

SAWMILL CONDOS

EXCLUSIVE TURNKEY
INVESTMENT
OPPORTUNITY

Table of Contents



PROJECT INFORMATION 03

COMMUNITY HIGHLIGHTS 04

CLUBHOUSE AMENITIES 05

PROJECT LAYOUT 06

SQUARE FOOT BREAKDOWN 07

FLOOR PLANS 08

COMMERICAL MAP 13

PROPERTY INFORMATION 14

INVESTMENT INQUIRIES 15



REAL ESTATE:



ARCHITECT:



BUILDER:



Community Highlights



Nestled in the peaceful foothills of Heber Valley, this community offers a daily backdrop that feels nothing short of extraordinary. Here, life slows down just enough to savor it—crisp mountain air fills your mornings, and sweeping views of the Wasatch Mountains follow you from sunrise to sunset. It's a place where stepping outside your door means stepping into nature, where quiet streets and open skies create a sense of calm that's hard to find yet easy to call home.

For those who crave both relaxation and adventure, the location is simply unmatched. Imagine weekends spent teeing off at renowned courses like Soldier Hollow or Red Ledges, where lush fairways are framed by dramatic mountain scenery. As the seasons change, so do your options—world-class skiing awaits just a short drive away at Deer Valley and Sundance, offering pristine slopes without the crowds of larger resorts. In the warmer months, over 30 nearby hiking trails wind through Wasatch Mountain State Park, the Uinta-Wasatch-Cache National Forest, and along the shores of Jordanelle Reservoir, inviting everything from peaceful walks to invigorating climbs. Whether it's golfing, boating, snowshoeing, or simply soaking in the natural beauty, this is a community designed for those who want every day to feel like a getaway.



The Clubhouse



The Clubhouse

"Premier Social Hub"

Experience unparalleled luxury at our signature clubhouse, where sophistication meets comfort. The Clubhouse features a pool with stunning mountain views, a state-of-the-art fitness center with premium equipment, and elegantly appointed lounge areas designed for both relaxation and entertainment.

Step into a lifestyle that feels more like a retreat than an apartment community. Mornings begin with a workout in the fully equipped fitness center, followed by a quiet moment on the clubhouse patio as the sun rises over breathtaking mountain views. Afternoons invite connection—whether it's a friendly game on the pickleball courts or gathering with neighbors in the recreation space, where the kitchen and lounge create the perfect setting for effortless entertaining. As the day winds down, imagine slipping into the warm Jacuzzi or relaxing poolside, the mountains painted in sunset hues around you. Evenings are best spent by the fireplace, where comfort and community come together. This clubhouse isn't just an amenity—it's the heart of a vibrant, elevated living experience designed to bring people together while offering moments of relaxation, beauty, and belonging every single day.

Project Layout



BUILDING #6



SAWMILL CONDOS

Square Foot Breakdown

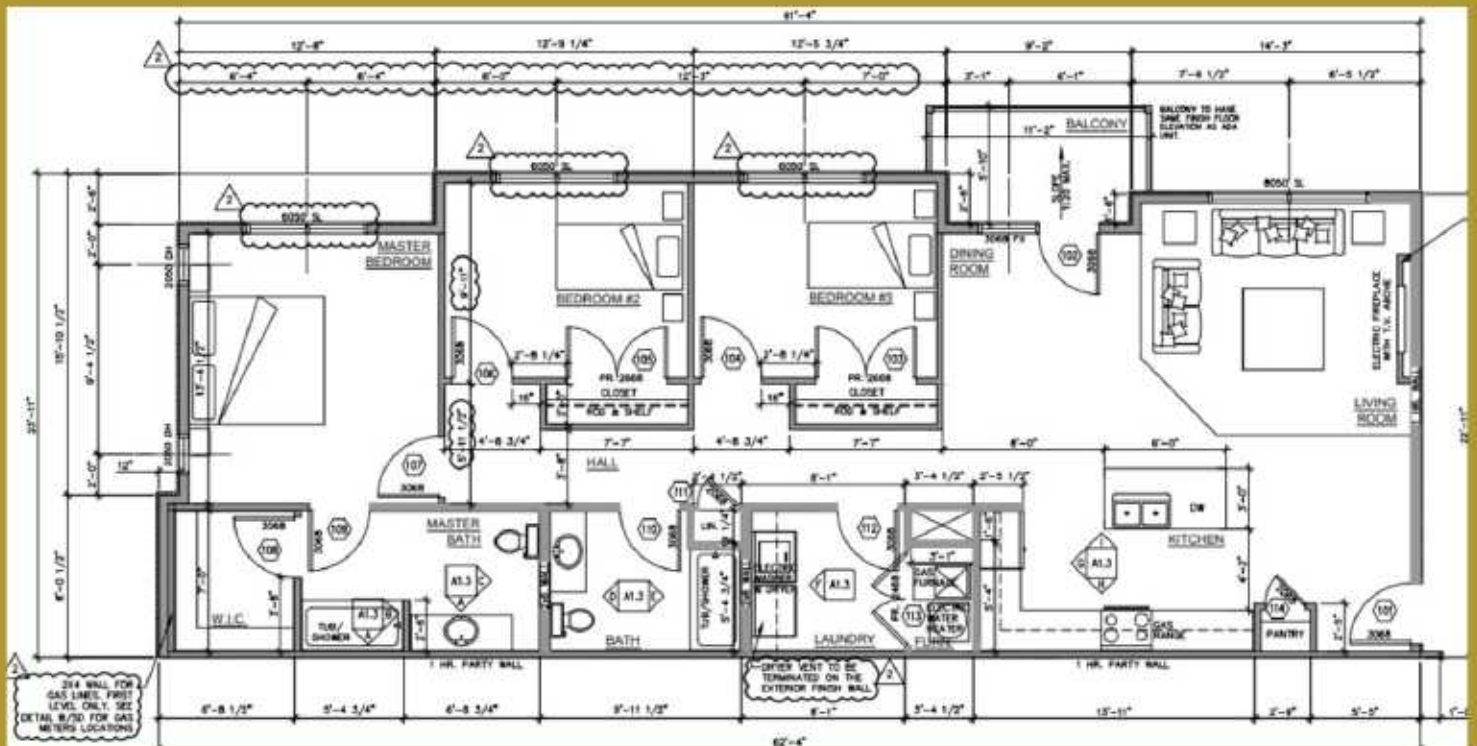
| 10 UNIT | | # BED | SF/UNI | LEVEL 1 | LEVEL 2 | LEVEL 3 | SUBTOTAL |
|----------|--------|-------|--------|---------|---------|---------|----------|
| STANDARD | TYPE A | 3 | 1406 | 0 | 2 | 2 | 5624 |
| STANDARD | TYPE B | 3 | 1429 | 0 | 2 | 2 | 5716 |
| ANSI | | 3 | 1406 | 2 | 0 | 0 | 2812 |
| | | | | 2 | 4 | 4 | 14152 |



Individual Floor Plans

UNIT 1A-FIRST LEVEL FLOOR PLAN

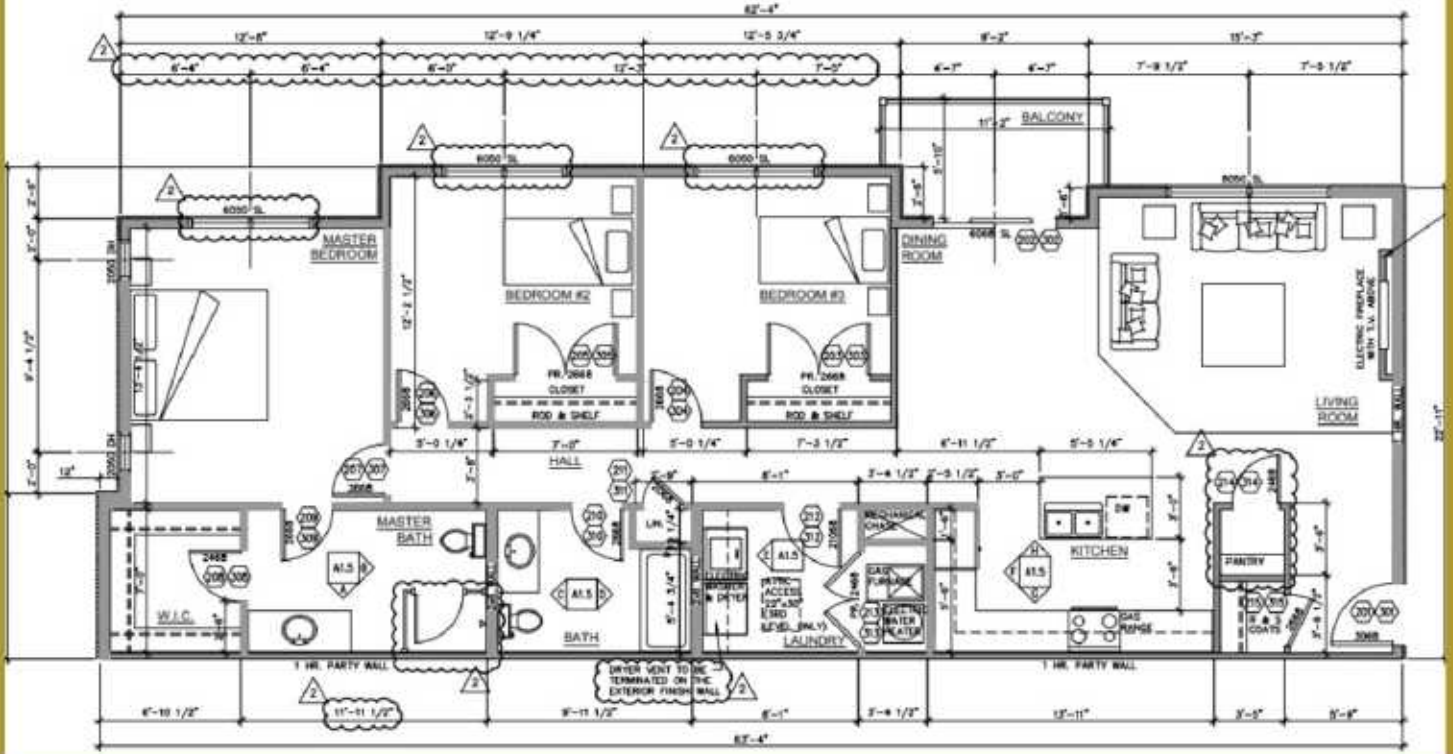
ANSI TUPE "A" UNIT 1406 SQ FT



Individual Floor Plans

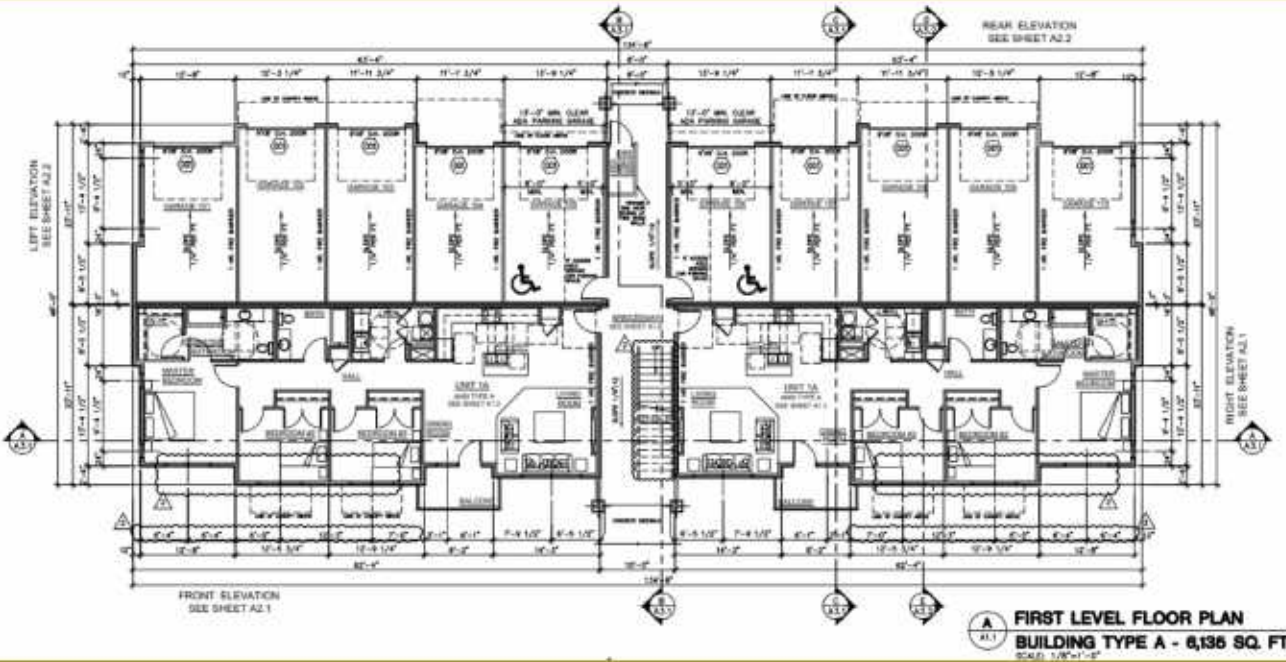
SECOND & THIRD LEVEL FLOOR PLAN

UNIT 2A-2 & 3A-2 1429 SQ FT

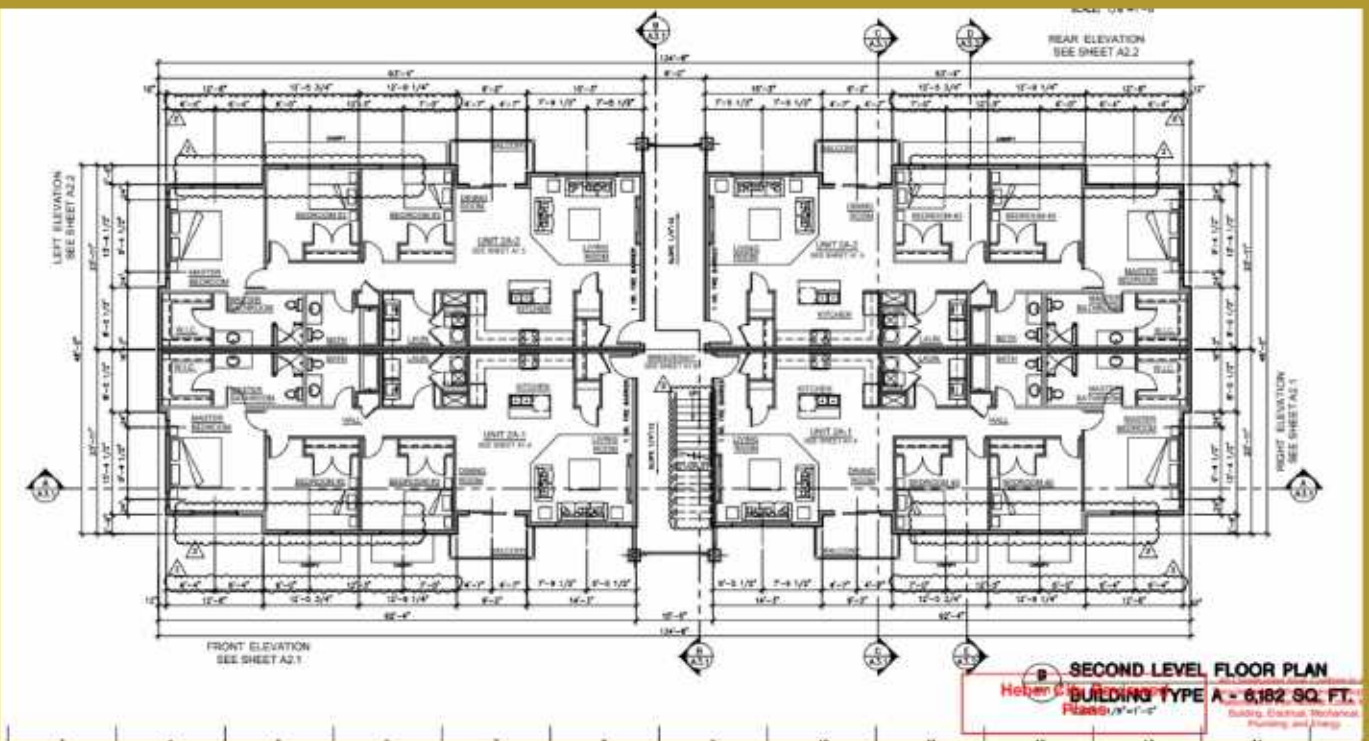


Unit Floor Plans

MAIN LEVEL

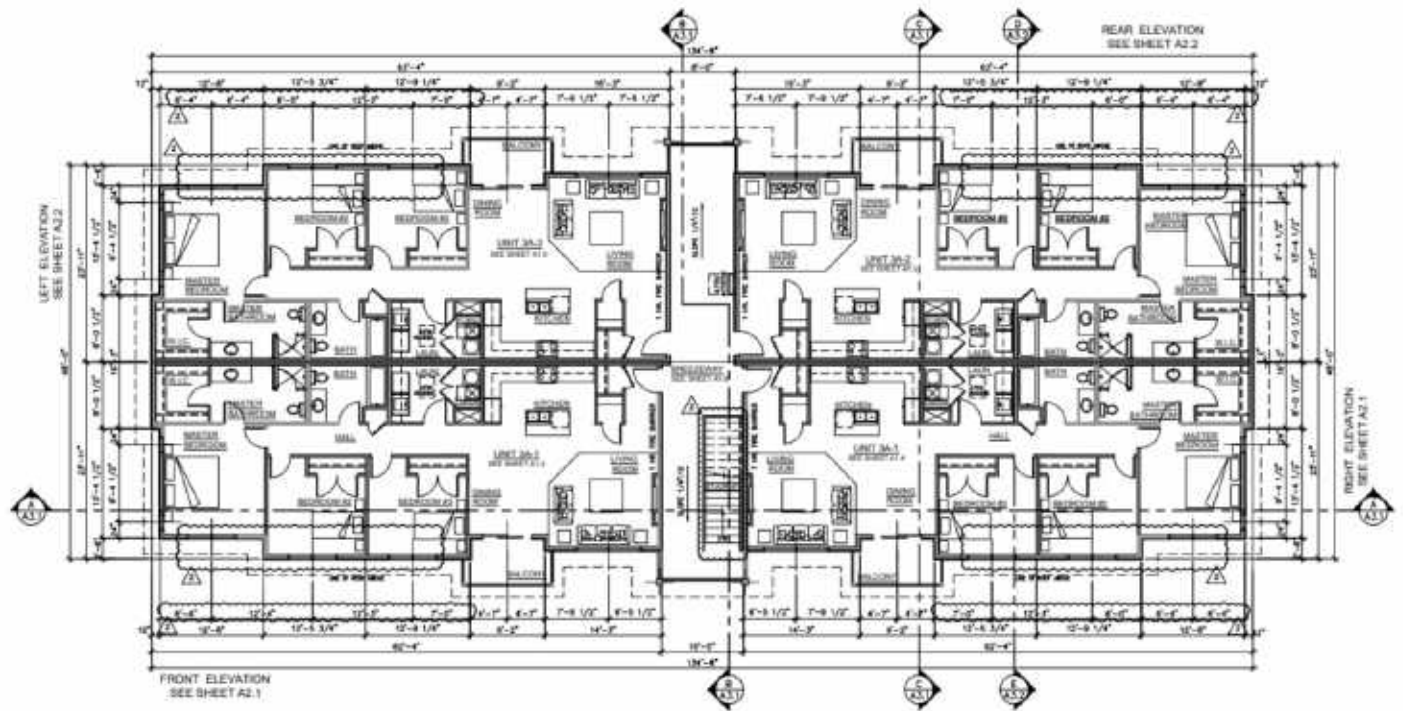


2ND FLOOR



Unit Floor Plans

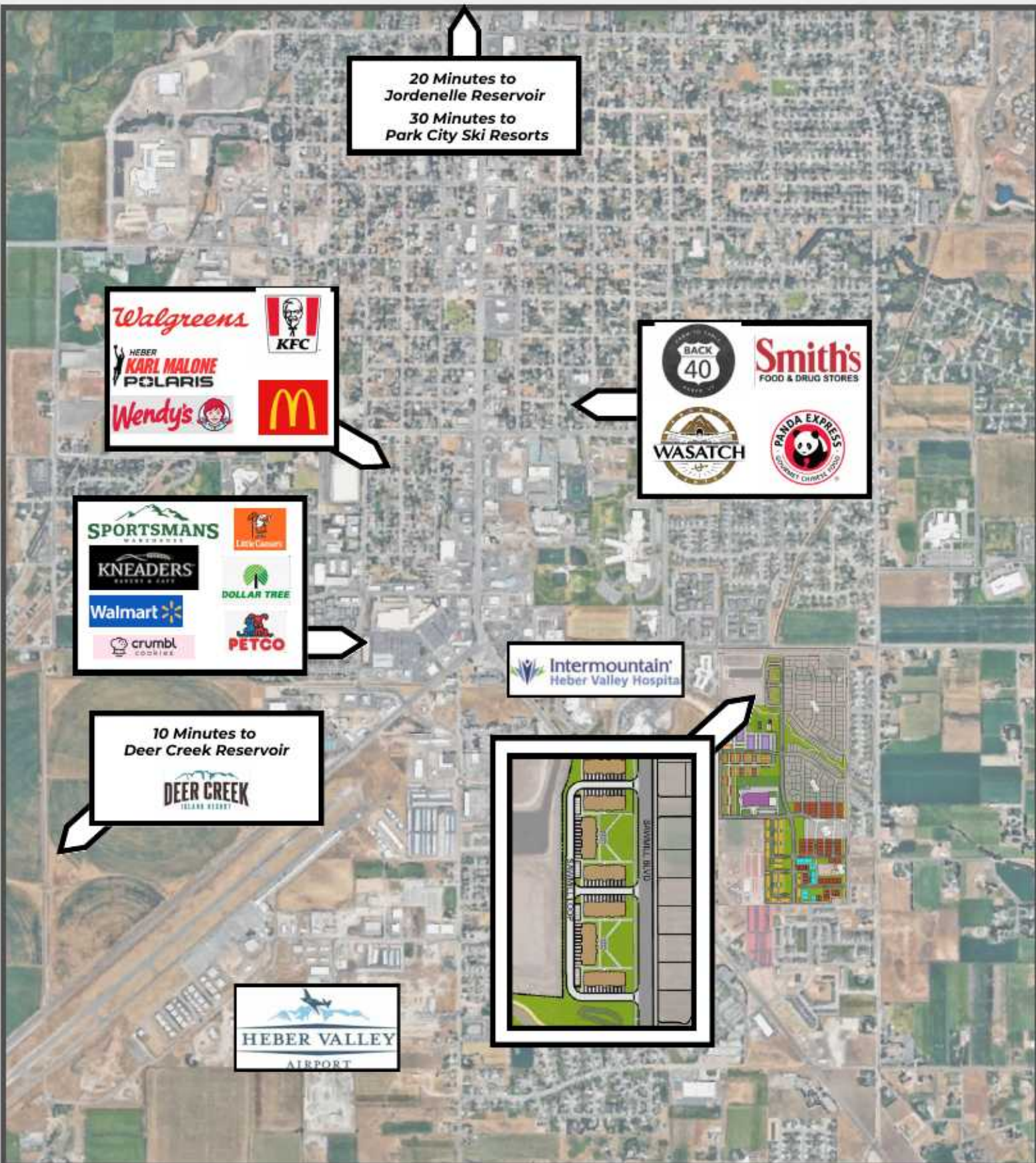
3RD FLOOR



○ THIRD LEVEL FLOOR PLAN
AT-2
BUILDING TYPE A - 6,182 SQ. FT.
 SCALE: 1/8"=1'-0"



Commercial Map



Property Information

1 Rent & Fees

Typical Rent Rate: \$2650-\$2750/month

Pet Fee: \$75/month

Parking/Garage Fee: \$50/month

2 HOA Breakdown

HOA Fee: \$199/Unit/Month

HOA Fee Includes:

- 1 GIG Internet
- Sewer
- Water
- Snow Removal
- Lawn Maintenance
- Trash
- HOA Insurance

Property Manager Fee: 8% of amounts collected

3 Tax & Insurance

Property Tax and Additional Insurance if needed is by owner.



Investment Inquiries

☎ +1 (801) 554-2308

✉ utahrealestatecory@gmail.com

🌐 <https://sawmillheber.com/condos>



SAWMILL CONDOS