

It's the Start
of Something
GREAT

SAGE HEN

BY HAMLET HOMES

Great Homes
Great People
Great Experience



801.736.1959

www.hamlethomes.com



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WELCOME

The focus at Hamlet Homes continues to be "to provide attractively designed homes that will be a lasting value". Since the inception of our company, Hamlet Homes has provided more than 4,500 families a place to call home.

At Hamlet Homes, we are committed to providing our homebuyers with quality, sophisticated, customer-oriented townhomes and single-family homes located in attractively designed neighborhoods and stunning communities.

We continue to challenge ourselves to be better with thoughtfully designed homes that have lasting value for years to come. We live and breathe our motto internally and externally; Great Homes, Great People, Great Experience.

Each home that Hamlet Homes builds is an in-house custom design – designed with our homeowners in mind. From the very beginning idea of a home to the layout, details and architecture, our Architecture & Design Team takes care in developing, crafting, and designing homes that have the space that a person or family needs and wants. This is reflected in the process from initial design thoughts, to design meetings, to design selections, to the actual build out and walk-through to change anything that needs to be enhanced or adjusted before we even begin to sell the home.

This is a careful and deliberate process, and we are proud of every single home we have created and built in the past 28 years. Hamlet Homes was named BEST OF STATE 7 TIMES, Utah Business Best Place to Work in 2020, 2021 & 2022, Customer Insights Best Customer Service HOME Award in 2021 & 2022, National Housing Quality Award Bronze Medal and named on Professional Builder's Housing Giants List again in 2022.



**BEST CUSTOMER
EXPERIENCE
WINNER 2022**

LIFESTYLE

Locations and Homes that Fit Your Life



Hamlet Homes gives the homebuyer's dream a place to settle.

Our GREAT sales and production teams are committed to delivering a thoughtfully designed, well built, quality home with a GREAT experience to every Hamlet Homeowner.

OUR VALUES:

PEOPLE – We hire and develop the best people. We recognize exceptional talent. We take seriously our role in coaching others. People are treated fairly, with respect and dignity.

EXCELLENCE – We provide the highest quality products and services through continuous improvement, personal responsibility, accountability, consistent measurement, and recognition of results.

CUSTOMER OBSESSION – We start with the customer and work backwards. We work vigorously to earn and keep customer trust.

EMPOWERMENT – We create an environment of trust and belonging, which fosters independent thought, independent action, personal growth and creativity, with confidence. We all act on behalf of the entire company.

INTEGRITY – We will uphold our reputation for honesty, reliability, and trustworthiness by doing whatever it takes, using honorable means, to live up to our commitments. We take ownership, think long-term and do not sacrifice long-term value for short-term results.

TEAMWORK – We are a team of carefully selected, highly motivated members who thrive on success by communicating openly and cultivating positive attitudes in a fun and competitive environment.



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**BEST OF STATE
7-TIME WINNER**



Sage Hen is located off the newly expanded Jordanelle Pkwy Blvd. in Heber, Utah, between Deer Valley Resort, Hwy 40, and Jordanelle State Park in Wasatch County. It will be part of a massive expansion around the Mayflower exit of Hwy 40 to include new ski lifts, three new hotels, and significant commercial, residential and infrastructure development that has already started and was featured in Forbes Magazine in August 2019.

Most of the residential development will take place east of Hwy 40, where Hamlet Homes Sage Hen Community will feature 41 homes with amazing views of Jordanelle Lake and Deer Valley Ski Resort, with two new pedestrian and vehicle tunnels under Hwy 40 that will allow owners to walk to the slopes.

Our community has significant topography which will yield spectacular views. We have thoughtfully designed two unique floor plans for this community that will be wonderful primary homes and amazing ski or vacation homes for those who travel to Utah for its incredible outdoor year-round living.

The new home designs all have two-car garages and ample storage. All our homes will have great views year-round and have been designed with more and larger windows than is typical, and with balconies where the best views will be, depending on location.

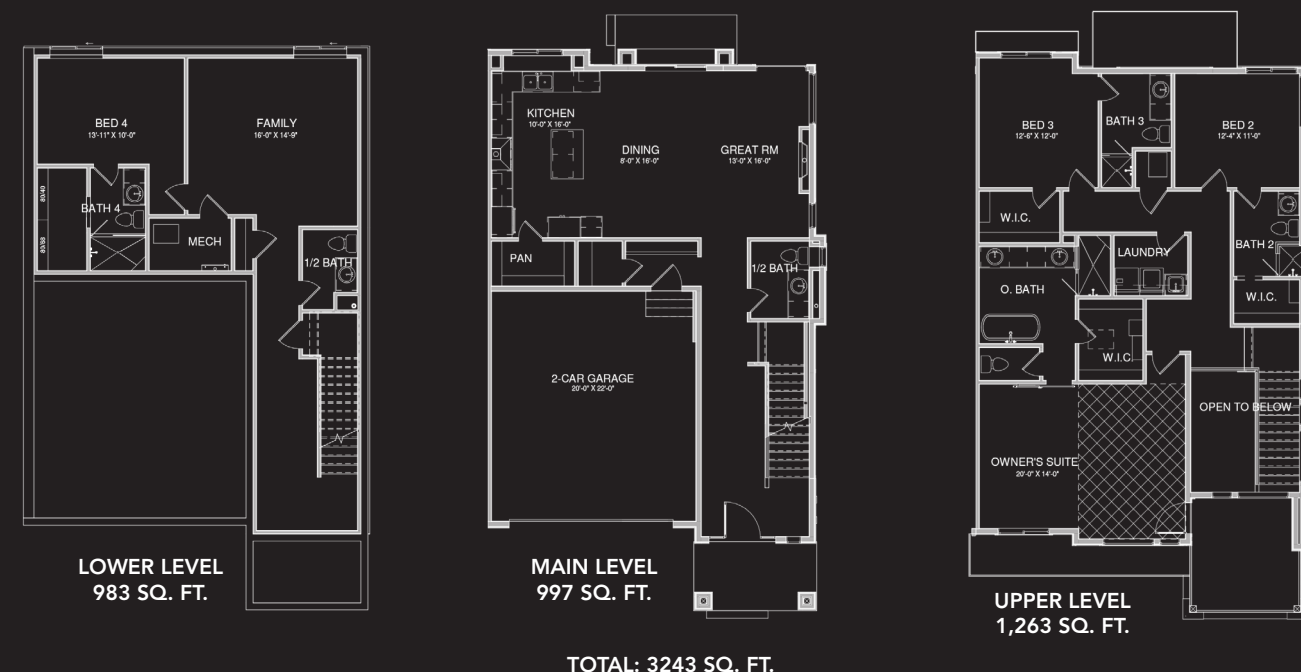
The first homes will begin construction sometime in the summer of 2022 and expected to close mid-2023.

The Haven



The Haven will be a literal haven from the world. A place in which you can sneak away for vacation or come home to every day. Designed specifically for our Sage Hen Community, this thoughtfully designed home considers every detail of luxury, space, and light, with large open spaces, lots of storage and a modern mountain style.

Featuring four bedrooms and three and a half bathrooms, laundry on upper level for convenience, additional family room on lower level, large two-car garage, and beautiful balconies off the front and rear of the home that dramatically frame the blissful water or mountain views.



*Drawings are for illustration purposes only and may vary in precise detail from plans and specifications, including color variations. This illustration is not part of a legal contract.

FEATURES

Sage Hen

Exterior Features

- 2-Car Garage Door with Opener
- Pella® Architect Front Door
- Siding + Stone Exterior (Per Plan)
- Full Landscaping (Per Plan/Per Lot)
- Metal Standing Seam Roofing with Snow Stops and Heat Cable with Thermostat (Locations Per Plan)
- 12x6 Patio (Per Plan)
- 2 Freeze-Protected Hose Bibs
- Energy Efficient Windows

Kitchen

- Gourmet Kitchen
- Quartz Countertops with 6cm Edge
- Stainless Steel Appliances, Dishwasher & Microwave
- Modern Cabinets with Crown Moulding
- Single-Basin Stainless Steel Sink
- Ice Maker Water Line
- Delta Faucets

Interior Features

- Electric Fireplace
- Smooth Walls and Holey Smooth Ceilings
- Upgraded Modern Doors
- Central Air Conditioning - 13 Seer Rated
- Ceramic Tile Showers with Euro Glass Doors
- Free-Standing Tub in Owner's Bath
- Laundry Cabinet with Sink
- Bench and Cubby
- Adult-Height Cabinets in Baths
- Tile Floor in Bathrooms
- USB Ports
- Soft-Close Elongated Toilet Seats
- Energy Efficient Tankless Water Heater

Additional Included Features

- Smoke Detectors on Each Level + Bathroom
- Carbon Monoxide Detectors

Peace of Mind

- HBA Member in Good Standing
- Energy Efficient Features
- Deadbolt Locks on Exterior Doors
- Programmable Set-Back Thermostat
- National Green Building Standard Bronze Level Certification
- 93% High Efficiency Heating Equipment
- Homeowner Orientation and Inspection
- 2x6 Exterior Wall Construction

Great Homes!

- National Housing Quality Bronze Award 2022
- Quality Builders Warranty "Builder of Integrity" Award
- 7-Time Best of State Winner
- Parade of Homes Quality and People's Choice Award
- Parade of Homes Most Livable Home Award
- Utah Business Best Company to Work for 2020-2021
- Customer Insight Best Customer Service 2022
- Professional Builder's Housing Giant 2020-2021
- Celebrating 27 Years in Home Building
- 4.5 Google Review Rating / 5-Star Rating

Available Options at Design Center

- Upgraded Flooring, Tile, Hardwood and More
- Upgraded Cabinets (Painted, Styles, etc.)
- Upgraded Appliances
- Upgraded Hardware
- Upgraded Paint Colors

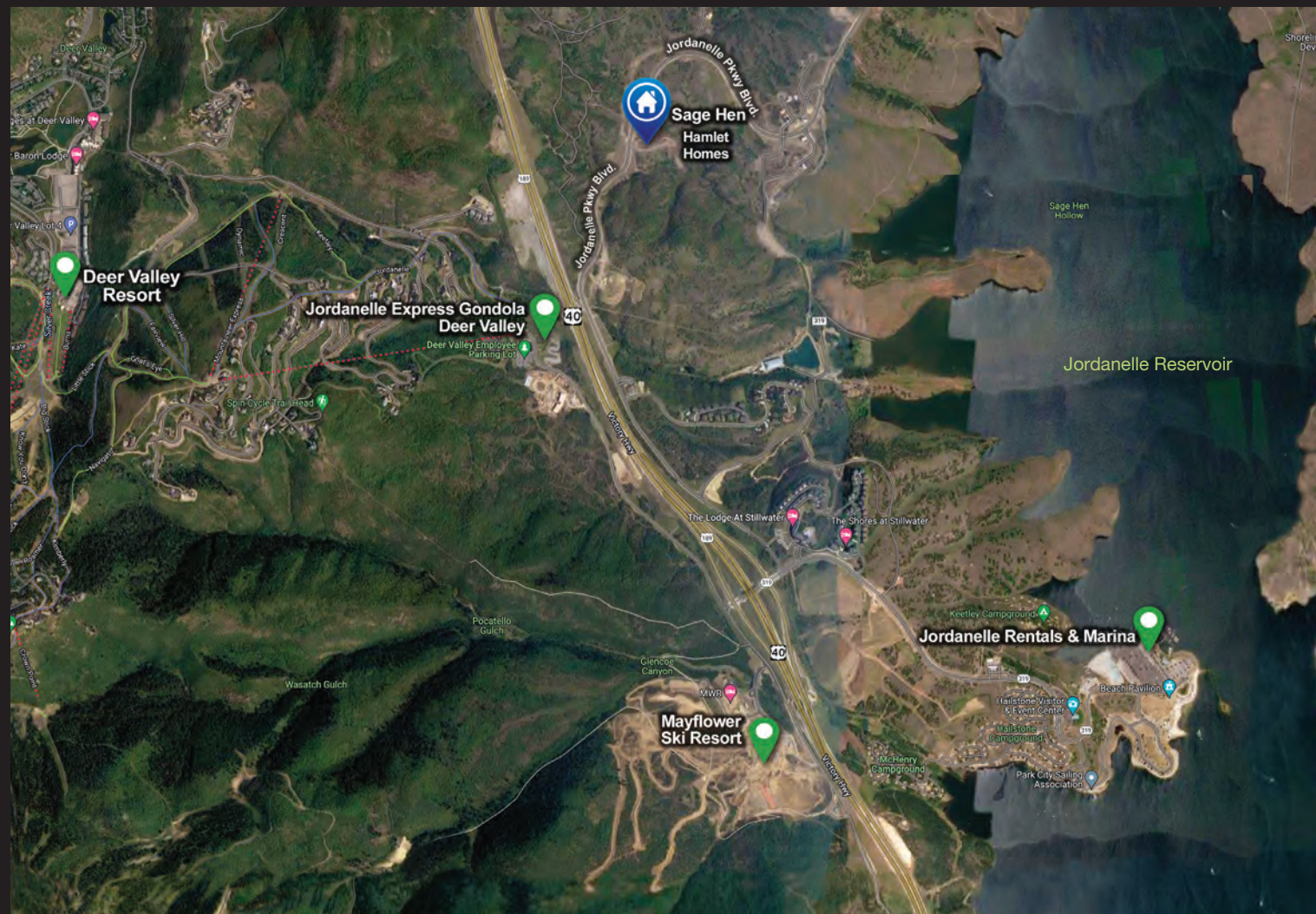
*This features list is not part of a legal contract and is subject to change.

EXPERIENCE

The Hamlet Difference

HOME

Where We Build



Hamlet Homes Newest Community - Sage Hen

Located 35 minutes from the Salt Lake International Airport, our Sage Hen Community is just off Highway 40 at the Mayflower Exit in Wasatch County, UT – the perfect location with majestic views of the Jordanelle Reservoir or the beautiful Wasatch Mountains and the private Mayflower Ski Lift.

The setting is unbelievable and with year-round outdoor activities, proximity to historic Heber City and Park City's famous Main Street, you are surrounded with everything you could need or want.

Our newly designed homes are sleek, modern, and convenient.

We invite you to be a part of Utah's Most Beautiful Community at Sage Hen

The Luxton



The Luxton is the epitome of modern in a mountain setting and everything you could desire in a primary home or vacation getaway. Designed specifically for our Sage Hen Community, this thoughtfully designed home considers every detail of luxury, space, and light, with large open spaces.

This amazing home features three bedrooms and two and a half bathrooms with the Owner's Suite and laundry secluded on its own level, a walk-out lower level, and rear balconies that boast incredible views.



TOTAL: 3272 SQ. FT.

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SAGE HEN

SITE MAP

There is no other community that compares to our Sage Hen Homes

Sitting perfectly between the Jordanelle Reservoir and the Mayflower Ski Lift in beautiful Summit County, Utah, this unique community embodies all that Utah has to offer.

Spending summers on the lake, and winters on the slopes, and incredible views of both throughout the year.

These homes will undoubtedly take your breath away with their modern mountain look and design, thoughtful layout, and custom-like selections. We can't wait for you to experience Sage Hen.

LOCATION

Unique & Beautiful Places

