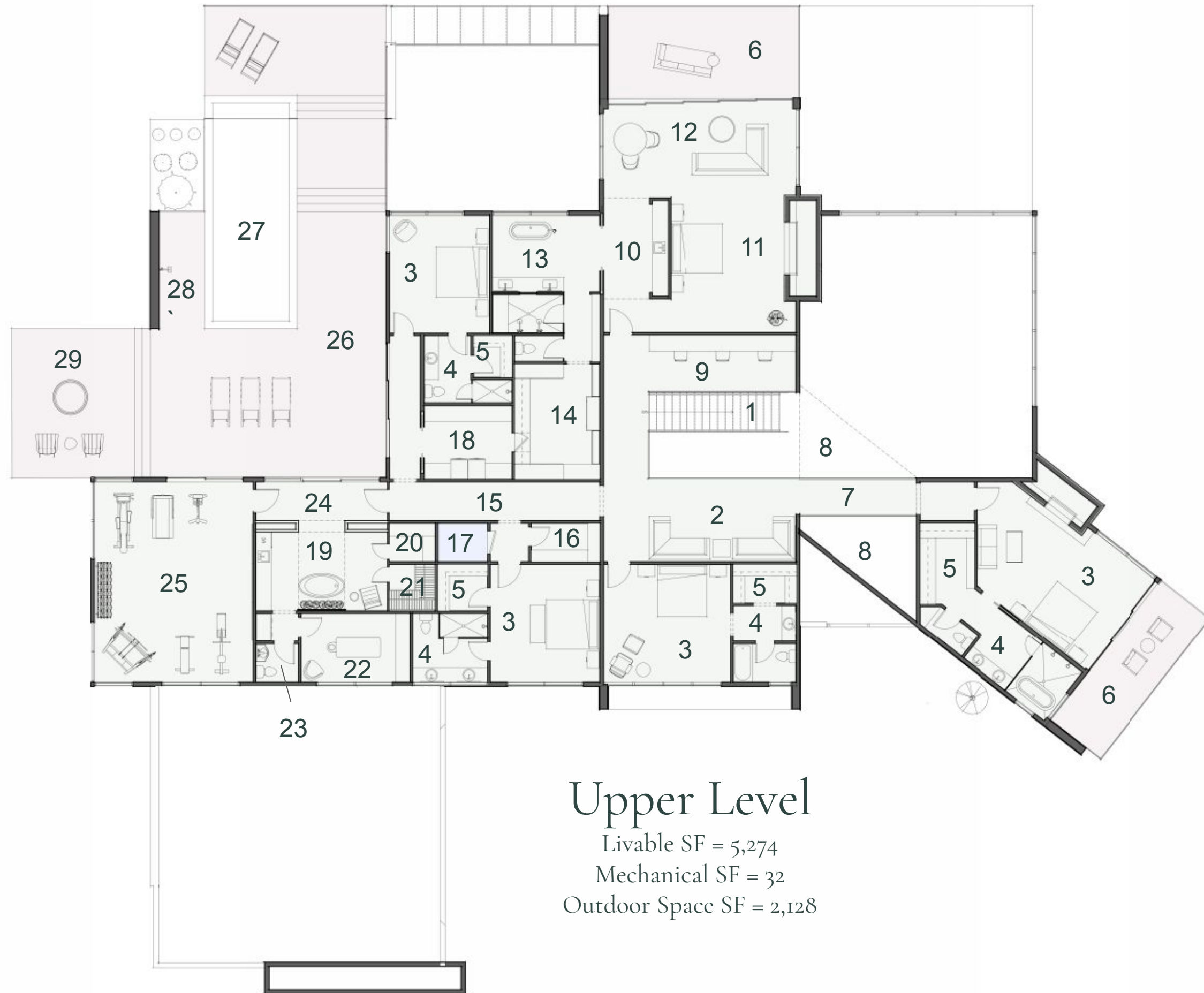
Garage SF = 2,684

Storage SF = 598

Outdoor Space SF = 1,755



1. Covered Porch
2. Plant Wall
3. Entry
4. Coat Closet
5. Powder Room
6. Mechanical
7. Office
8. Wardrobe
9. Bath
10. Covered Patio
11. Great Room
12. 3-Sided Fireplace
13. Feature Stair
14. Dining
15. Kitchen
16. Butler's Pantry
17. Hall
18. Mud Room
19. 3-Car Garage
20. Show Garage
21. Game Room / Theater
22. Golf Simulator
23. Mechanical / Storage
24. Planter
25. BBQ
26. Fire Pit
27. Motor Court
28. Guest Parking



1. Feature Stair
2. Loft
3. Suite
4. Ensuite Bathroom
5. Walk-in Closet
6. Covered Balcony
7. Bridge
8. Open to Below
9. Art Loft
10. Beverage Station
11. Primary Suite
12. Primary Sitting Area
13. Primary Bathroom
14. Primary Walk-in Closet
15. Hall
16. Linen
17. Mechanical
18. Laundry
19. Spa
20. Steam Room
21. Sauna
22. Massage Room
23. Powder Bath
24. Salt Walls
25. Gym
26. Covered Patio
27. Infinity Edge Hot Tub
28. Outdoor Shower
29. Zen Garden / Fire Pit

Upper Level

Livable SF = 5,274

Mechanical SF = 32

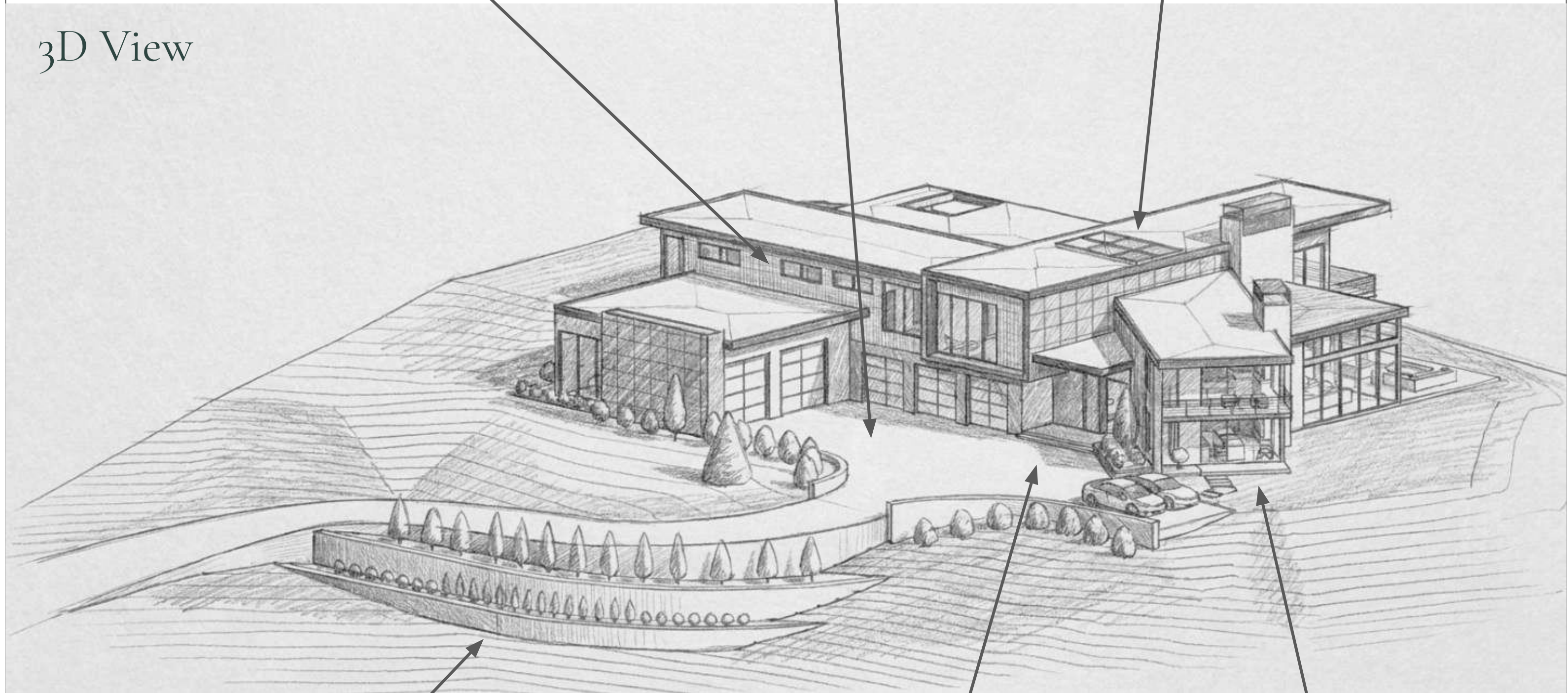
Outdoor Space SF = 2,128

Upper windows to bring in
light to secondary spaces

Motor court

Skylights above stair

3D View

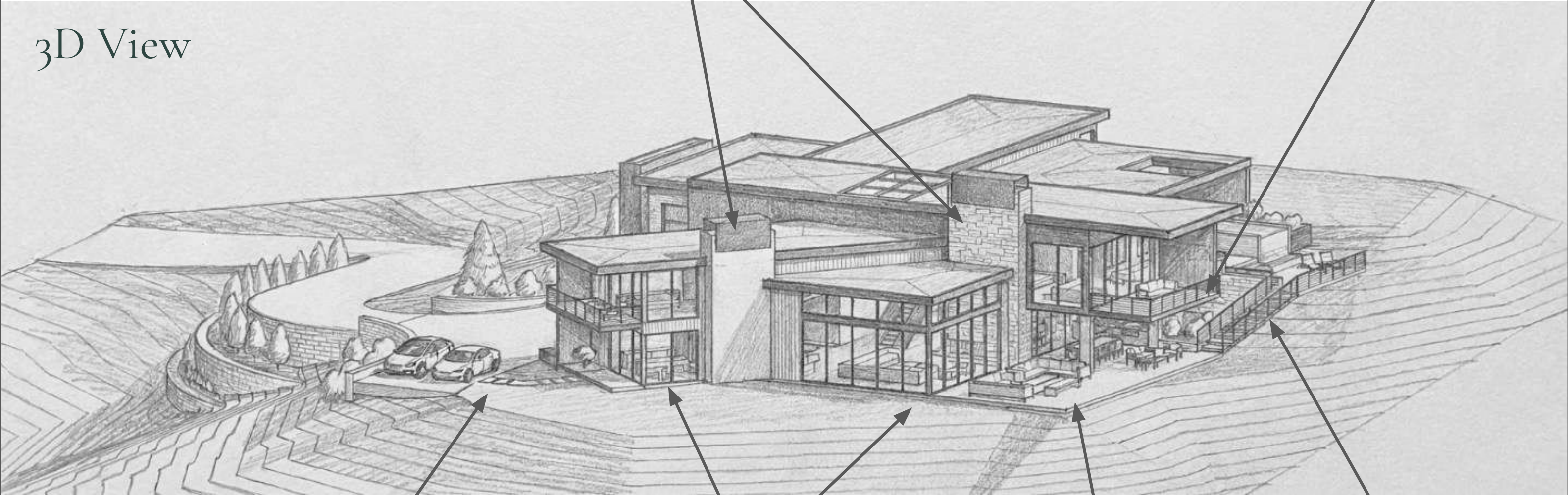


Retaining at driveway

Entry anchored at the
top of the driveway

Massing oriented
toward main views

3D View



Chimneys to anchor the masses and hide flues

Cantilever at primary suite to create covered BBQ & dining

Guest parking with path to office

Corner windows to maximize all the views

Fire pit

Exterior stair to connect upper and lower patios

3D View

Wall extends to help
with western sun
exposure

Roof opening over
hot tub

Higher ceiling at gym

Covered dining,
lounge and BBQ area

Infinity edge hot tub
oriented toward views

Zen garden w/ fire pit

Home built into the terrain with a walk-out at upper level and “basement” at main level

Walk-out on left side of home to follow the slope

3D View



Corner window at show garage

Privacy wall

Section

Plant wall in entry

Angled mass creates unique ceiling over bridge and entry

Primary suite cantilever to create covered space below

Taller garage doors in show garage

Covered porch

Bridge

Open tread monorail feature stair

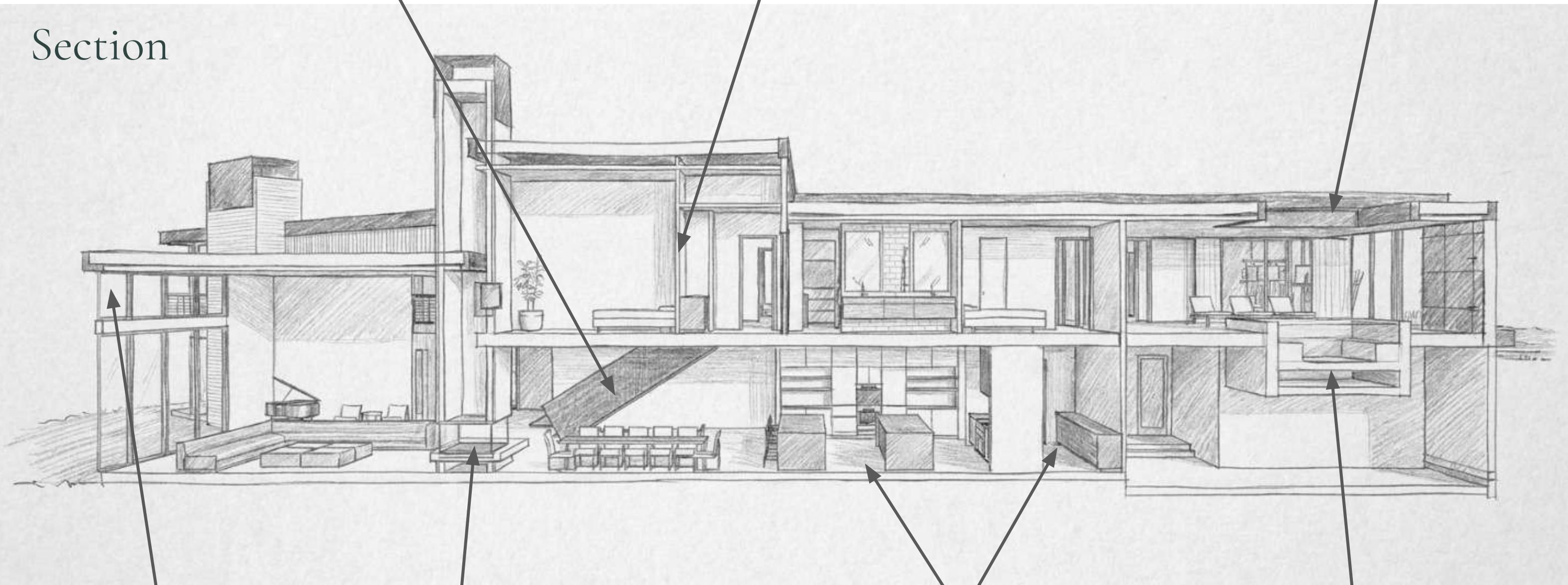
3-sided feature fireplace acts as the heart of the home

Section

Feature stair with plate metal guardrail

Primary suite with beverage station wall creating a statement headboard

Opening in roof over hot tub

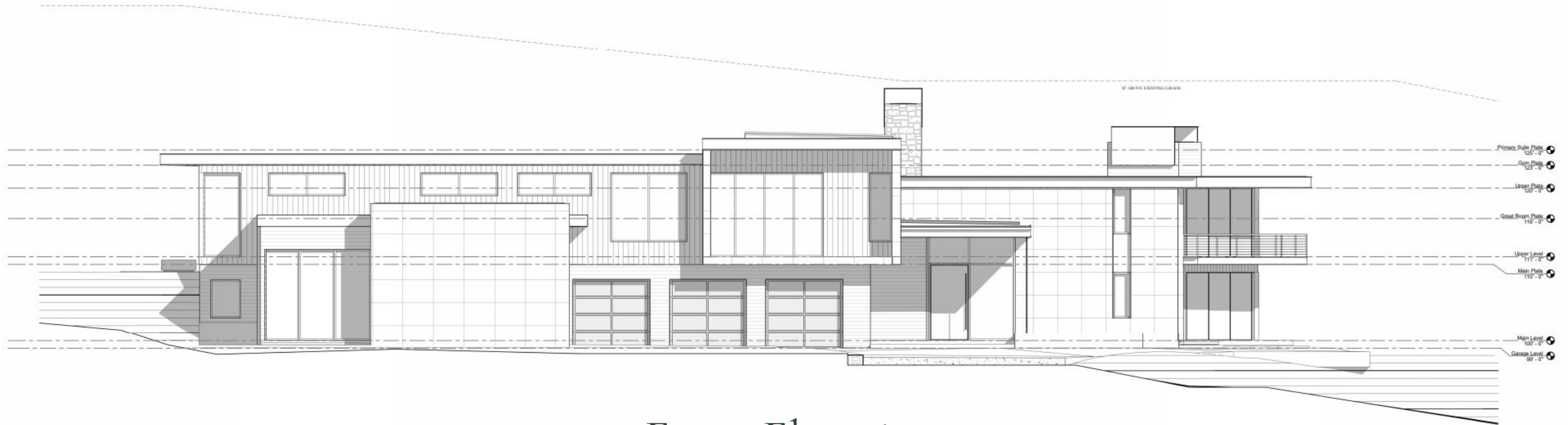


16 foot ceiling with floor-to-ceiling windows in great room

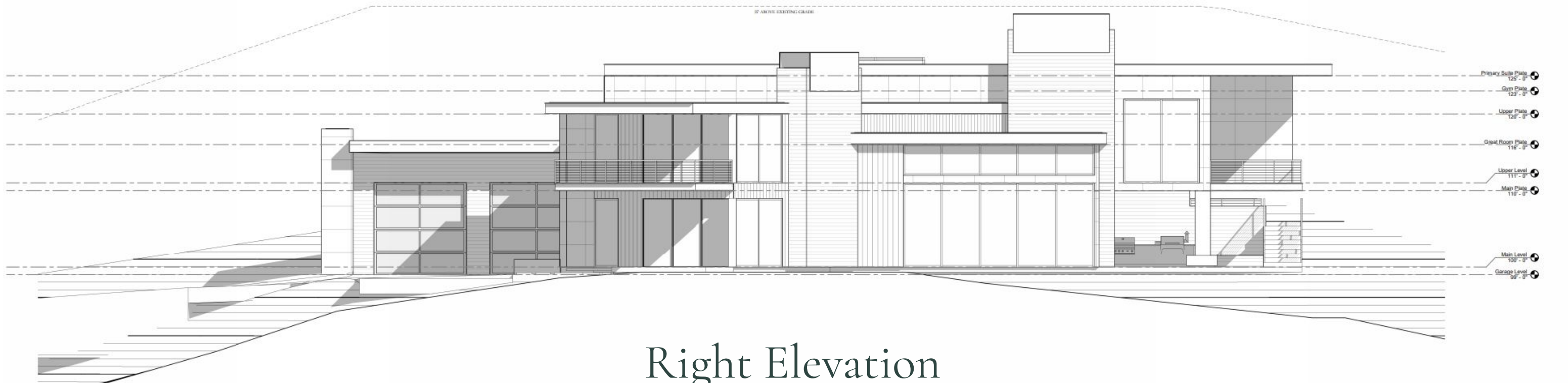
3-sided fireplace anchors the main living spaces

Butler's pantry as a continuation of large kitchen

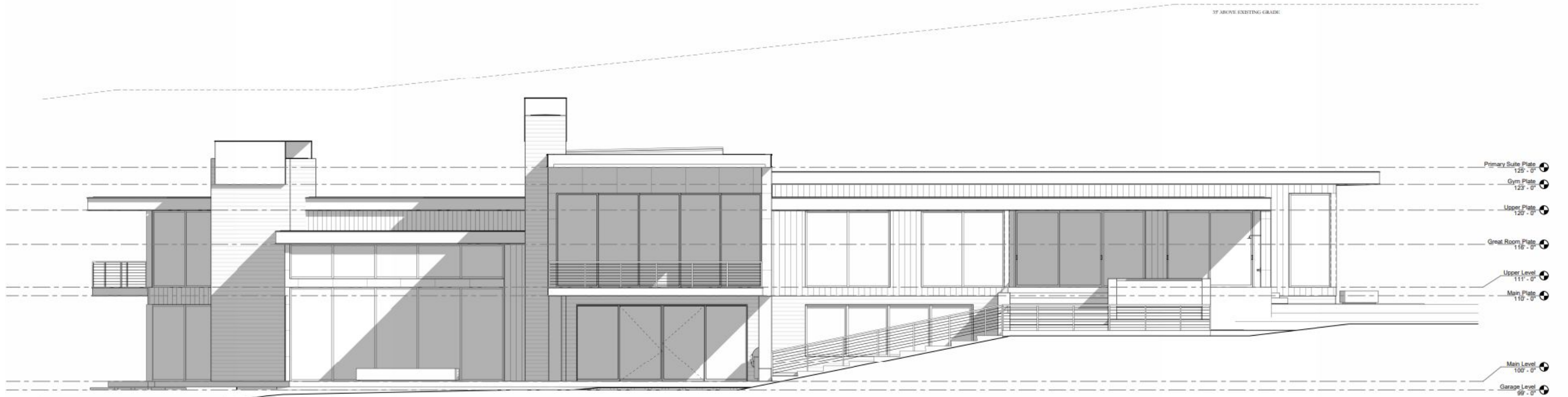
Large infinity edge hot tub on gym & spa deck



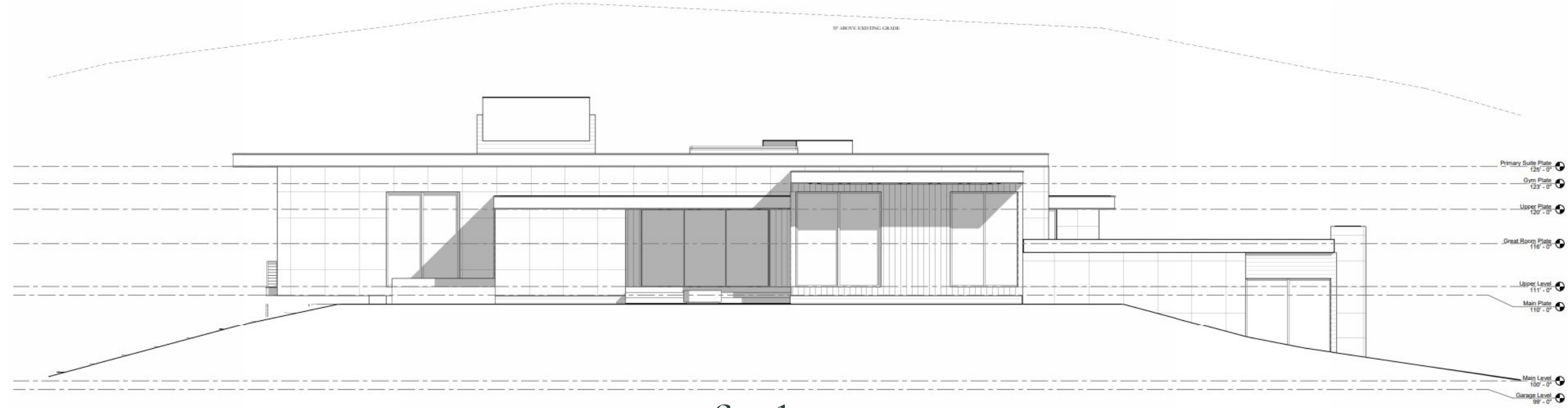
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Thank You