

# theBASIN

*10 Luxury Residences in Huntsville, Utah*



C.W.  
**URBAN**

**ML** MOUNTAINLUXURY  
REAL ESTATE AND LOBBING



# Welcome to Huntsville.

Huntsville is a place to plant deep roots. Life here is a little slower, a little calmer, and time seems to melt away into the lush mountains. You'll find the locals out shredding at Snowbasin ski resort in the winter and water skiing at Pineview Reservoir in the summer. But no matter the season, Huntsville is the place to be.



## Quick Move-in Homes

Lot Number	Type	Elevation	Position	Square Footage	Bedrooms / Bathrooms	Estimated Completion	Price
<i>Lot 2 - Spec</i>	Pineview	Farmhouse	North Facing	5,513 Finished SF	7 Bedrooms / 7.5 Bathrooms	Move-in Ready	\$1,495,000
<i>Lot 7 - Spec</i>	Willow	Farmhouse	South Facing	4,132 Total SF / 2,820 Finished SF	4-5 Bedrooms / 4.5-5.5 Bathrooms	Summer Move-in	\$1,373,930
<i>Lot 8 - Spec</i>	Willow	Farmhouse	South Facing	4,132 Total SF / 2,820 Finished SF	4-5 Bedrooms / 4.5-5.5 Bathrooms	Available for Lease Back	\$1,325,000
<i>Lot 9 - Spec</i>	Magnolia	Farmhouse	South Facing	4,207 Total SF / 2,310 Finished SF	2-5 Bedrooms / 2.5-5.5 Bathrooms	Summer Move-in	\$1,389,000

## Build Your Home

Plan	Elevation Types	Square Footage	Bedrooms / Bathrooms	Base Price
<i>Pineview</i>	Mountain Modern / Farmhouse	4,007 Finished SF / 5,513 Total SF	5-7 Bedrooms / 5.5-7.5 Bathrooms	\$1,500,000
<i>Willow</i>	Mountain Modern / Farmhouse	2,820 Finished SF / 4,132 Total SF	4-5 Bedrooms / 4.5-5.5 Bathrooms	\$1,300,000
<i>Magnolia</i>	Farmhouse	4,207 Total SF / 2,310 Finished SF	2-5 Bedrooms / 2.5-5.5 Bathrooms	\$1,200,000



# Welcome to theBASIN

On the shores of Pineview Reservoir you'll find theBASIN, ten luxury mountain homes overlooking the water. These homes offer the perfect escape to anyone looking for their mountain-side paradise, or for anyone who loves being minutes away from some of the freshest powder at Snowbasin ski resort.

10 Luxury Residences

2,310 – 4,007 Finished Square Feet

4,207 – 5,513 Total Square Feet

2 – 7 Bedrooms

2.5 – 7.5 Bathrooms

Minutes from Pineview Reservoir and Snowbasin Ski Resort

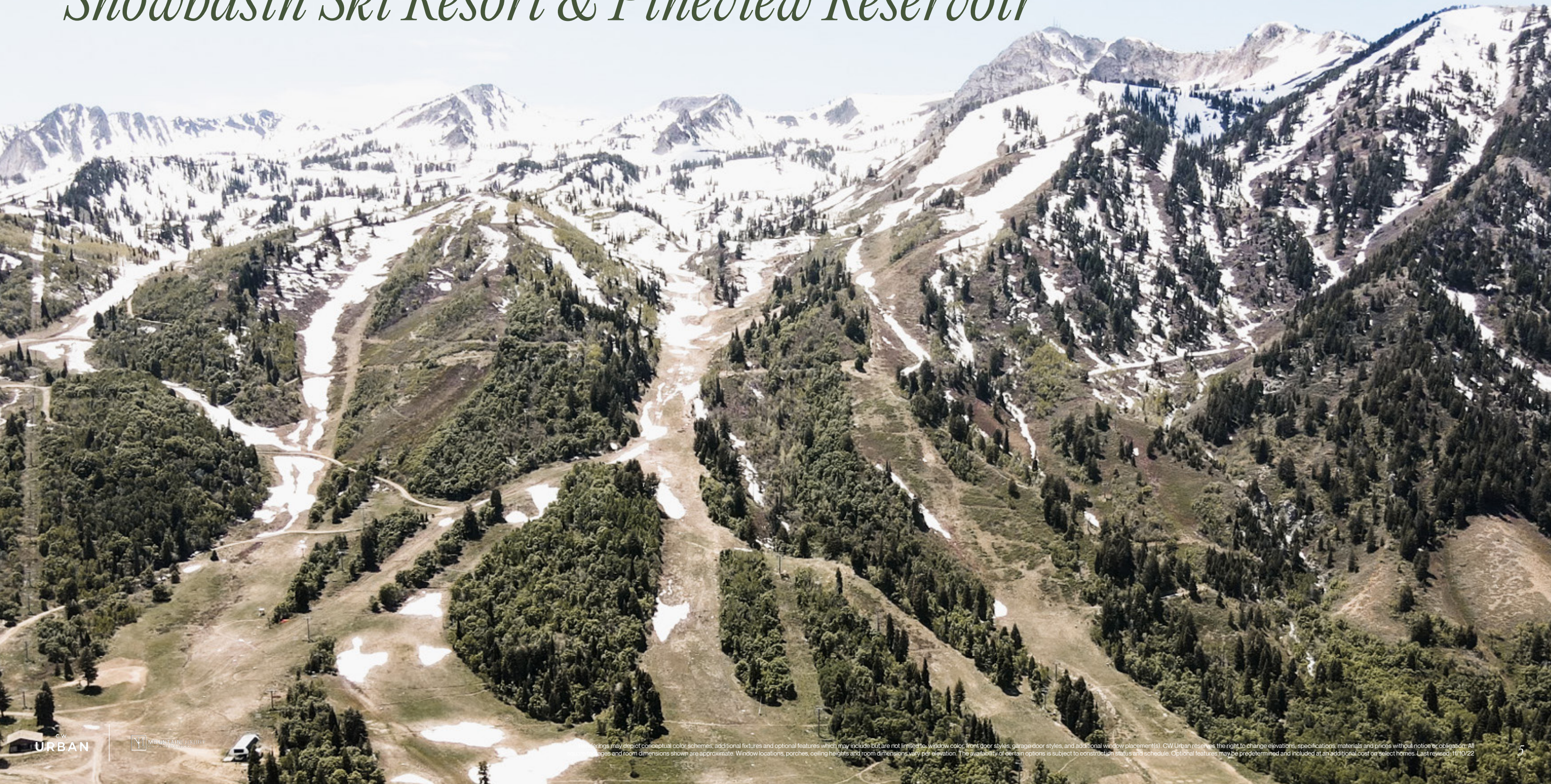
Custom Designer Curated Interior Finishes

Progressive and Unique Mountain Modern Exteriors





# *Located Minutes away from Snowbasin Ski Resort & Pineview Reservoir*





# Community Details

## Local Schools

School District: Weber School District

Elementary: Valley Elementary School

Junior High: Snowcrest Junior High School

High School: Weber High School

## HOA Information

HOA Company: iamhoa

Website: iamhoa.com

Contact: Sara McConkie

HOA Phone Number: 801-893-1755

HOA E-mail: sara@iamhoa.com

Transfer Fee: \$2,500

Monthly Fee: \$425/mo

Inclusions: Full yard landscaping maintenance, private road, monument, and fencing maintenance

## Utility Information

Water: Lakeview Water Company

Gas: Dominion Energy

Power: Rocky Mountain Power

Sewer: Mountain Sewer Company





# Magnolia

## Plan Specifications

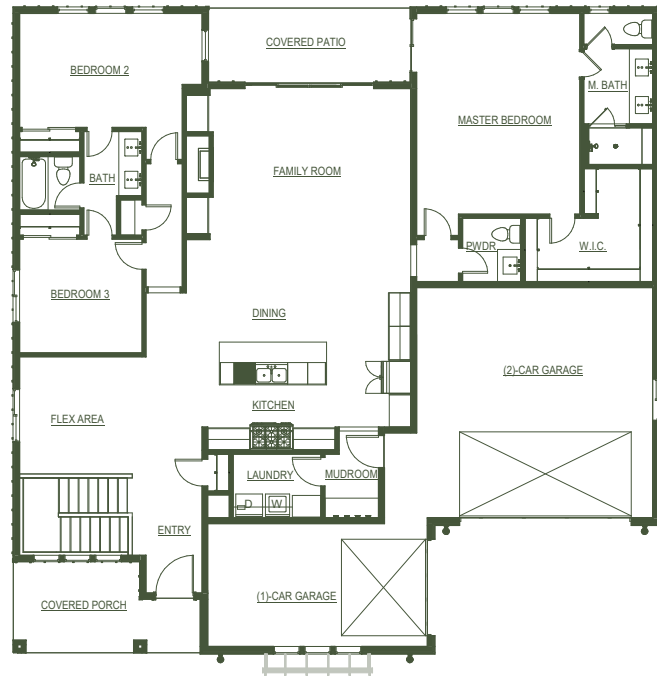
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2,310 Finished Square Feet  
4,207 Total Square Feet  
2 – 5 Bedrooms  
2.5 – 5.5 Bathrooms

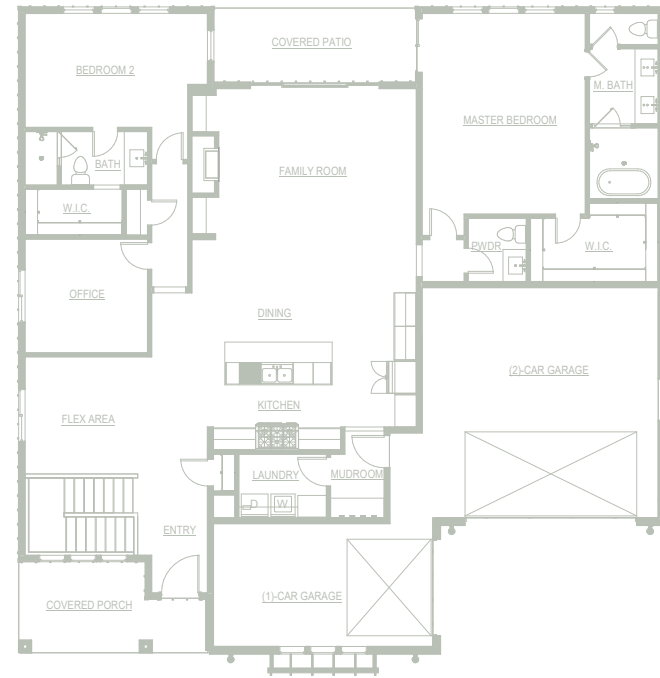
3 Car Garage  
Custom Curated Interior Finishes  
3 Exterior Color Options



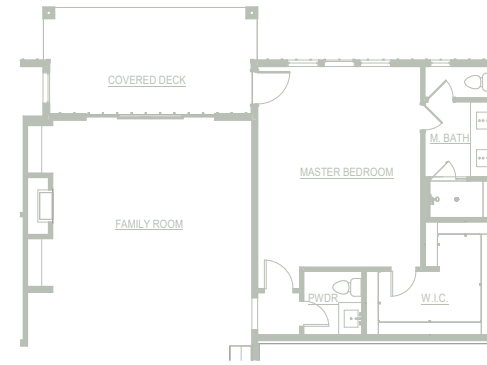




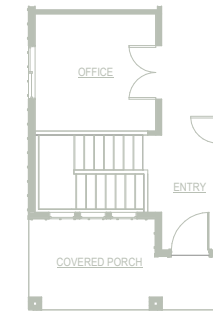
Main Floor 2,310 SF



Main Floor Option 2



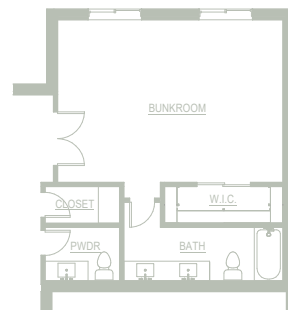
Main Floor Deck Extension Option



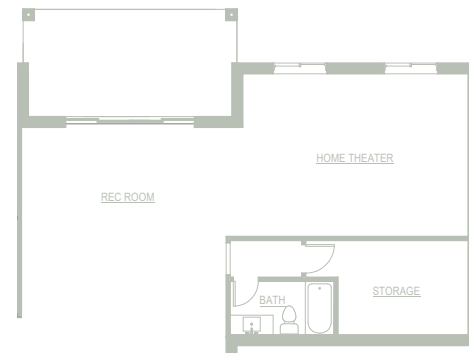
Main Floor Office Option



Optional Basement 1,897 SF



Basement Bunk Room Option



Basement 7' Deck Extension/Walkout Option

# Magnolia Floor Plan

## Plan Specifications

2,310 Finished Square Feet  
 4,207 Total Square Feet  
 2 – 5 Bedrooms  
 2.5 – 5.5 Bathrooms

3 Car Garage  
 Custom Curated Interior Finishes  
 3 Exterior Color Options



# Magnolia Color Schemes



Magnolia Color Scheme A



Magnolia Color Scheme B



Magnolia Color Scheme C

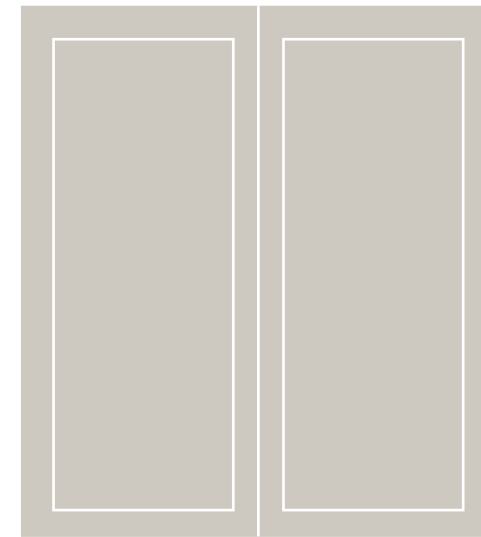


# Magnolia Farmhouse Interior Finishes

## Main Floor – Kitchen & Dining



Backsplash



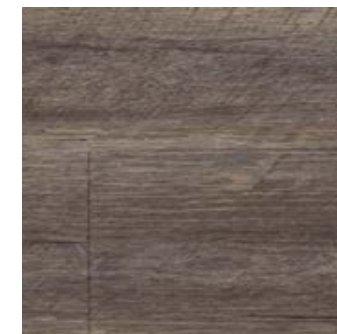
Cabinets



Shelving



Countertops



Flooring





# Magnolia Farmhouse Interior Finishes

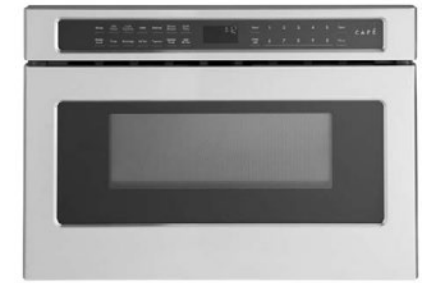
## Main Floor – Kitchen Appliances



GE Café French Door Refrigerator  
Stainless Steel



48" GE Café Smart Dual-Fuel  
Commercial-Style Range



GE Café Built in Microwave  
Stainless Steel

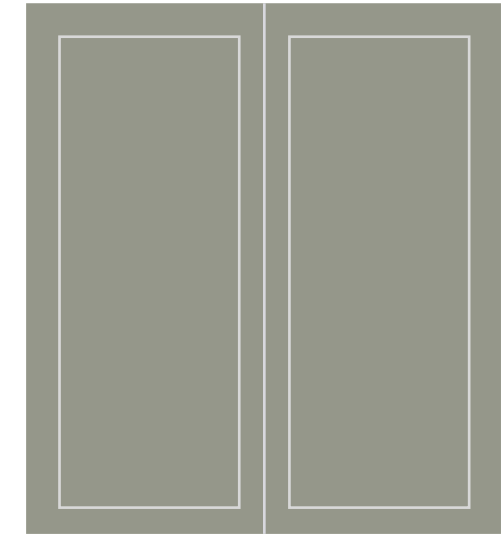


GE Café Dishwasher  
Stainless Steel

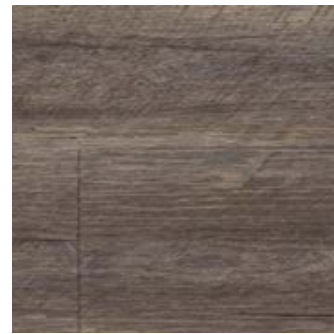


# Magnolia Farmhouse Interior Finishes

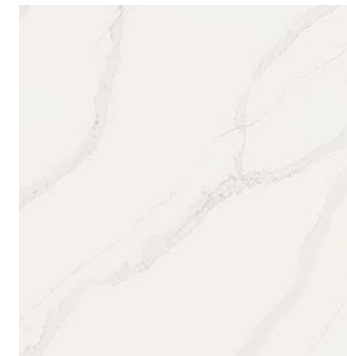
## Main Floor – Powder Bathroom



Cabinets



Flooring



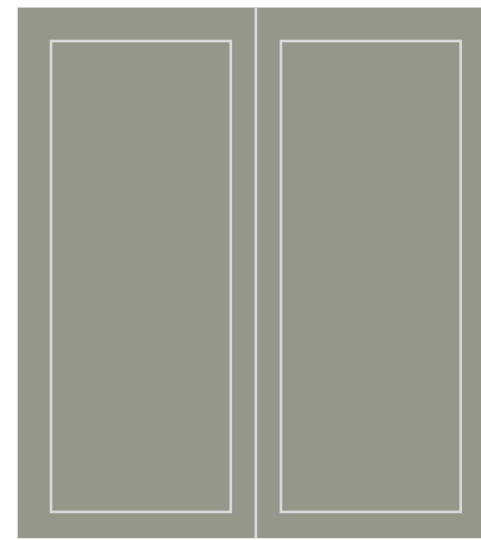
Countertop





# Magnolia Farmhouse Interior Finishes

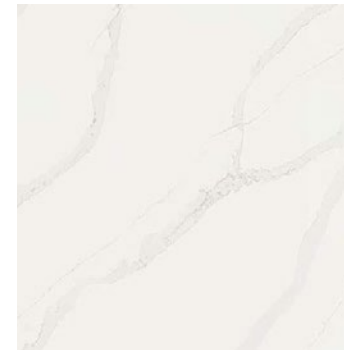
## Main Floor – Laundry/Mud Room



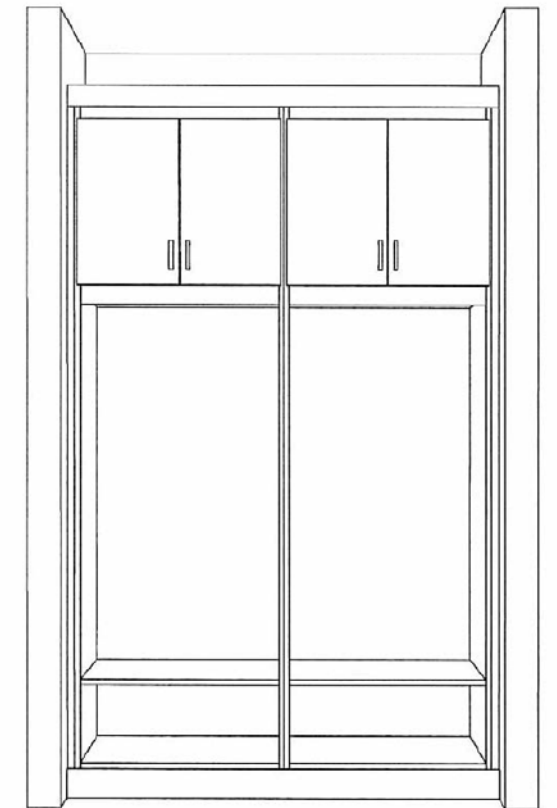
Cabinets



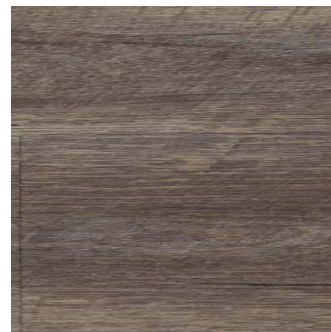
Shelving



Countertop



Bench Detail



Flooring

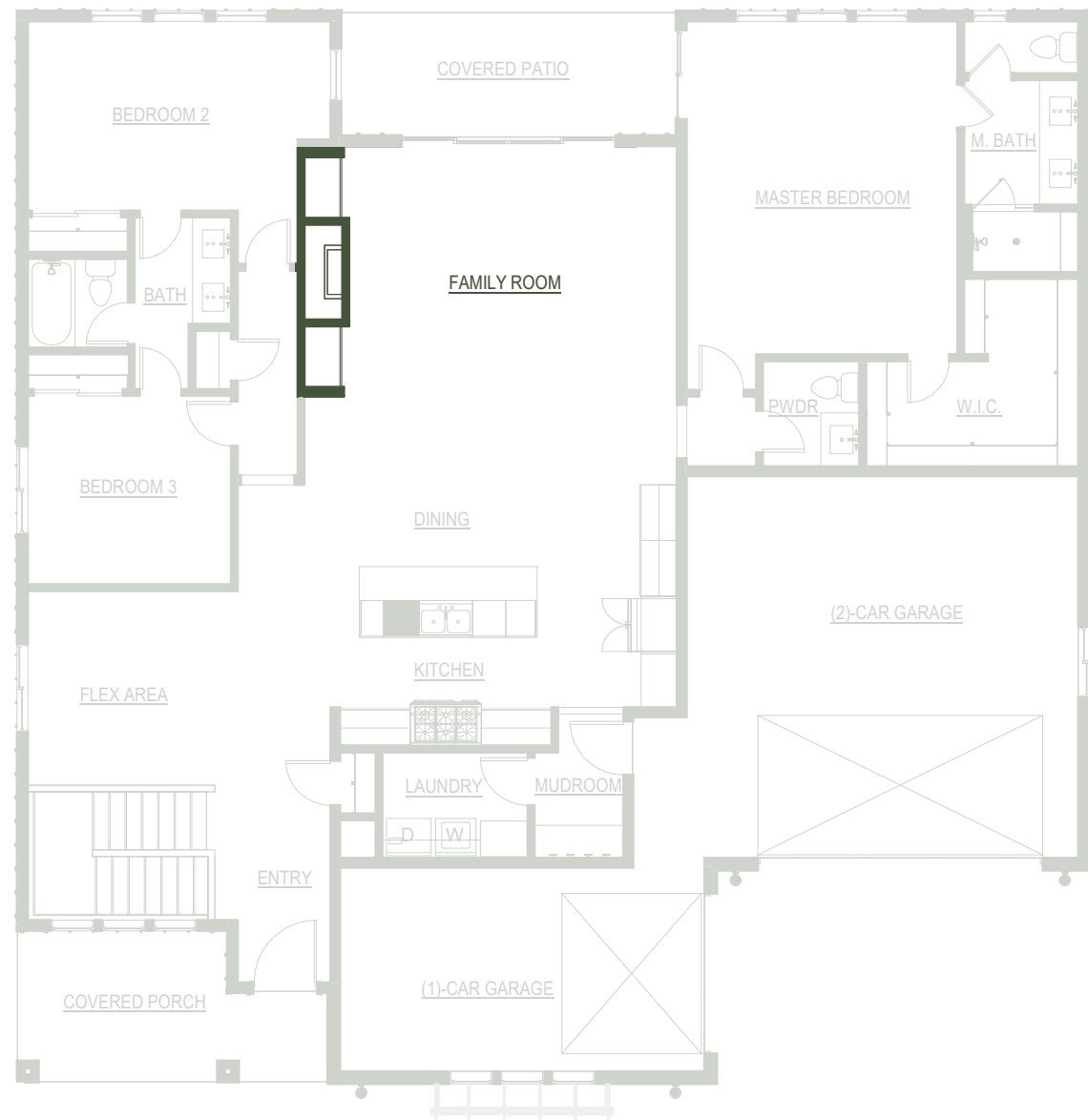


GE Washer and Dryer

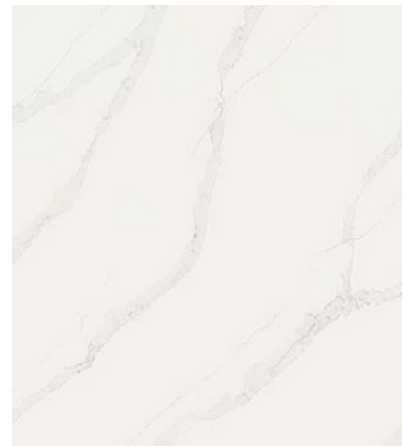


# Magnolia Farmhouse Interior Finishes

## Main Floor – Fireplace & Shelving



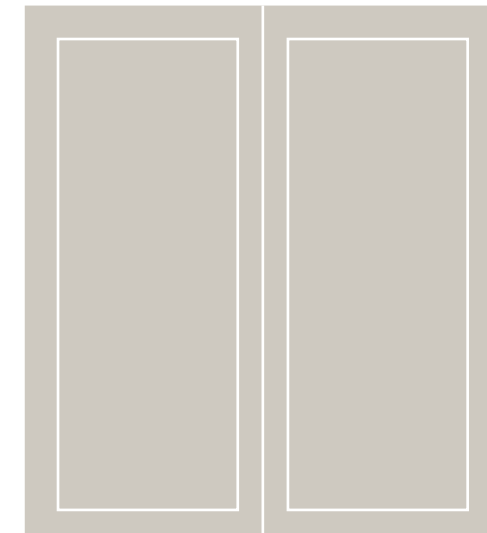
Fireplace



Built-ins Countertops



Shelving

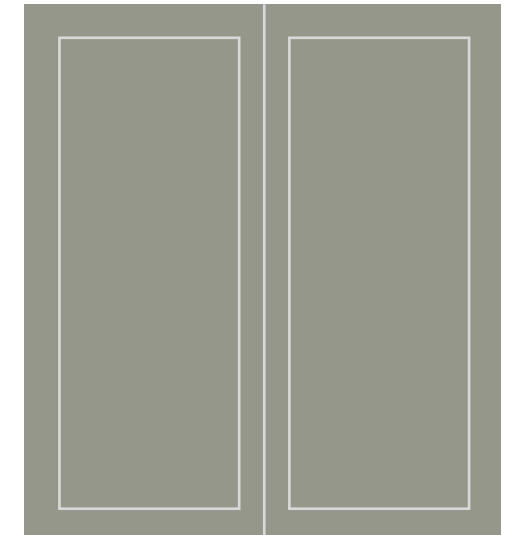


Cabinets



# Magnolia Farmhouse Interior Finishes

## Main Floor – Master Bathroom Option 1



Cabinets



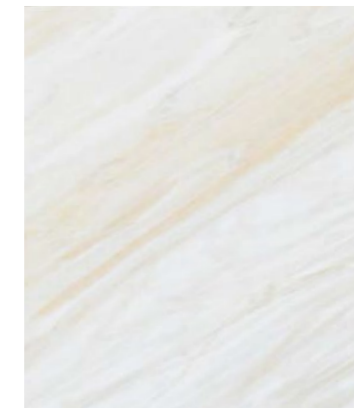
Countertop



Flooring



Shower Pan Tile



Shower Surround  
4"x12" Tile



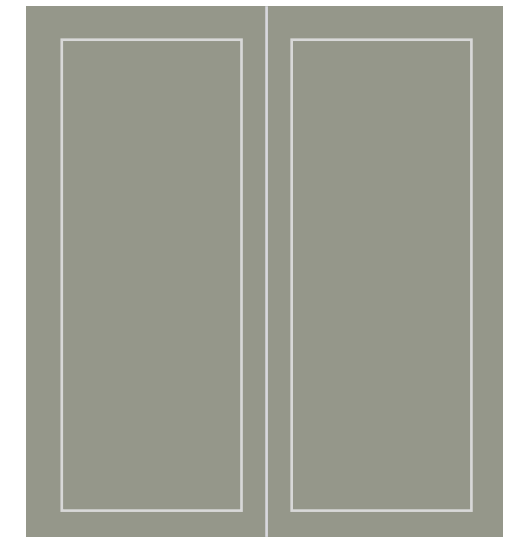


# Magnolia Farmhouse Interior Finishes

## Main Floor – Master Bathroom Option 2



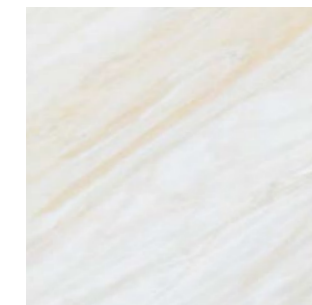
Countertop



Cabinets



Flooring



Shower Surround  
4"x 12" Tile



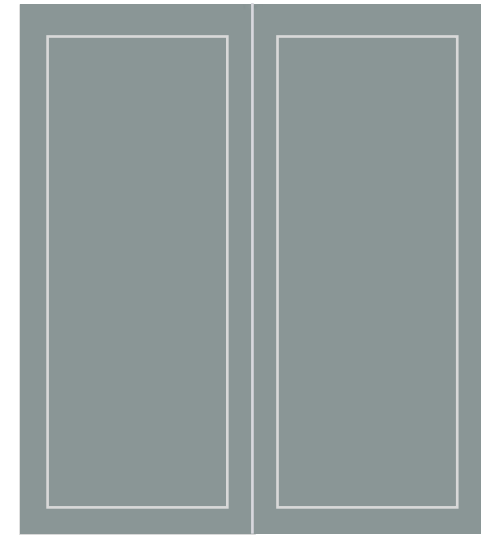
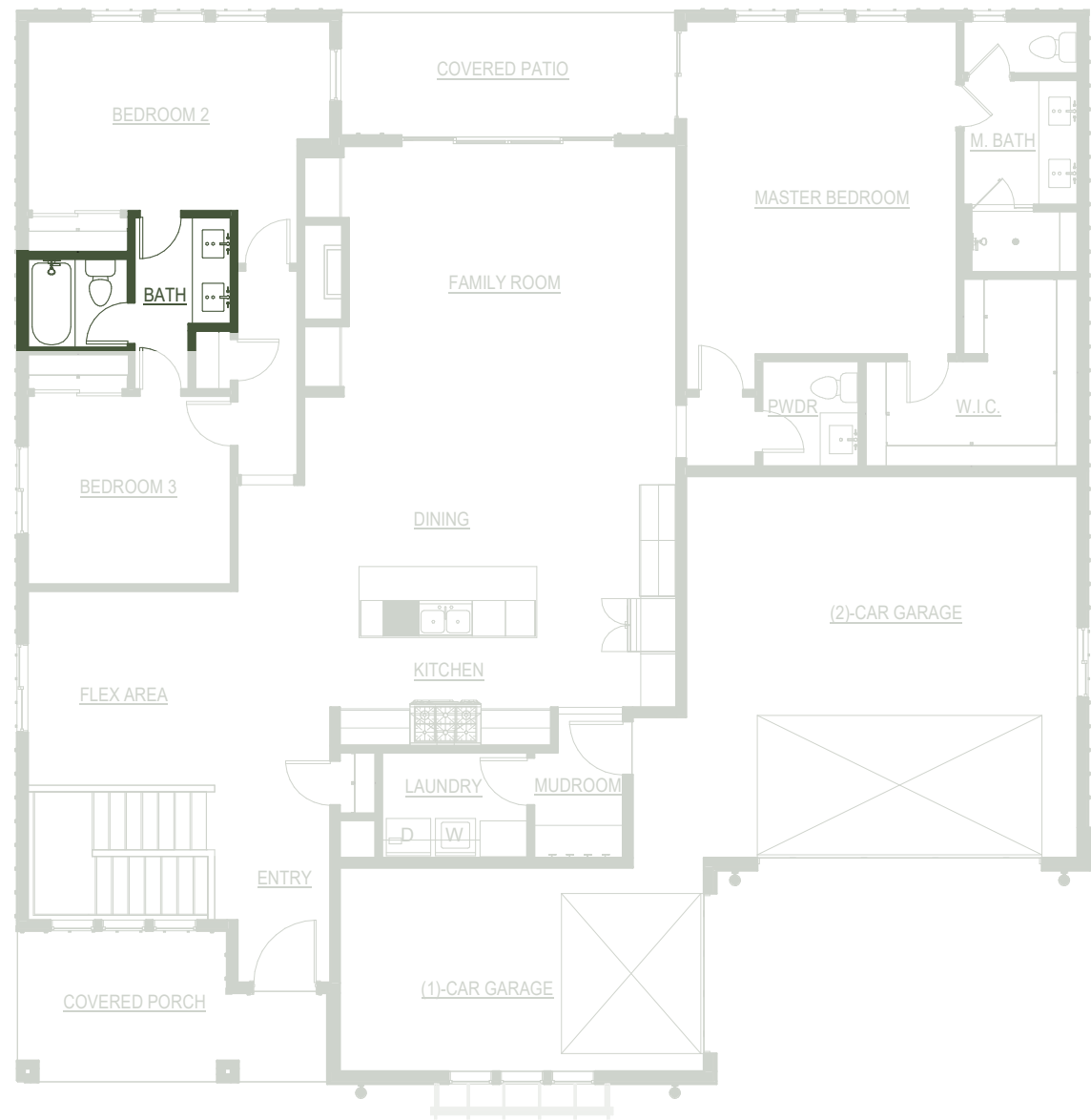
Shower Pan Tile





# Magnolia Farmhouse Interior Finishes

## Main Floor – Shared Bathroom Option 1



Cabinets



Flooring



Tub Surround

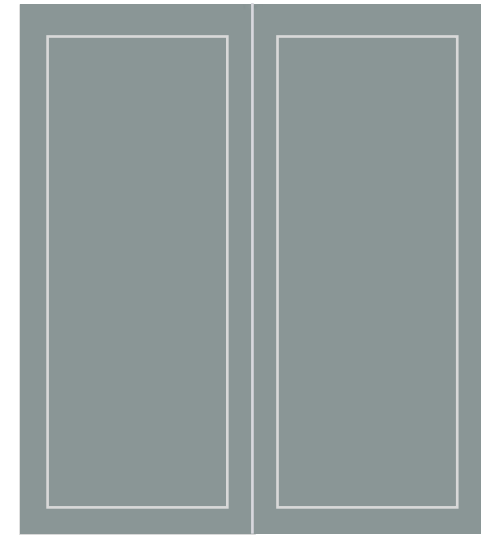


Countertop



# Magnolia Farmhouse Interior Finishes

## Main Floor – Shared Bathroom Option 2



Cabinets



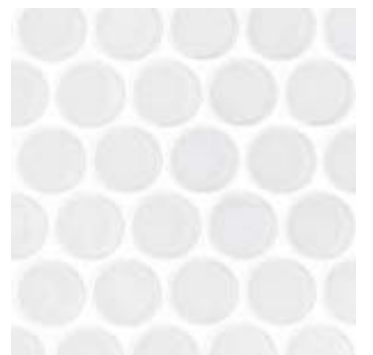
Countertop



Flooring



Tub Surround

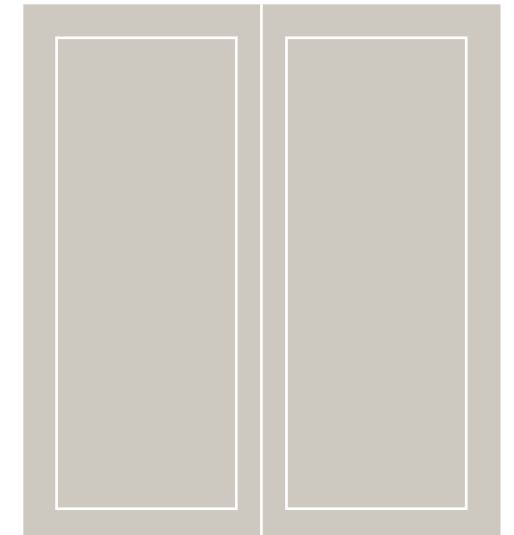


Shower Pan



# Magnolia Farmhouse Interior Finishes

## Optional Basement - Bathroom A



Cabinets



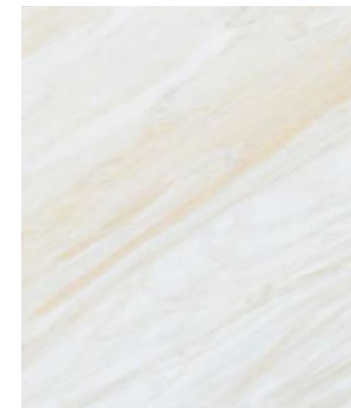
Countertop



Flooring



Shower Pan Tile



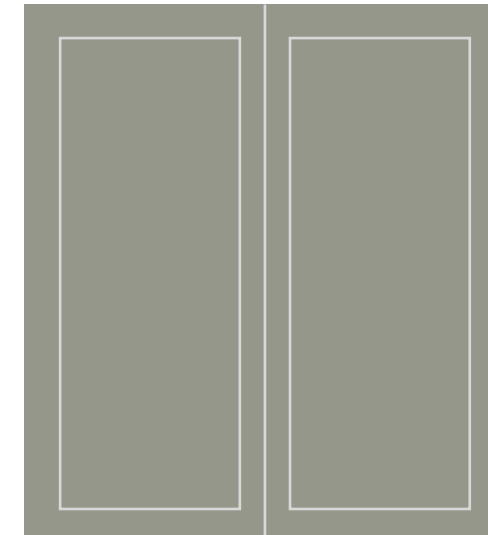
Shower Surround  
4"x12" Tile



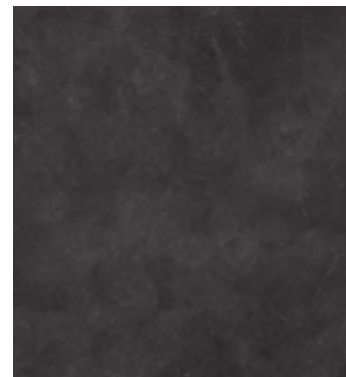


# Magnolia Farmhouse Interior Finishes

## Optional Basement- Bathroom B



Cabinets



Countertops



Flooring



Shower Pan

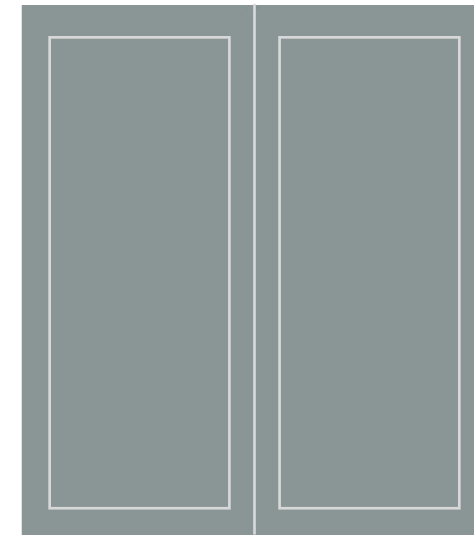


Shower Surround

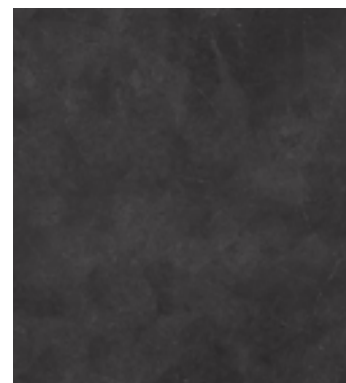


# Magnolia Farmhouse Interior Finishes

## Optional Basement - Single Bath



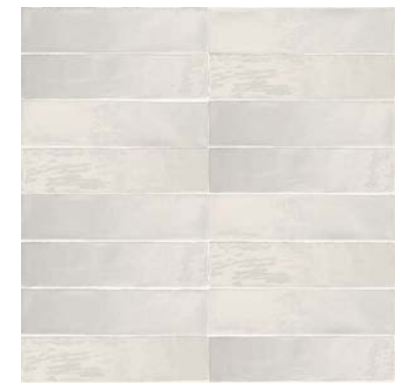
Cabinets



Countertops



Flooring

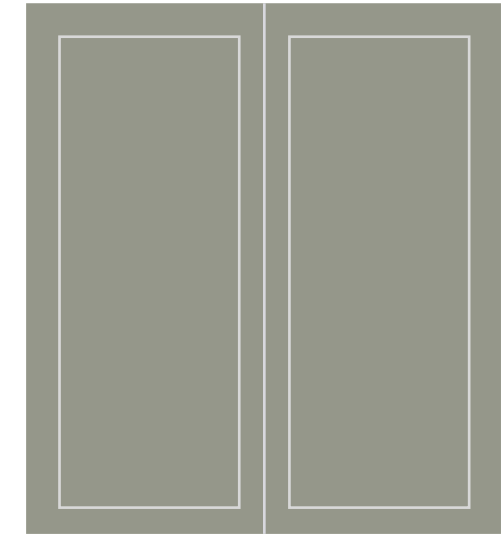


Shower Surround

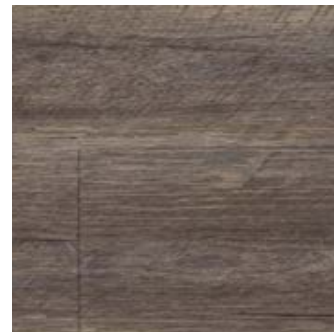


# Magnolia Farmhouse Interior Finishes

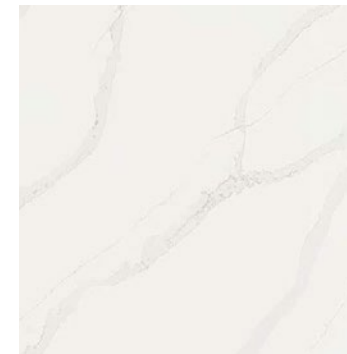
Optional Basement - Powder Bath (with Bunk Room Option)



Cabinets



Flooring



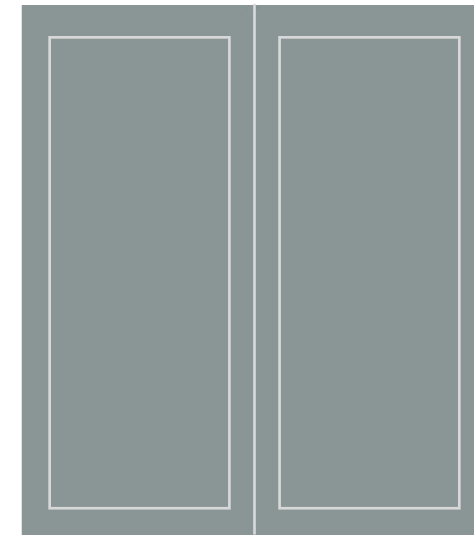
Countertop



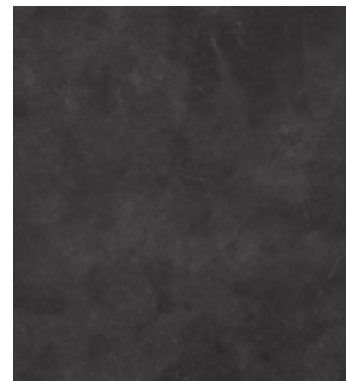


# Magnolia Farmhouse Interior Finishes

## Optional Basement - Bunk Room Option Bath



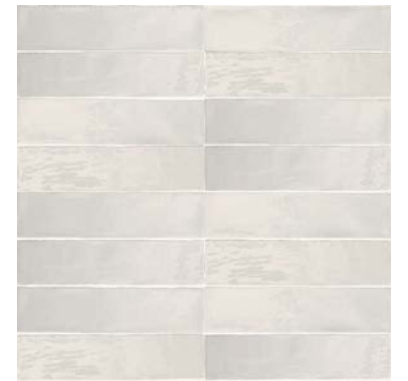
Cabinets



Countertops



Flooring



Shower Surround



# Magnolia Mountain Modern Interior Finishes

## Main Floor – Kitchen & Dining



Cabinets



Countertops



Flooring





# Magnolia Mountain Modern Interior Finishes

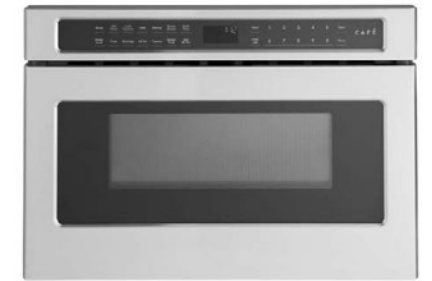
## Main Floor – Kitchen Appliances



GE Café French Door Refrigerator  
Stainless Steel



48" GE Café Smart Dual-Fuel  
Commercial-Style Range



GE Café Built in Microwave  
Stainless Steel



GE Café Dishwasher  
Stainless Steel



# Magnolia Mountain Modern Interior Finishes

## Main Floor – Powder Bathroom



Cabinets



Countertops



Flooring



# Magnolia Mountain Modern Interior Finishes

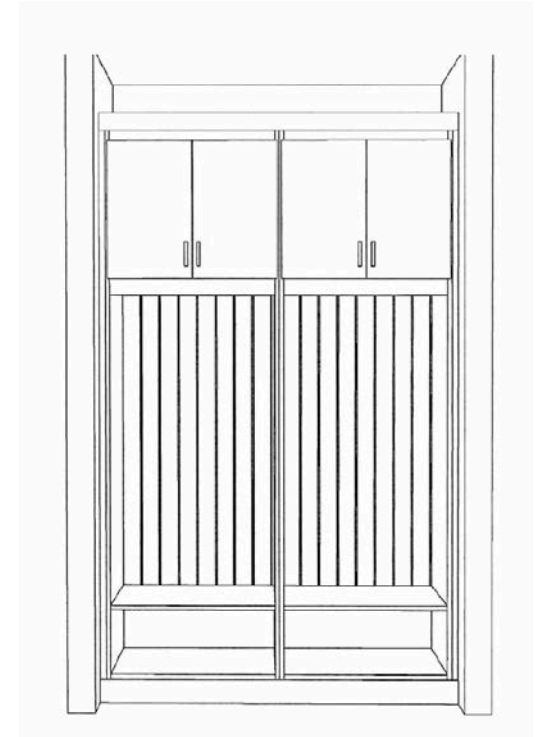
## Main Floor – Laundry Room



Countertops



Shelving



Bench Detail



Flooring



GE Washer and Dryer

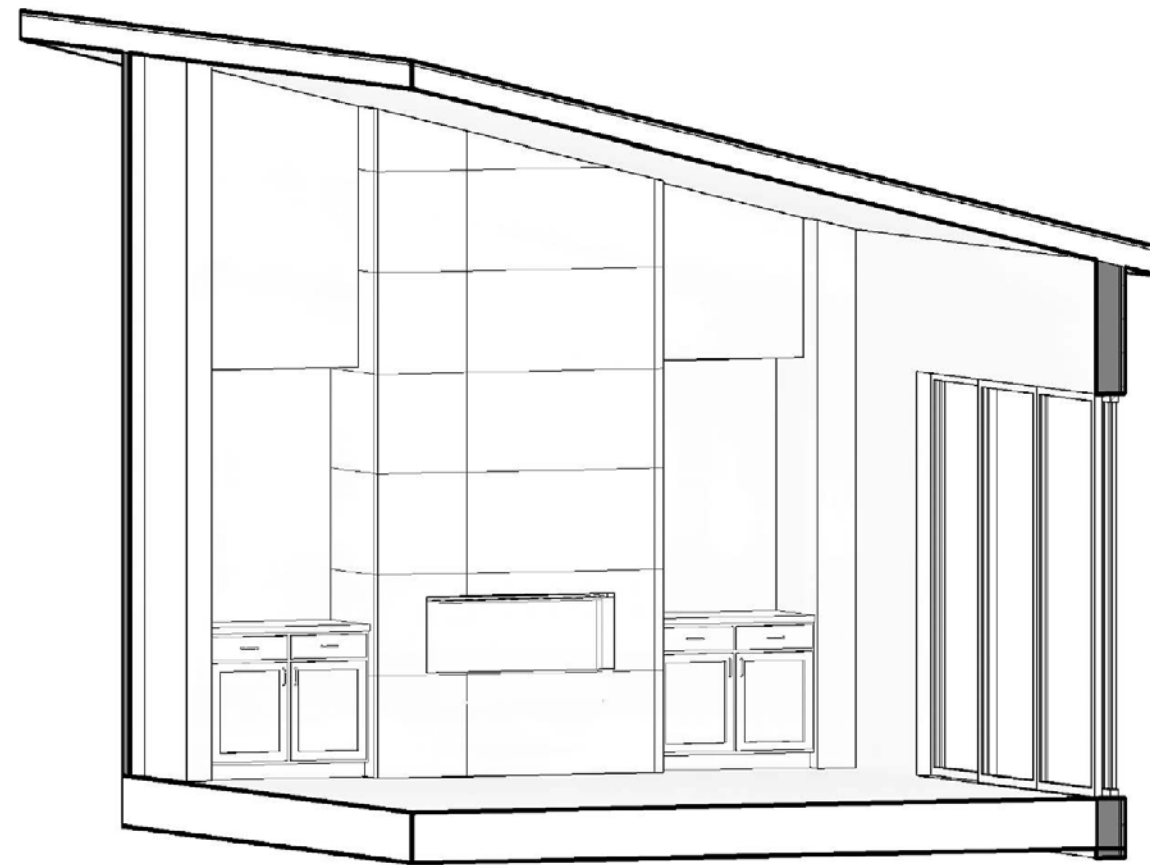
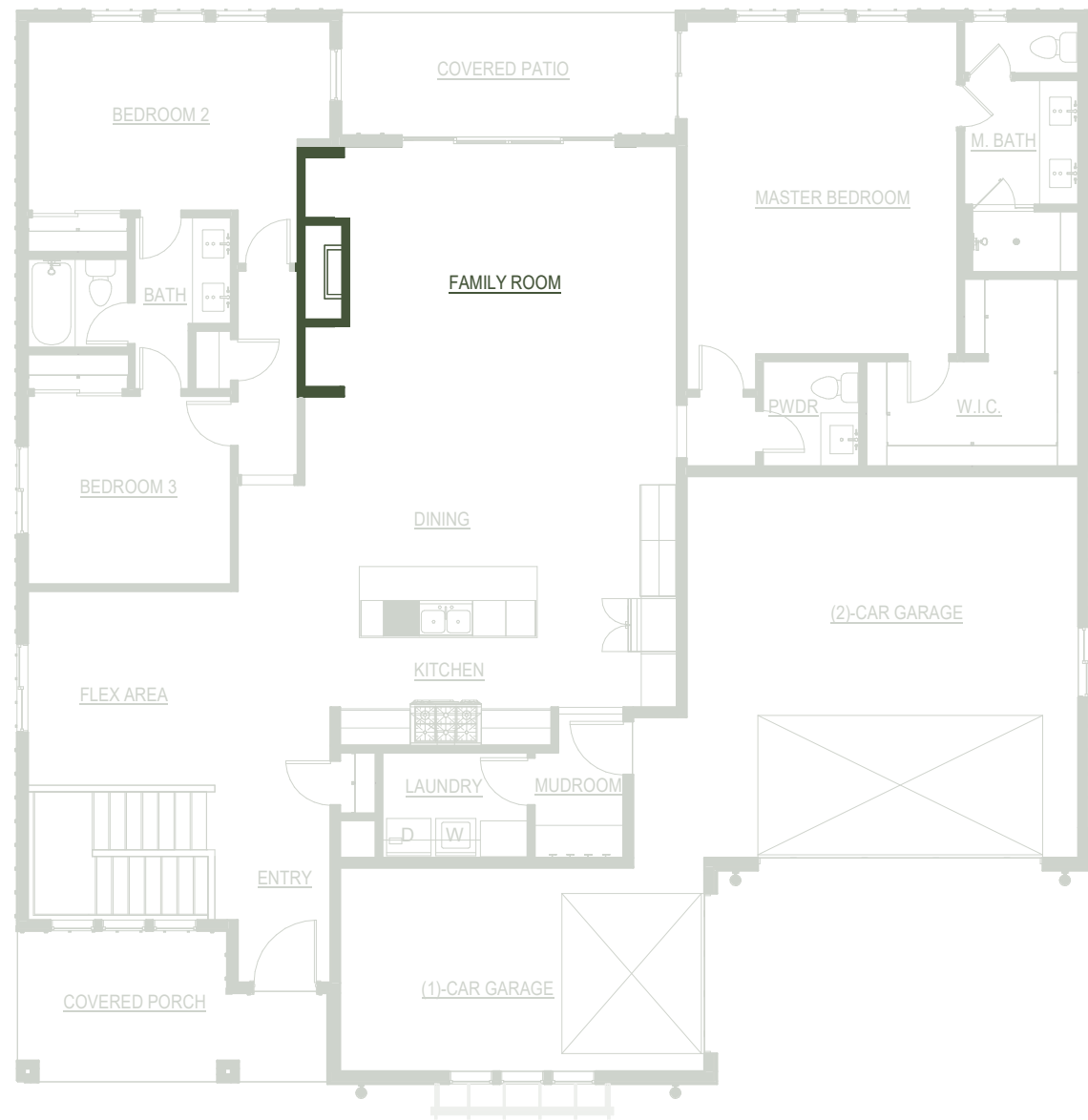


Cabinets



# Magnolia Farmhouse Interior Finishes

## Main Floor – Fireplace



Fireplace Example



Cabinets

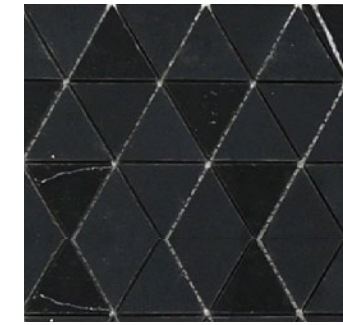


Fireplace Tile



# Magnolia Mountain Modern Interior Finishes

## Main Floor – Master Bathroom Option 1



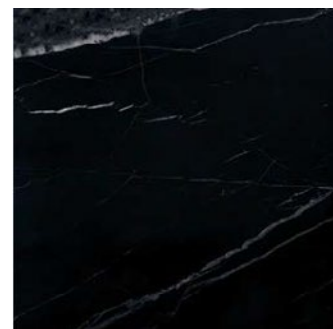
Shower Pan



Shower Surround



Countertops



Flooring

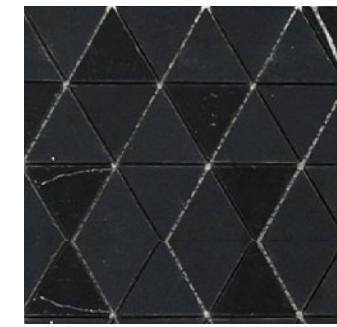


Cabinets



# Magnolia Mountain Modern Interior Finishes

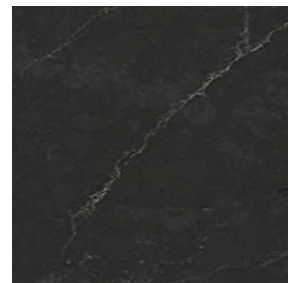
## Main Floor – Master Bathroom Option 2



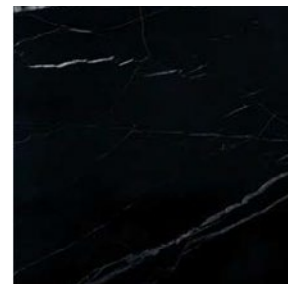
Shower Pan



Shower Surround



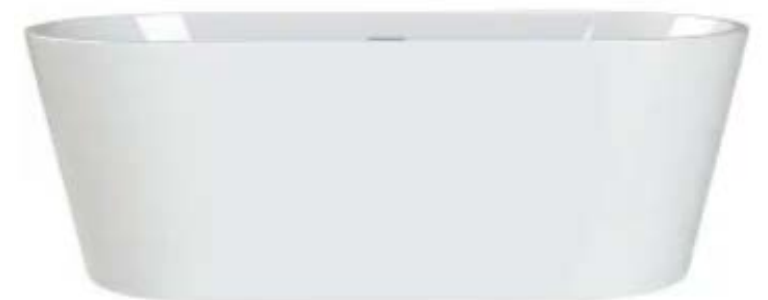
Countertops



Flooring



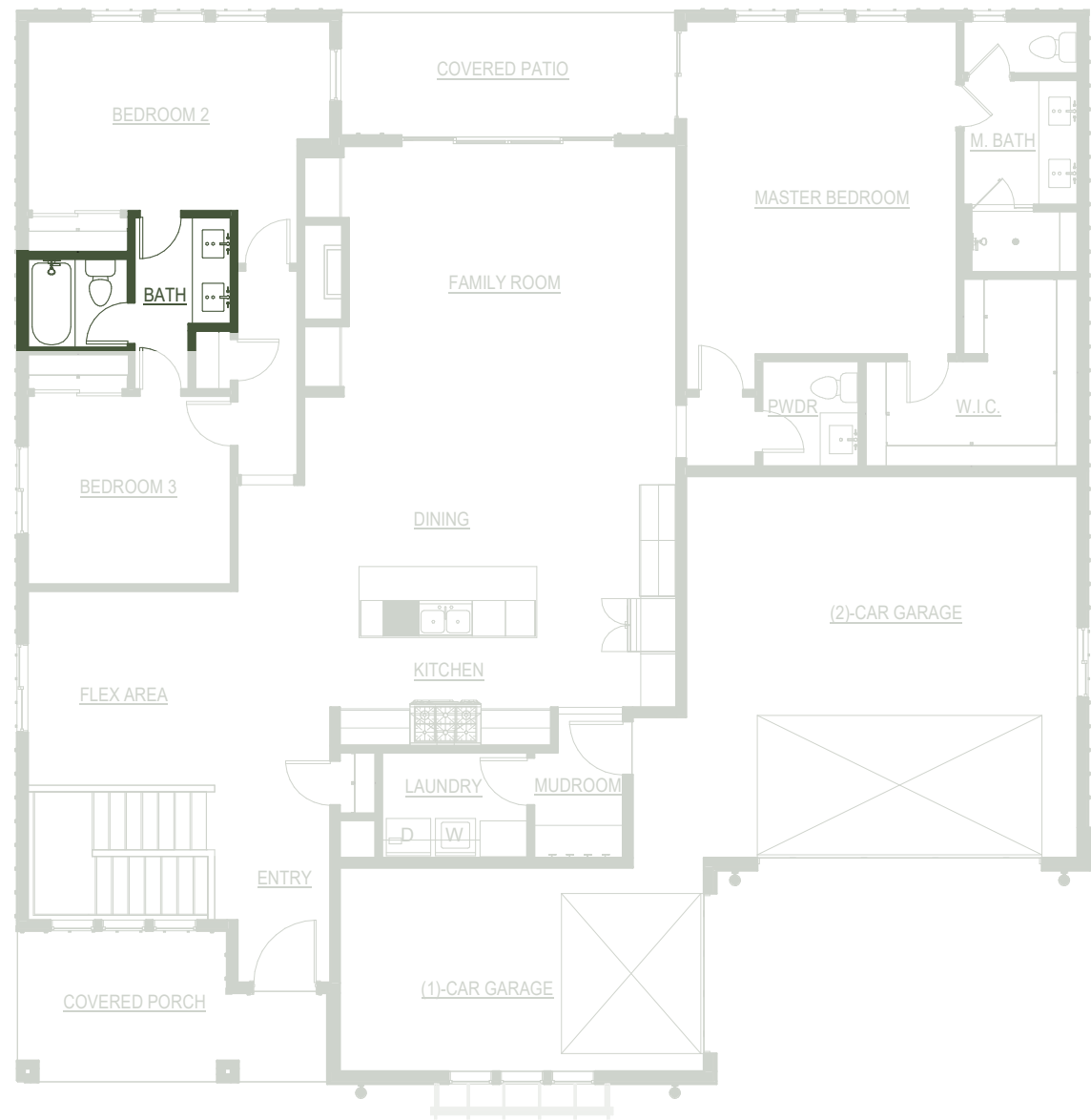
Cabinets



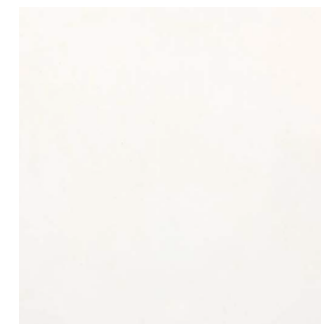


# Magnolia Mountain Modern Interior Finishes

## Main Floor – Shared Bathroom Option 1



Flooring



Countertop



Shower Surround



Cabinets





# Magnolia Mountain Modern Interior Finishes

## Main Floor – Shared Bathroom Option 2



Shower Pan

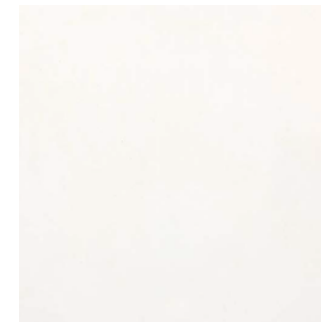
Shower Surround



Cabinets



Flooring



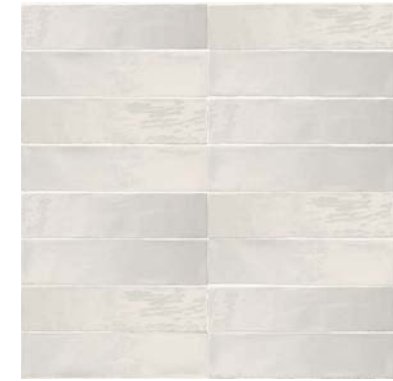
Countertop



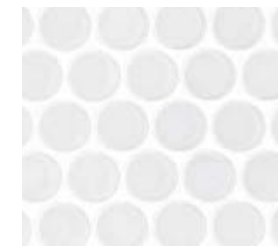


# Magnolia Mountain Modern Interior Finishes

## Optional Basement – Bathroom A



Shower Surround



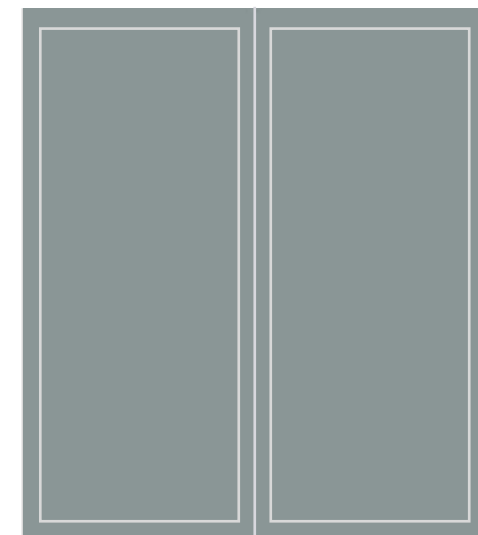
Shower Pan



Flooring



Countertop



Cabinets



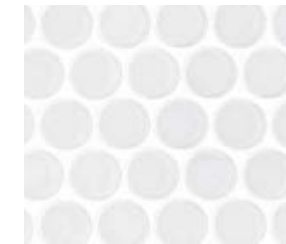


# Magnolia Mountain Modern Interior Finishes

## Optional Basement – Bathroom B



Shower Surround



Shower Pan



Flooring



Countertop

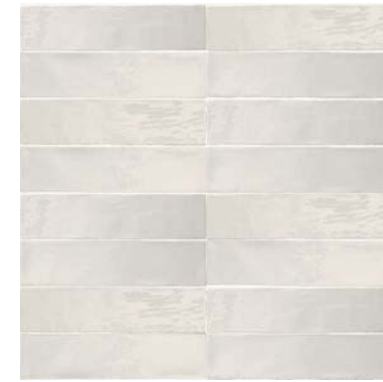


Cabinets

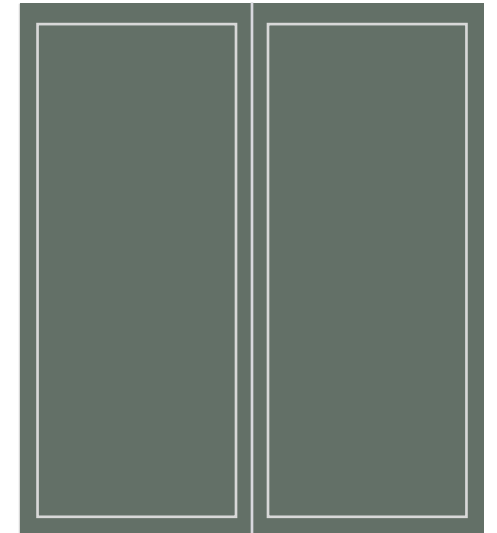


# Magnolia Mountain Modern Interior Finishes

## Optional Basement - Single Bath



Tub Surround



Cabinets



Flooring



Countertop



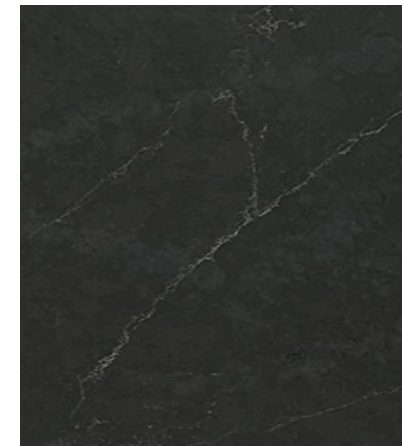


# Magnolia Mountain Modern Interior Finishes

Optional Basement - Powder Bath (with Bunk Room Option)



Cabinets



Countertops



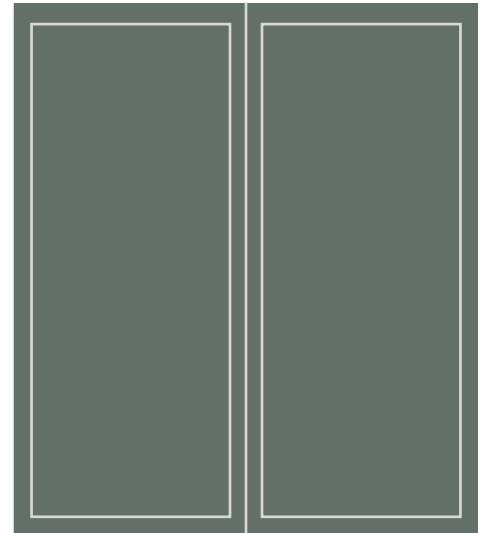
Flooring

# Magnolia Mountain Modern Interior Finishes

## Optional Basement - Bunk Room Option Bath



Tub Surround



Cabinets



Flooring



Countertop





# Willow

## Plan Specifications

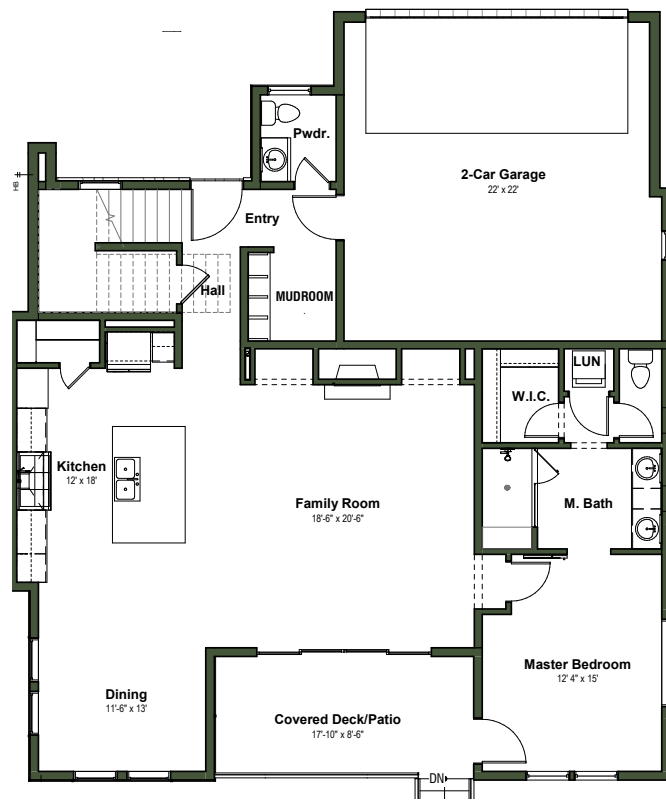
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2,820 Finished Square Feet  
4,132 Total Square Feet  
4 – 5 Bedrooms  
4.5 – 5.5 Bathrooms

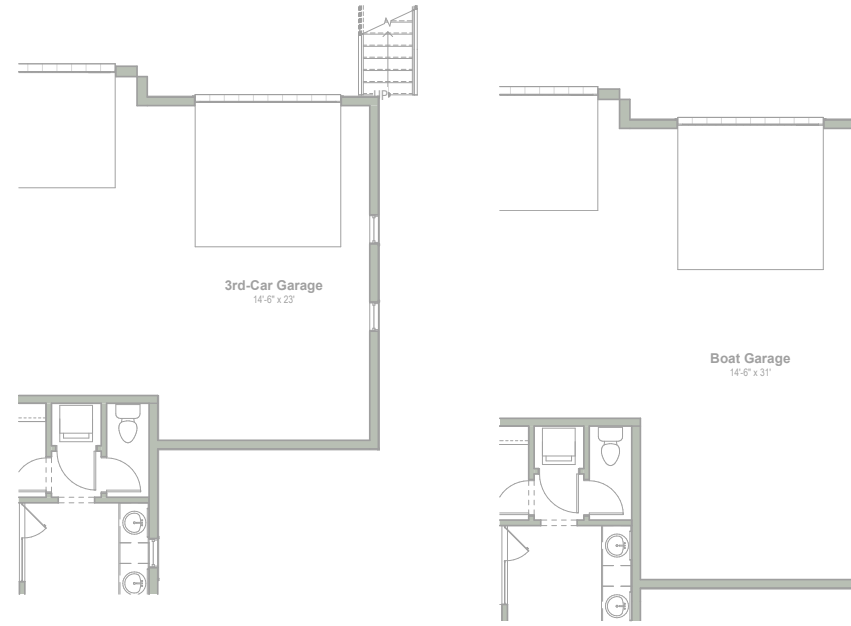
2 – 3 Car Garage  
Custom Curated Interior Finishes  
Two Exterior Elevation Options  
5 Exterior Color Options







Main Floor 1,468 SF

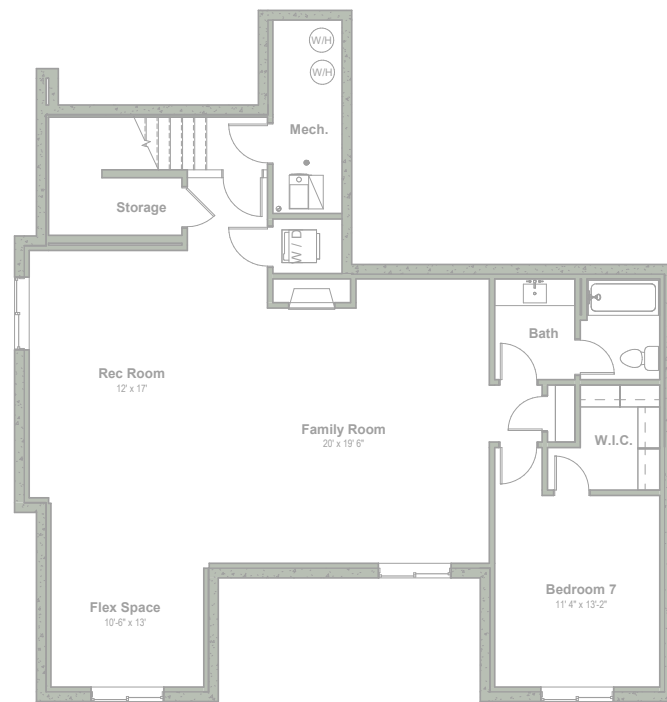


Optional 3rd Car Garage

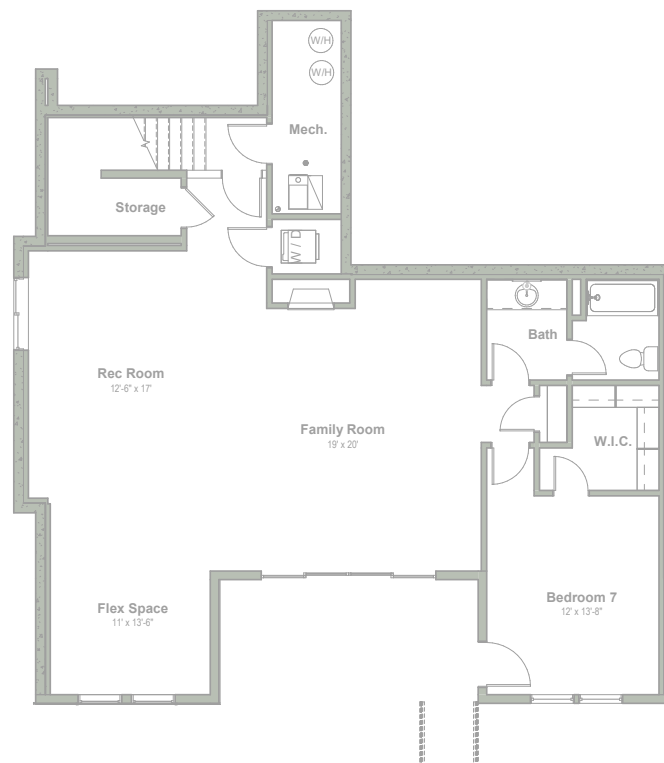
Optional Boat Garage



Level Two 1,352 SF



Optional Basement 1,312 SF



Optional Walkout Basement 1,312 SF

\*Available on lots 6 & 10 only

# Willow Floor Plan

## Plan Specifications

2,820 Finished Square Feet  
 4,132 Total Square Feet  
 4 – 5 Bedrooms  
 4.5 – 5.5 Bathrooms

2 – 3 Car Garage  
 Custom Curated Interior Finishes  
 Two Exterior Elevation Options  
 5 Exterior Color Options



# Willow Elevations



Farmhouse Elevation



Mountain Modern Elevation



# Willow Farmhouse Color Schemes



Willow Farmhouse Color Scheme A



Willow Farmhouse Color Scheme B



Willow Farmhouse Color Scheme C



# *Willow Mountain Modern Color Schemes*





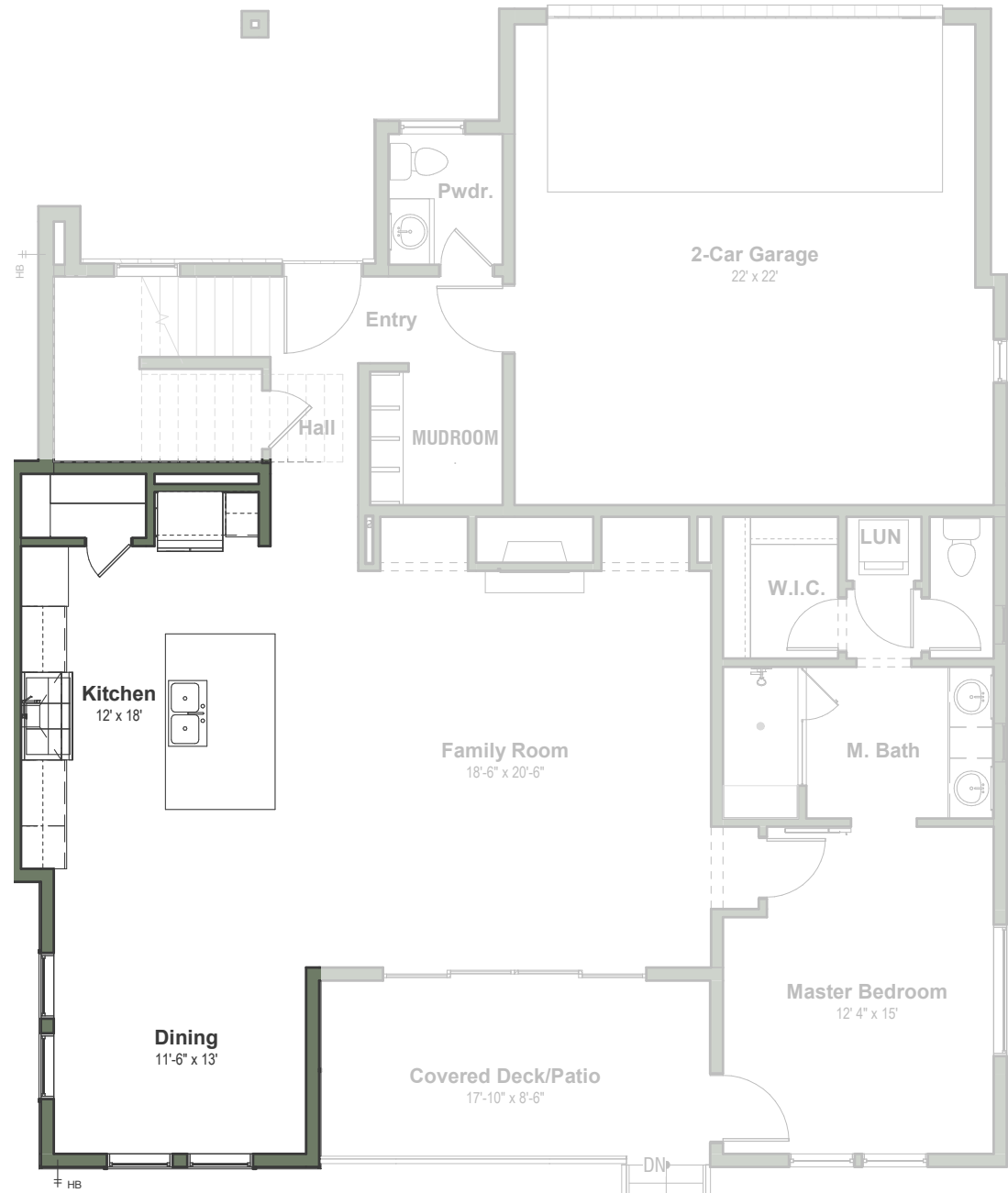
# Willow Farmhouse Interior Finishes



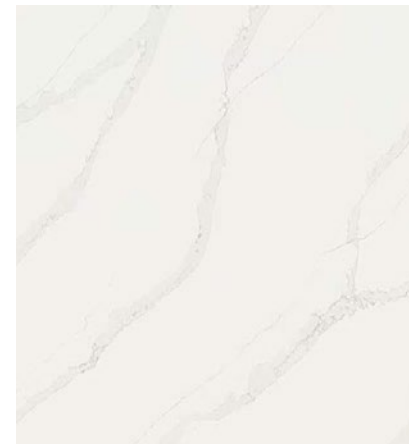


# Willow Farmhouse Interior Finishes

## Main Floor – Kitchen & Dining



Backsplash



Countertops



Cabinets



Flooring



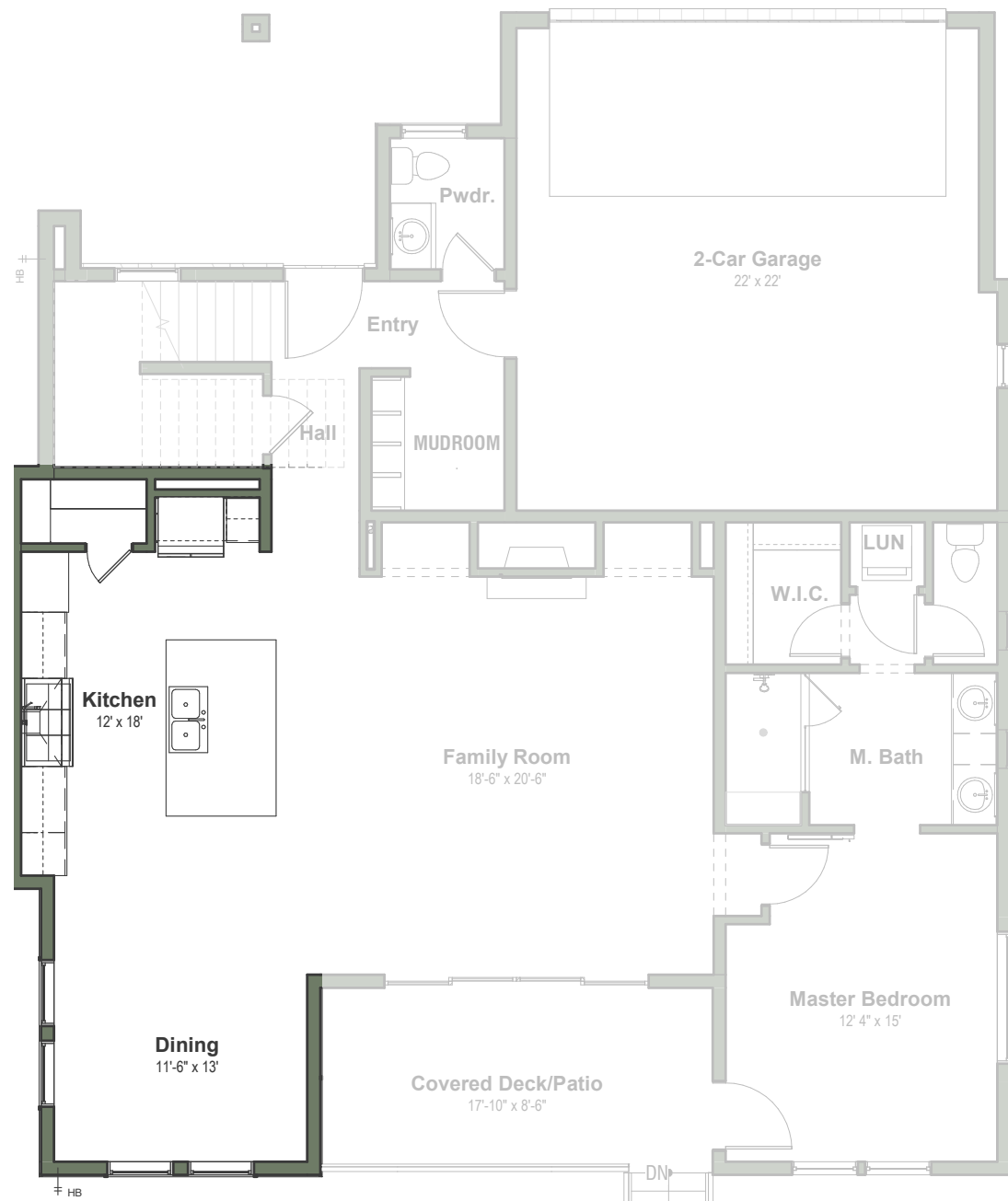
Shelving





# Willow Farmhouse Interior Finishes

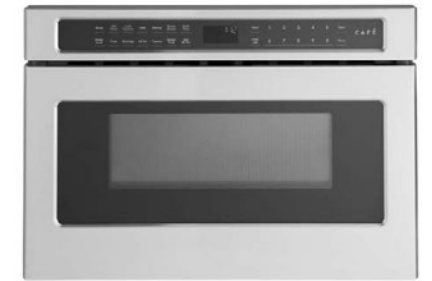
## Main Floor – Kitchen Appliances



GE Café French Door Refrigerator  
Stainless Steel



48" GE Café Smart Dual-Fuel  
Commercial-Style Range



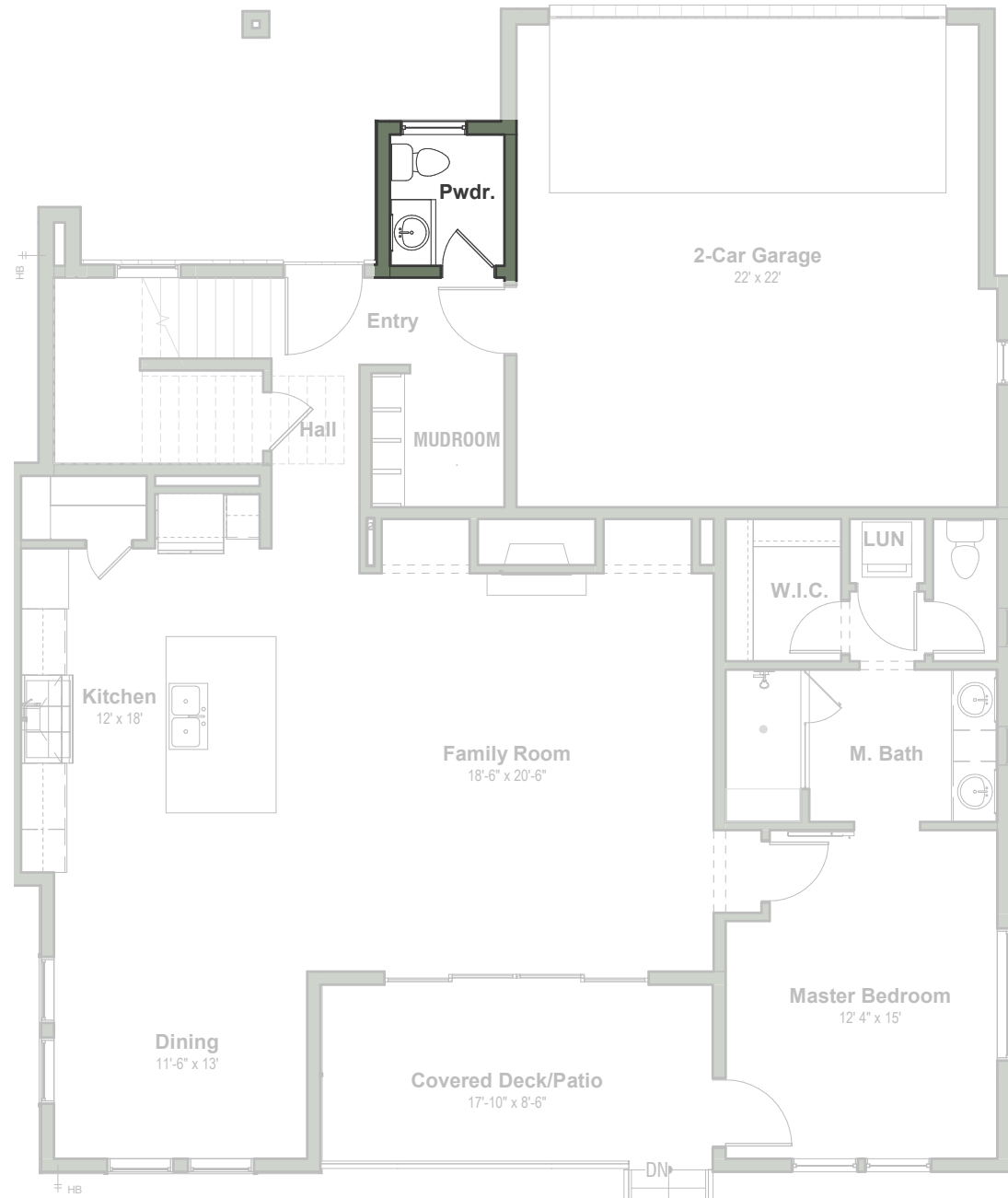
GE Café Built in Microwave  
Stainless Steel



GE Café Dishwasher  
Stainless Steel

# Willow Farmhouse Interior Finishes

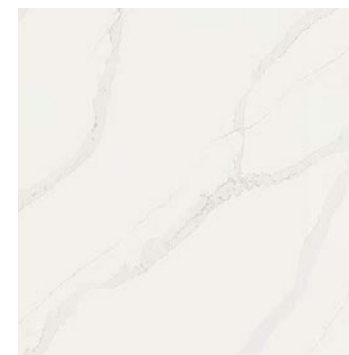
## Main Floor – Powder Bathroom



Flooring



Cabinets

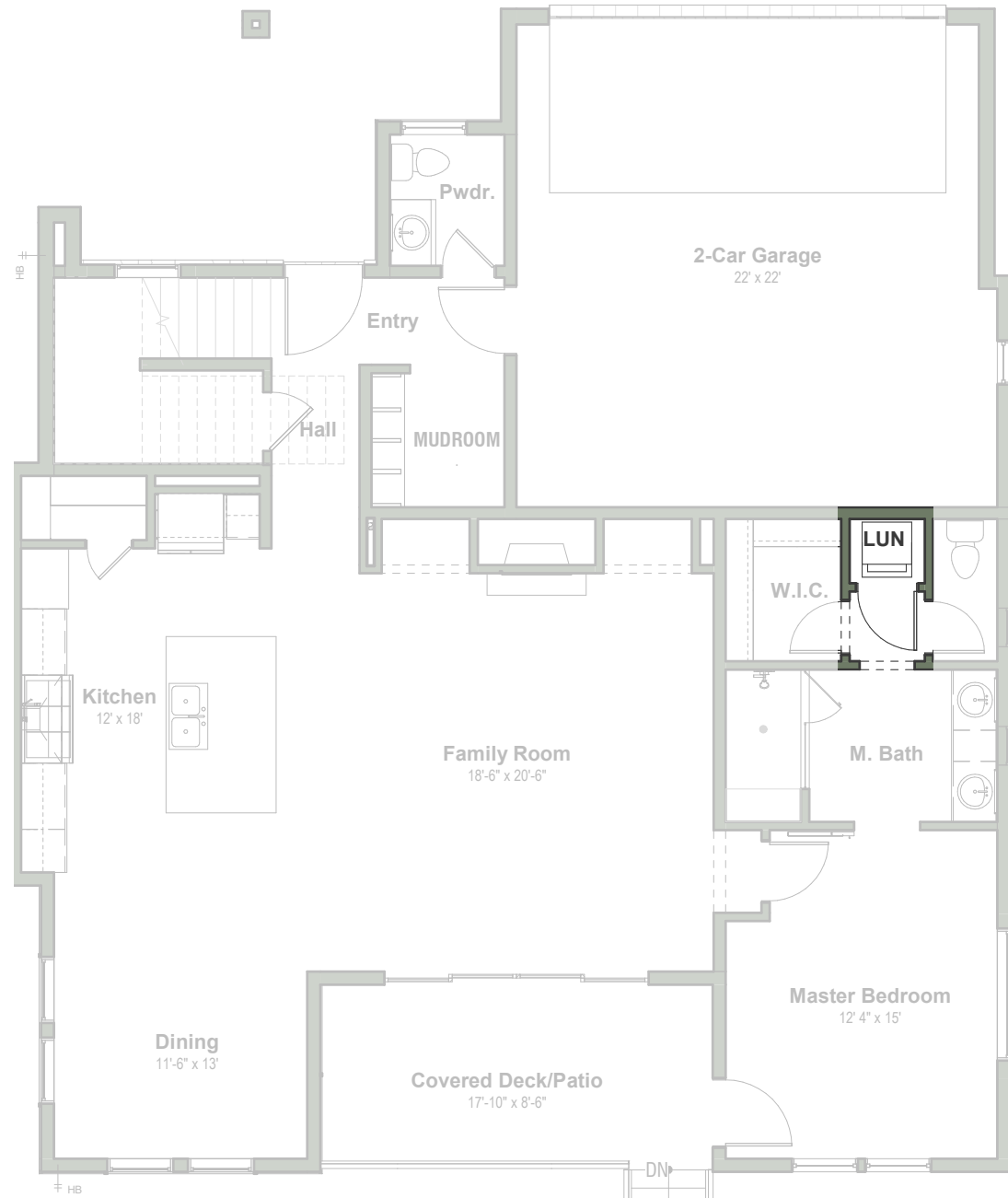


Countertop



# Willow Farmhouse Interior Finishes

## Main Floor – Laundry Room



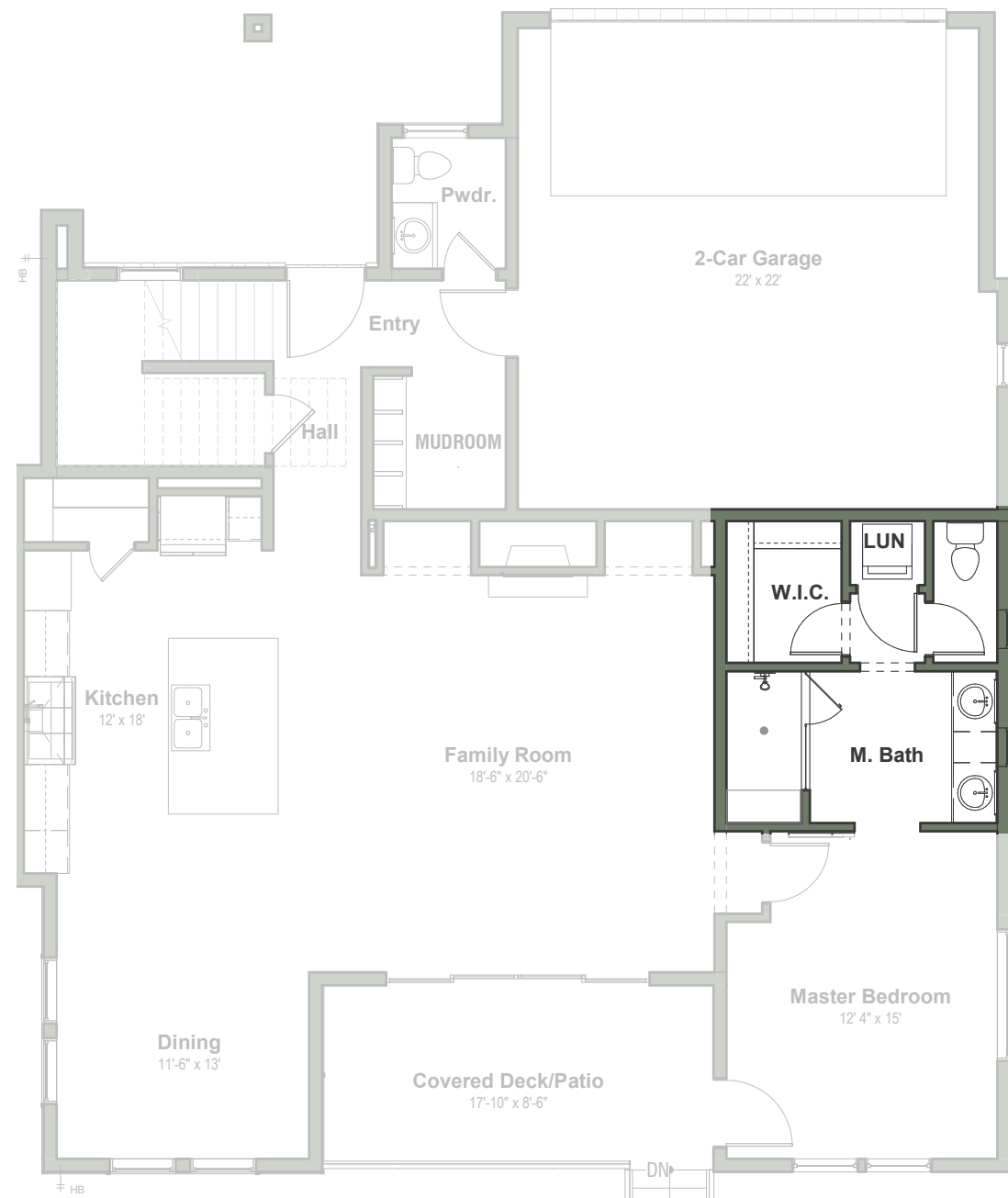
Flooring



GE Washer and Dryer

# Willow Farmhouse Interior Finishes

## Main Floor – Master Bathroom



Countertop

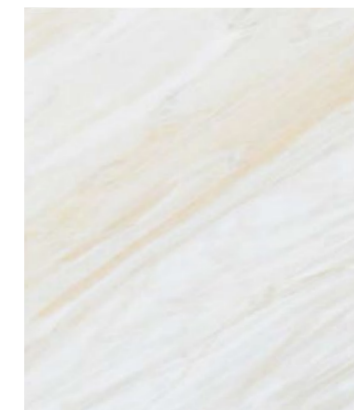
Cabinets



Flooring



Shower Pan Tile



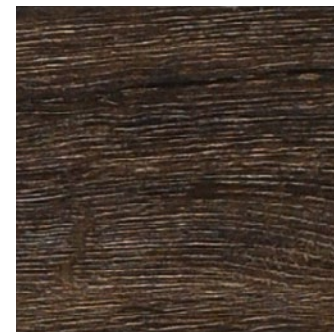
Shower Surround  
4"x 12" Tile





# Willow Farmhouse Interior Finishes

## Second Floor – Bathroom 2



Flooring



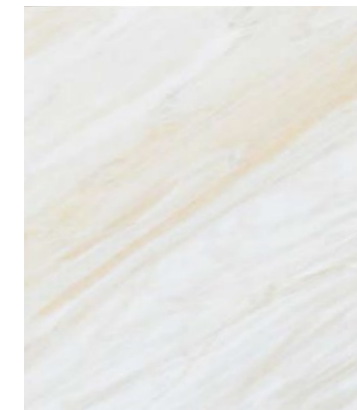
Countertop



Cabinets



Shower Pan Tile



Shower Surround  
4" x 12" Tile

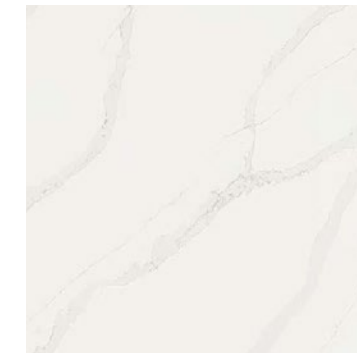


# Willow Farmhouse Interior Finishes

## Second Floor – Bathroom 3



Cabinets



Countertop



Flooring



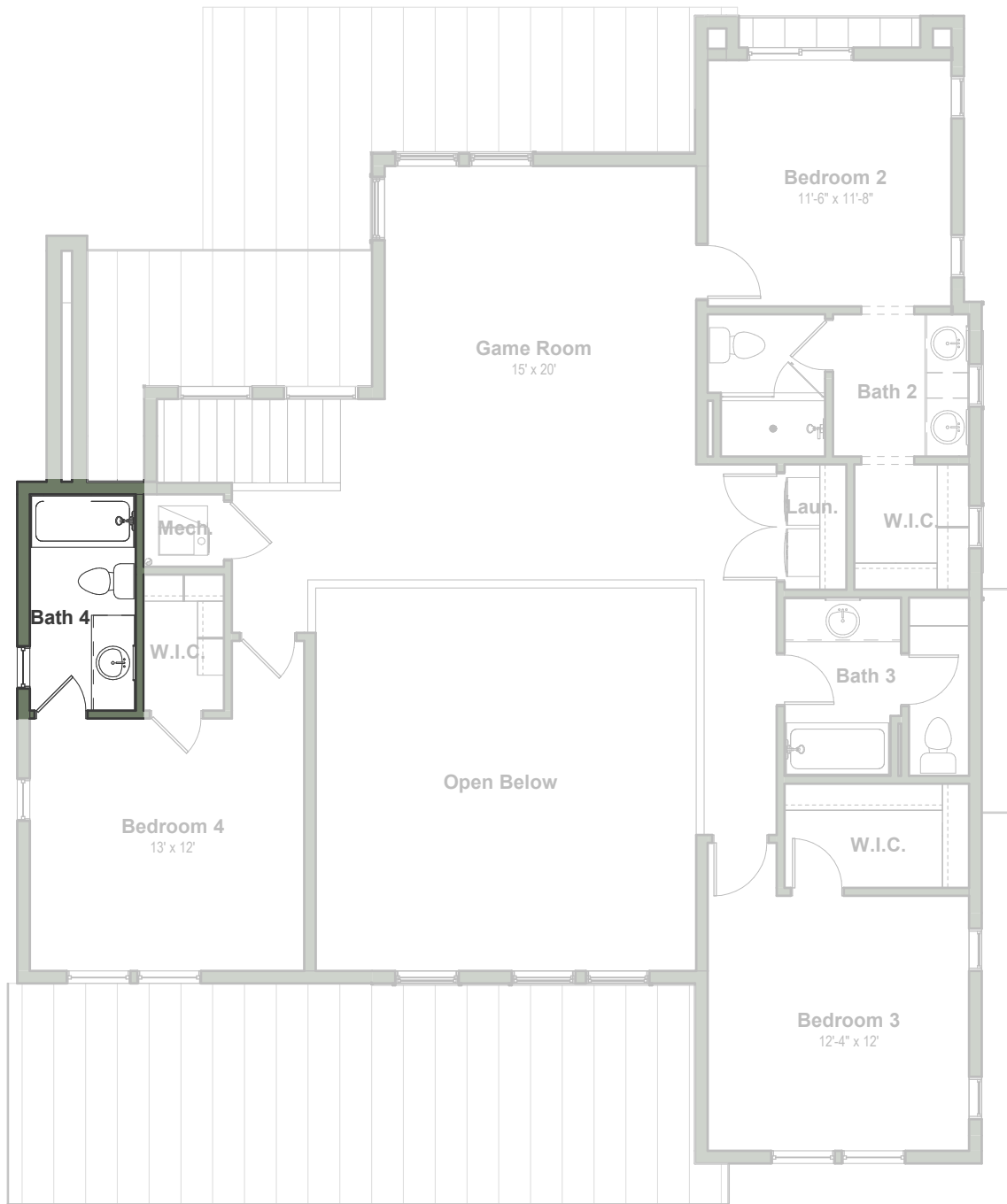
Tub Surround





# Willow Farmhouse Interior Finishes

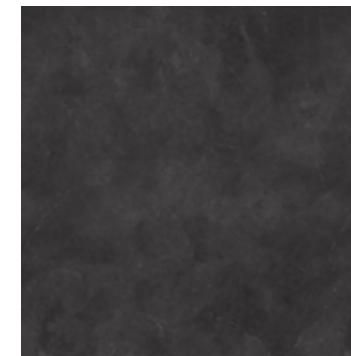
## Second Floor – Bathroom 4



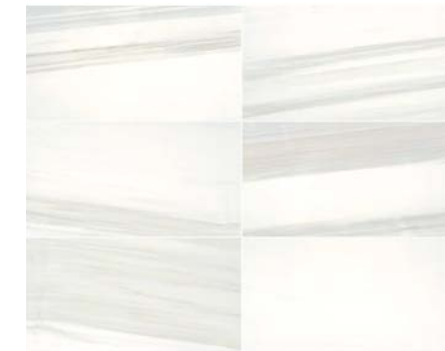
Cabinets



Flooring



Countertop

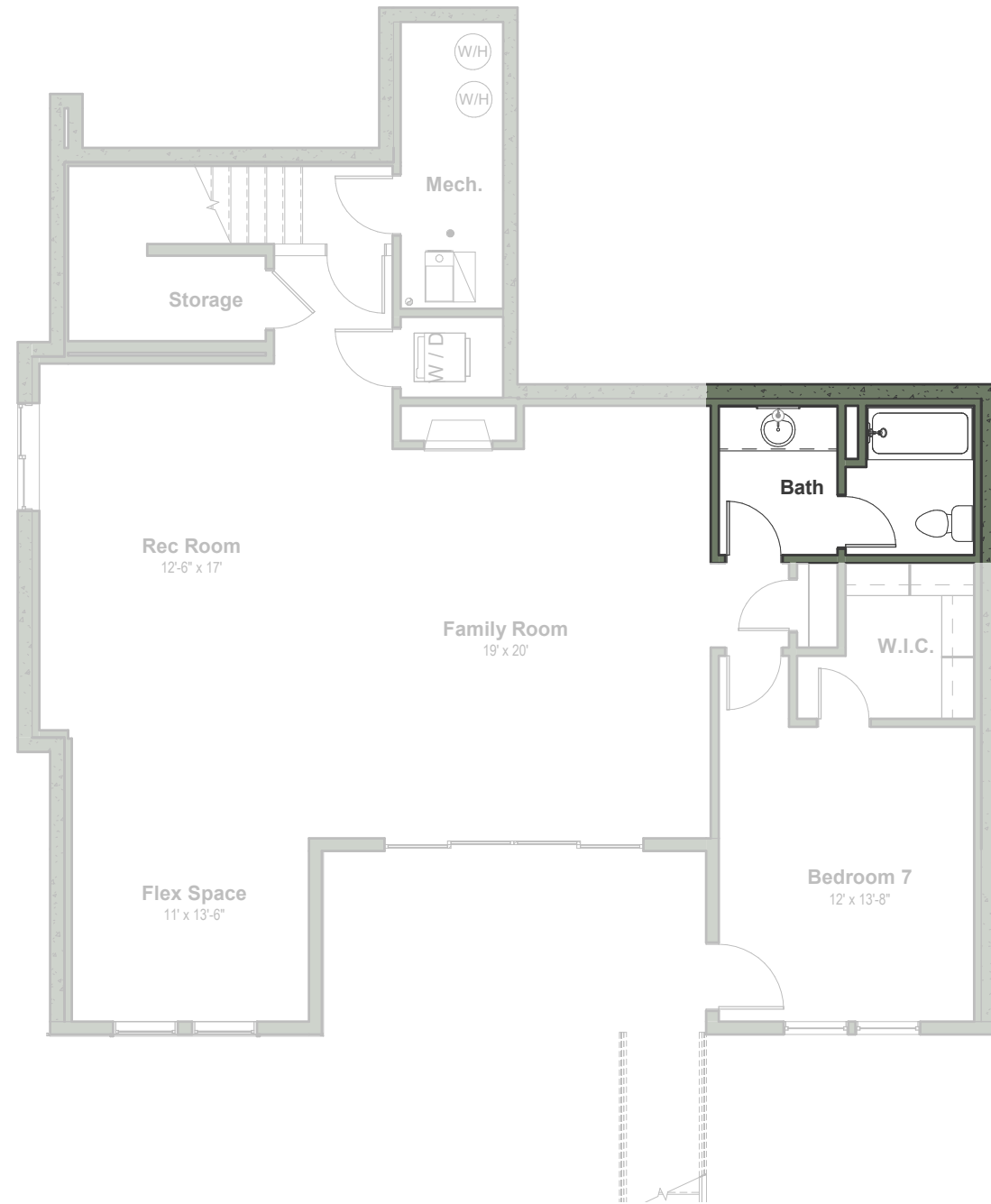


Tub Surround



# Willow Farmhouse Interior Finishes

## Optional Basement – Bathroom



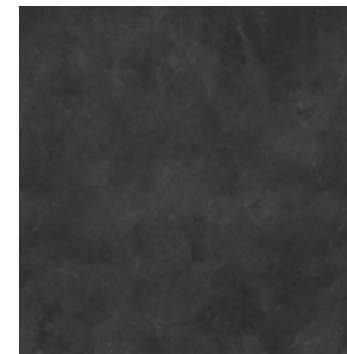
Cabinets



Tub Surround



Flooring



Countertop





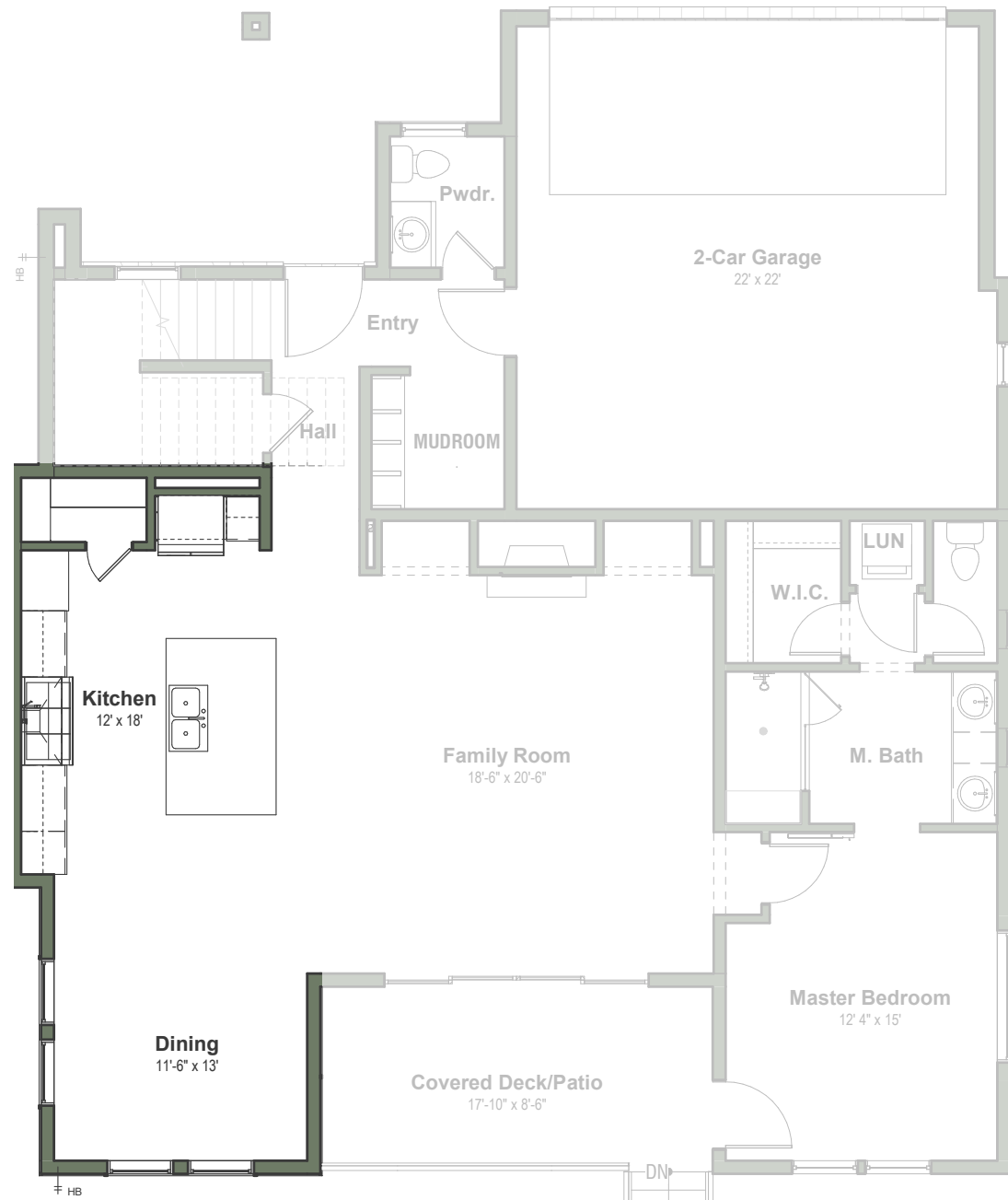
# Willow Mountain Modern Interior Finishes





# Willow Mountain Modern Interior Finishes

## Main Floor – Kitchen & Dining



Cabinets



Countertops



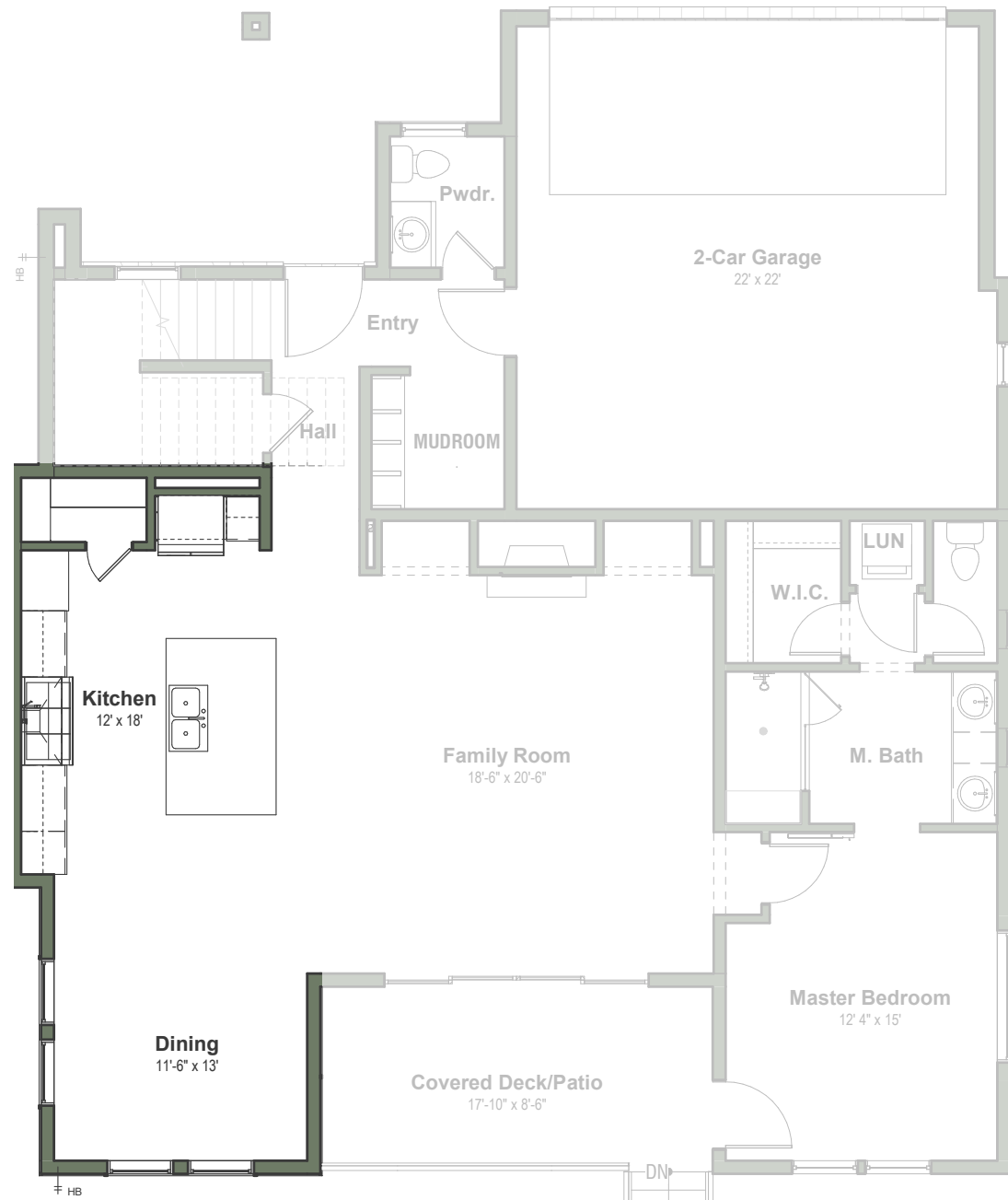
Flooring





# Willow Mountain Modern Interior Finishes

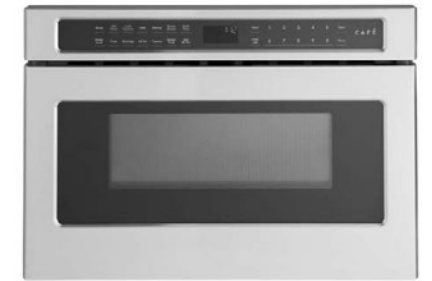
## Main Floor – Kitchen Appliances



GE Café French Door Refrigerator  
Stainless Steel



48" GE Café Smart Dual-Fuel  
Commercial-Style Range



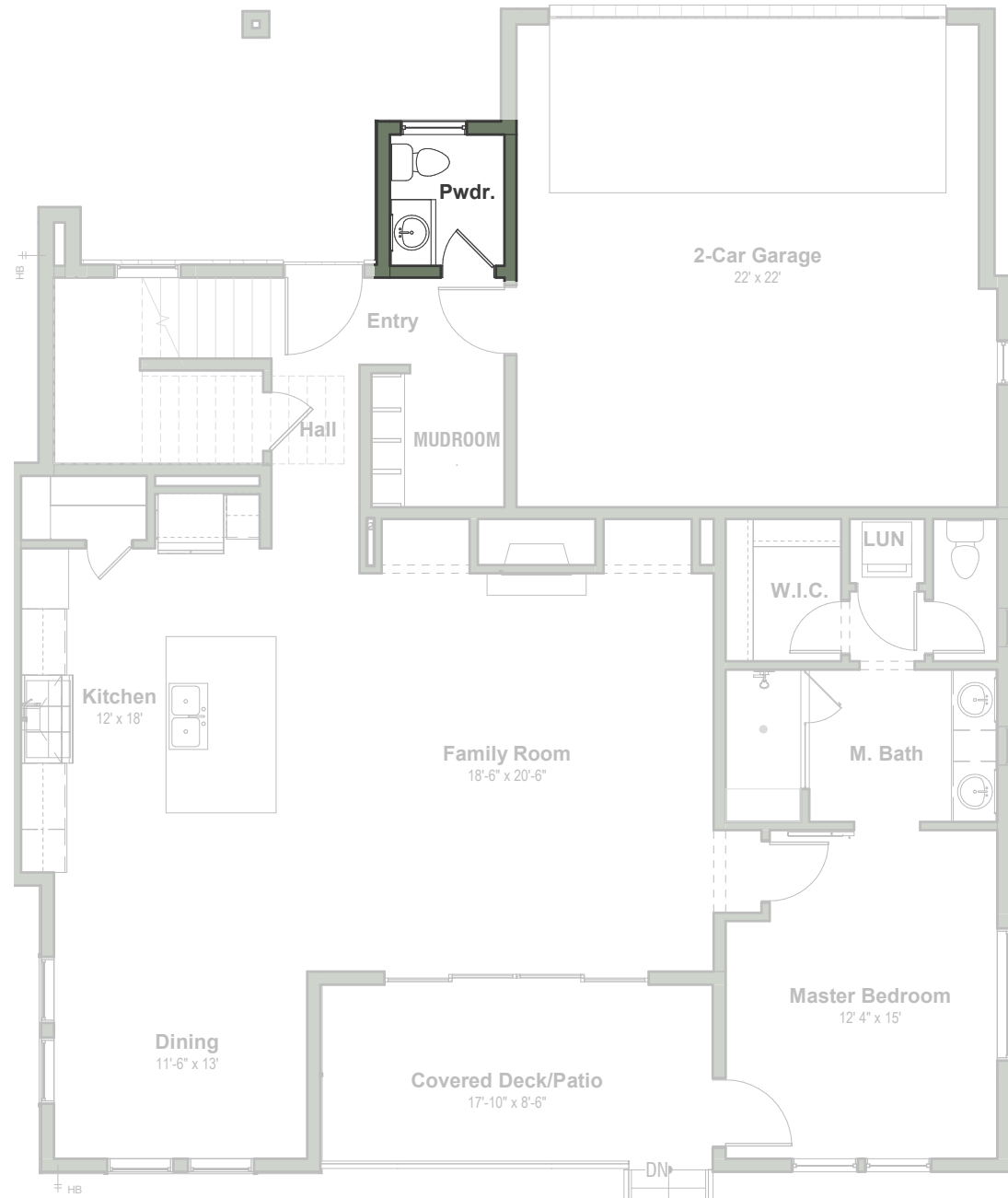
GE Café Built in Microwave  
Stainless Steel



GE Café Dishwasher  
Stainless Steel

# Willow Mountain Modern Interior Finishes

## Main Floor – Powder Bathroom



Cabinets



Countertops

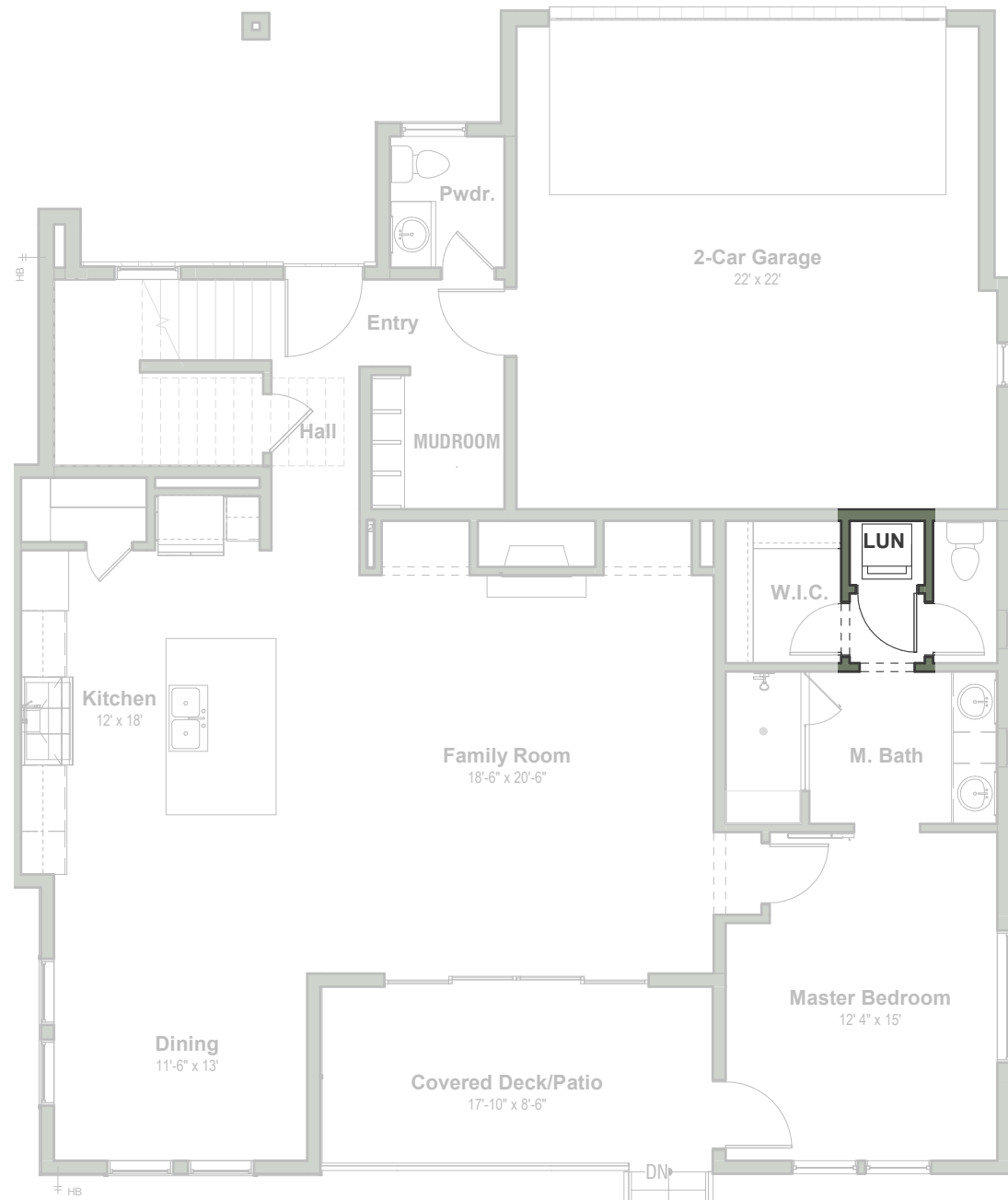


Flooring



# Willow Mountain Modern Interior Finishes

## Main Floor – Laundry Room



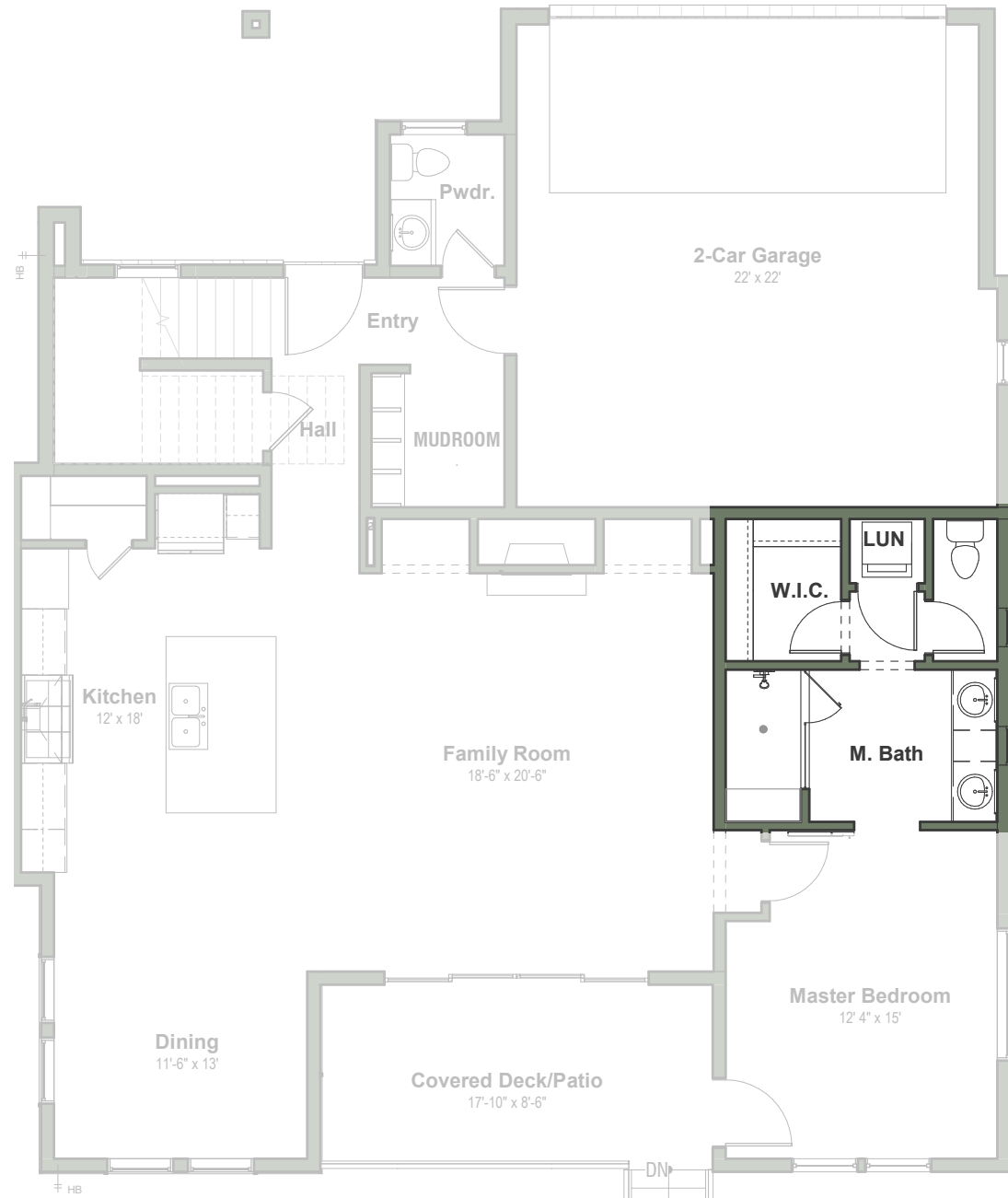
Flooring



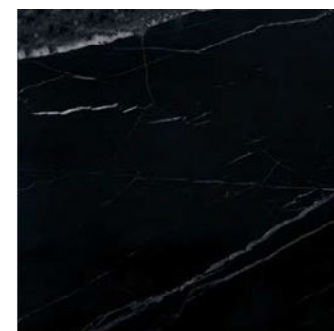
GE Washer and Dryer

# Willow Mountain Modern Interior Finishes

## Main Floor – Master Bathroom



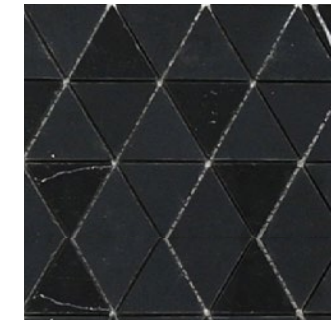
Countertop



Flooring



Cabinets



Shower Pan



Shower Surround



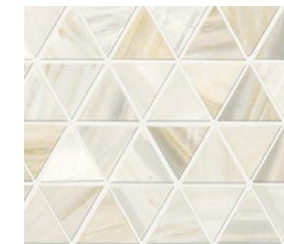


# Willow Mountain Modern Interior Finishes

## Second Floor – Bathroom 2



Shower Surround



Shower Pan



Flooring



Countertop



Cabinets



# Willow Mountain Modern Interior Finishes

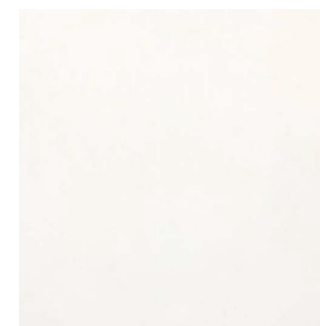
## Second Floor – Bathroom 3



Tub Surround



Flooring



Countertop



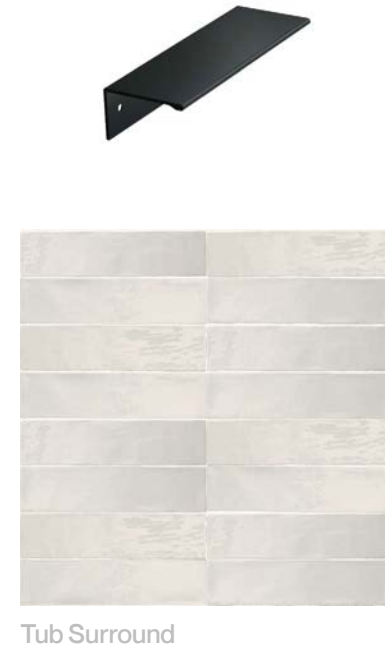
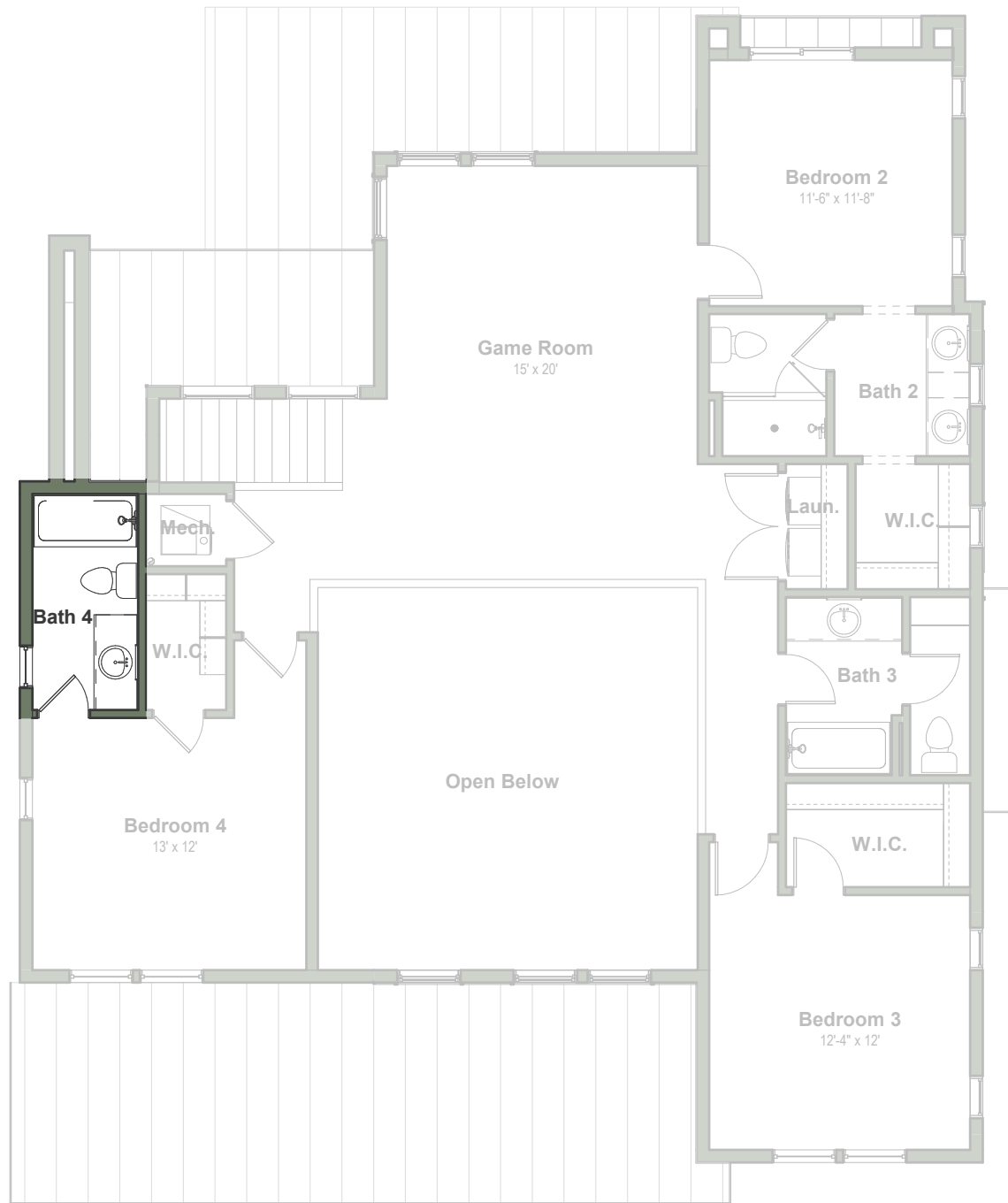
Cabinets





# Willow Mountain Modern Interior Finishes

## Second Floor – Bathroom 4



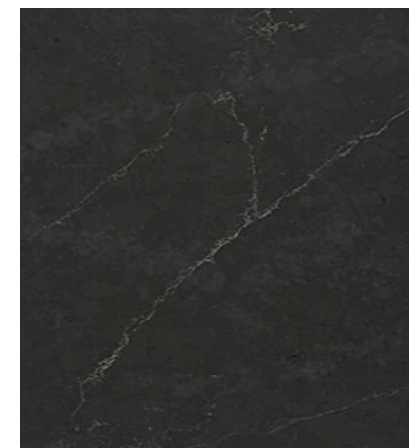
Tub Surround



Cabinets



Flooring

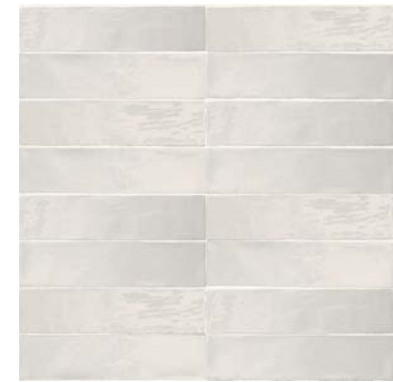
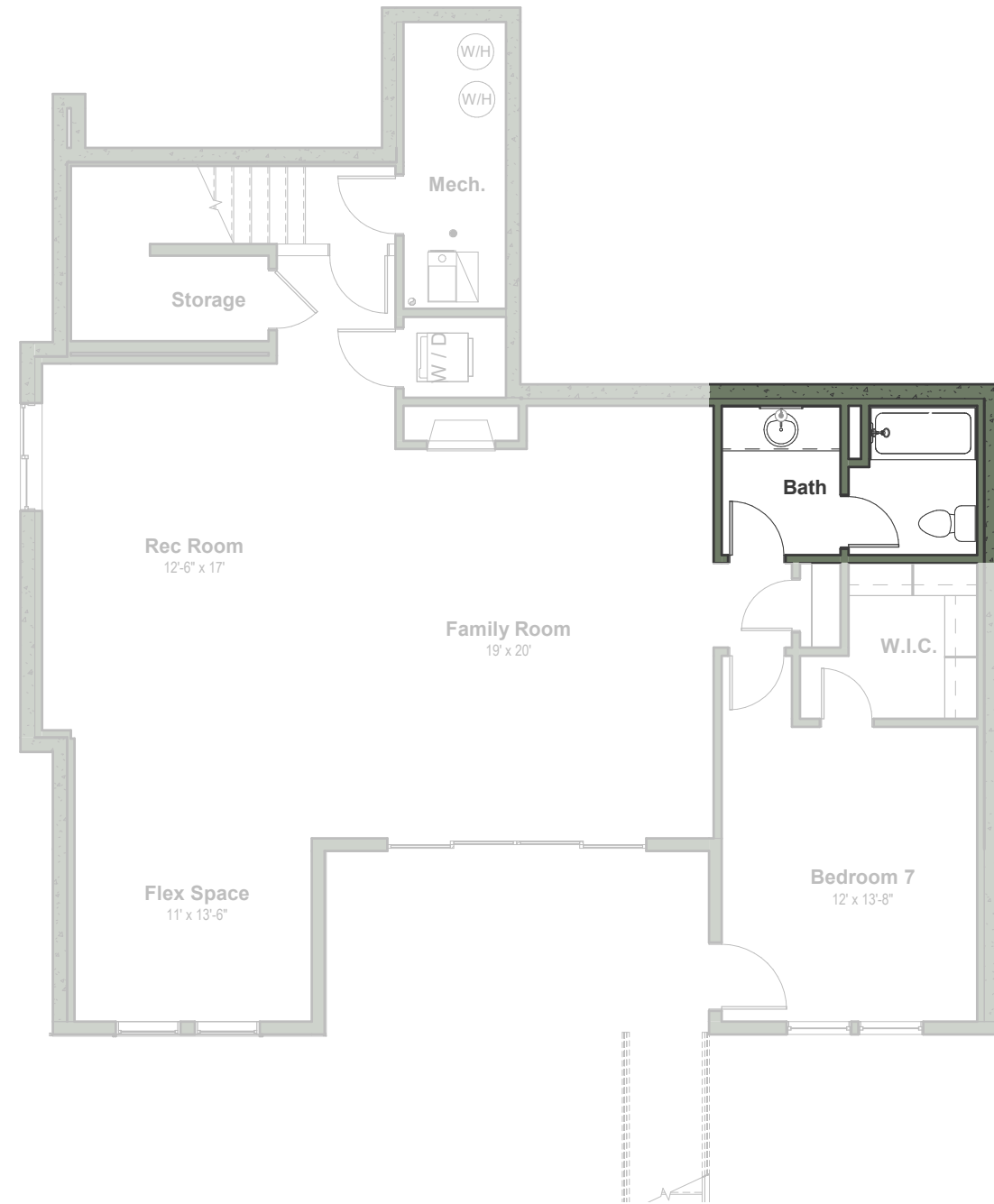


Countertops



# Willow Mountain Modern Interior Finishes

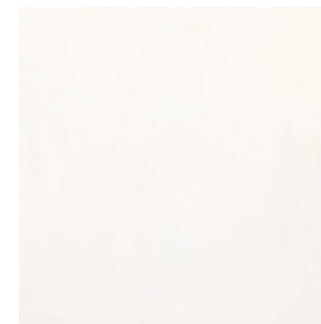
## Optional Basement – Bathroom



Shower Surround



Flooring



Countertop



Cabinets





# Pineview

## Plan Specifications

---

4,007 Finished Square Feet  
5,513 Total Square Feet  
5 – 7 Bedrooms  
5.5 – 7.5 Bathrooms

3 Car Garage  
Custom Curated Interior Finishes  
Two Exterior Elevation Options  
5 Exterior Color Options

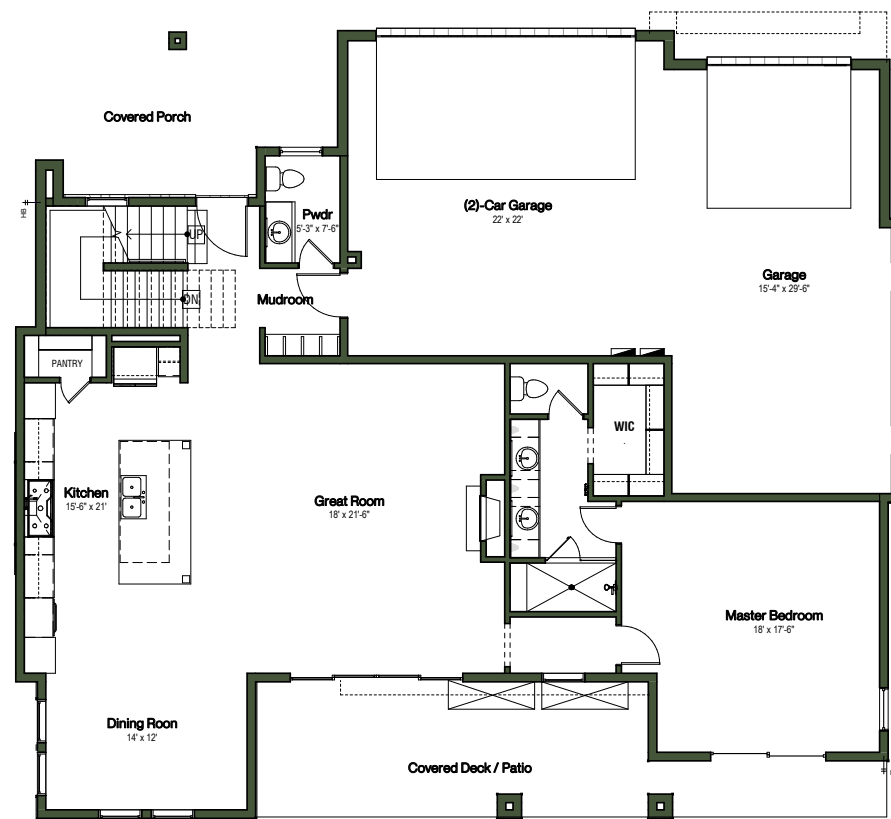




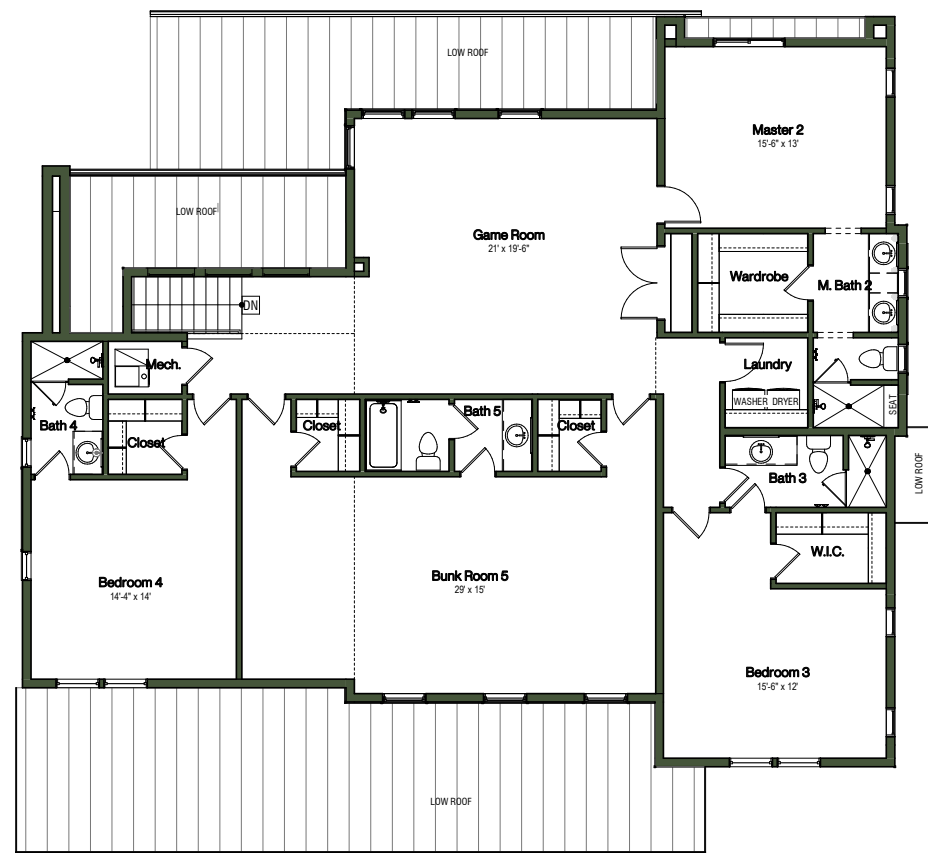
# Pineview Farmhouse Floor Plan

## Plan Specifications

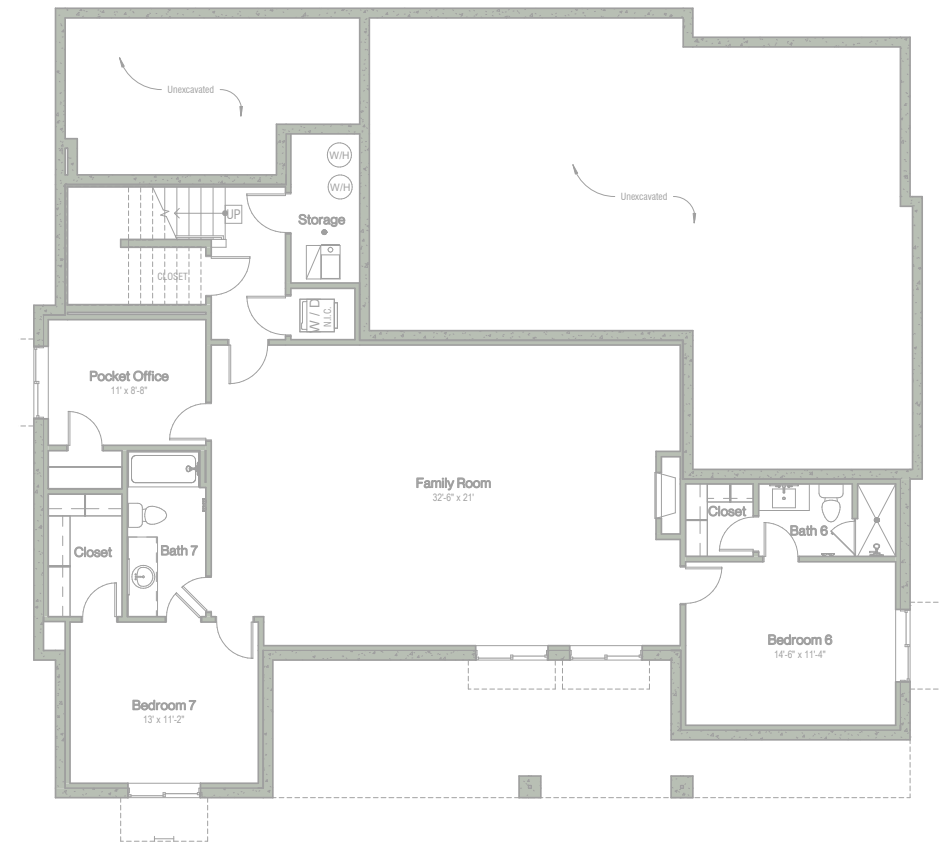
- 4,007 Finished Square Feet
- 5,513 Total Square Feet
- 5 – 7 Bedrooms
- 5.5 – 7.5 Bathrooms
- 3 Car Garage
- Custom Curated Interior Finishes
- Two Exterior Elevation Options
- 5 Exterior Color Options



Main Floor 1,713 SF



Second Floor 2,291 SF



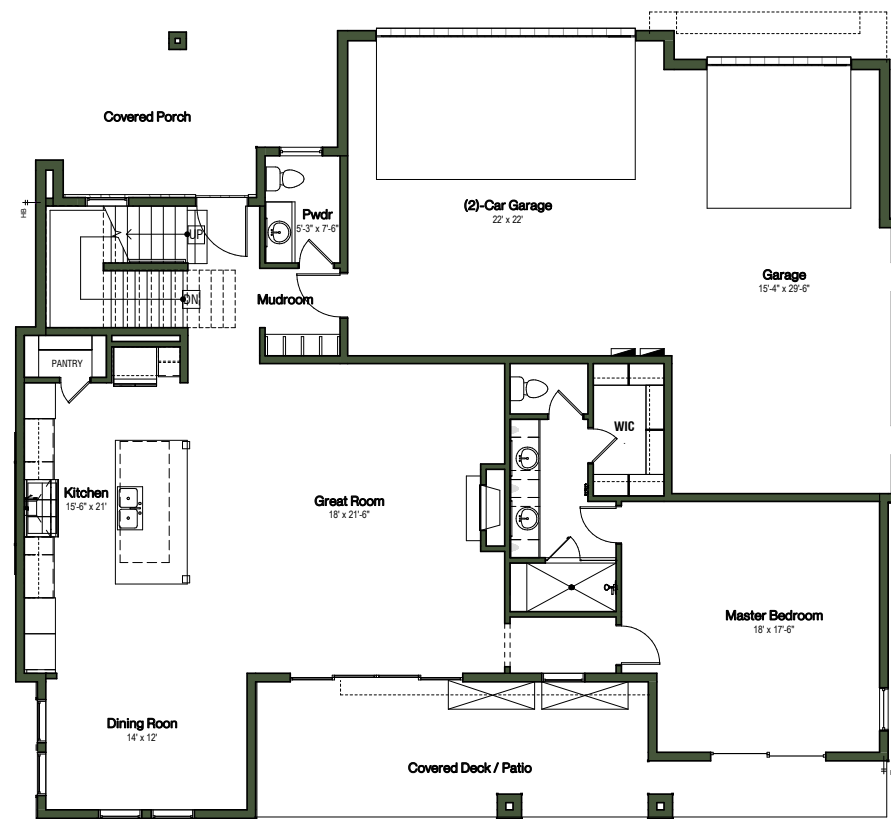
Optional Basement 1,506 SF



# Pineview Mountain Modern Floor Plan

## Plan Specifications

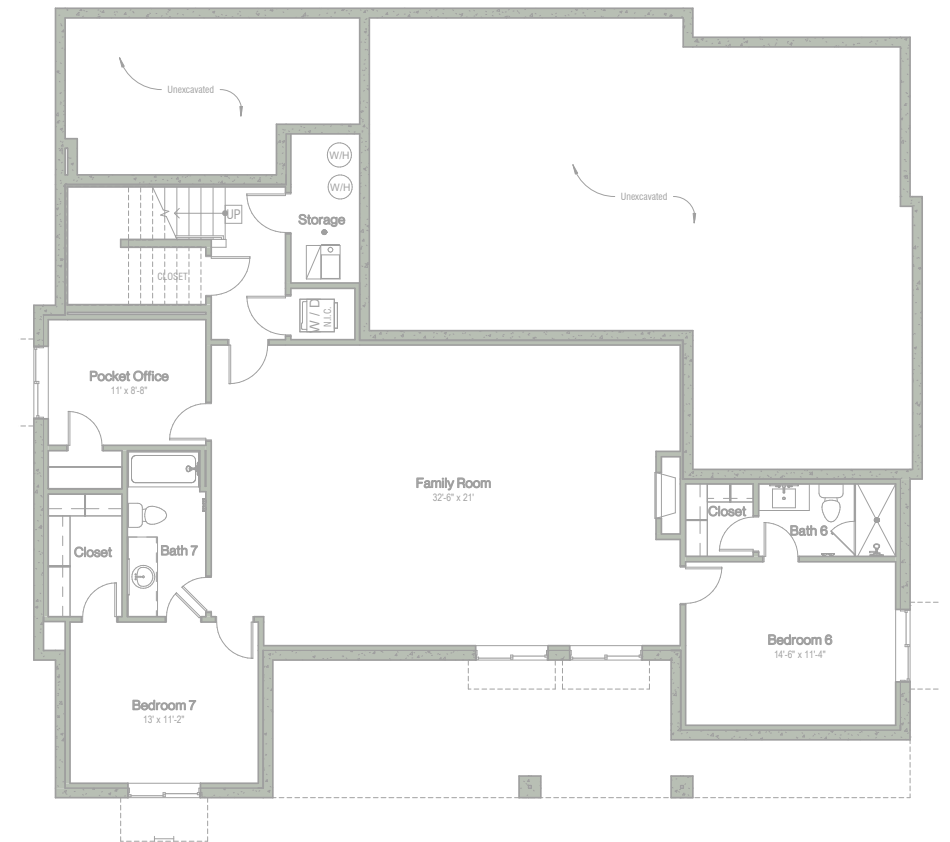
- 4,007 Finished Square Feet
- 5,513 Total Square Feet
- 5 – 7 Bedrooms
- 5.5 – 7.5 Bathrooms
- 3 Car Garage
- Custom Curated Interior Finishes
- Two Exterior Elevation Options
- 5 Exterior Color Options



Main Floor 1,713 SF



Second Floor 2,291 SF



Optional Basement 1,506 SF

# Pineview Elevations



Farmhouse Elevation



Mountain Modern Elevation



# *Pineview Farmhouse Color Schemes*



Pineview Farmhouse Color Scheme A



Pineview Farmhouse Color Scheme B



Pineview Farmhouse Color Scheme C



# *Pineview Mountain Modern Color Schemes*





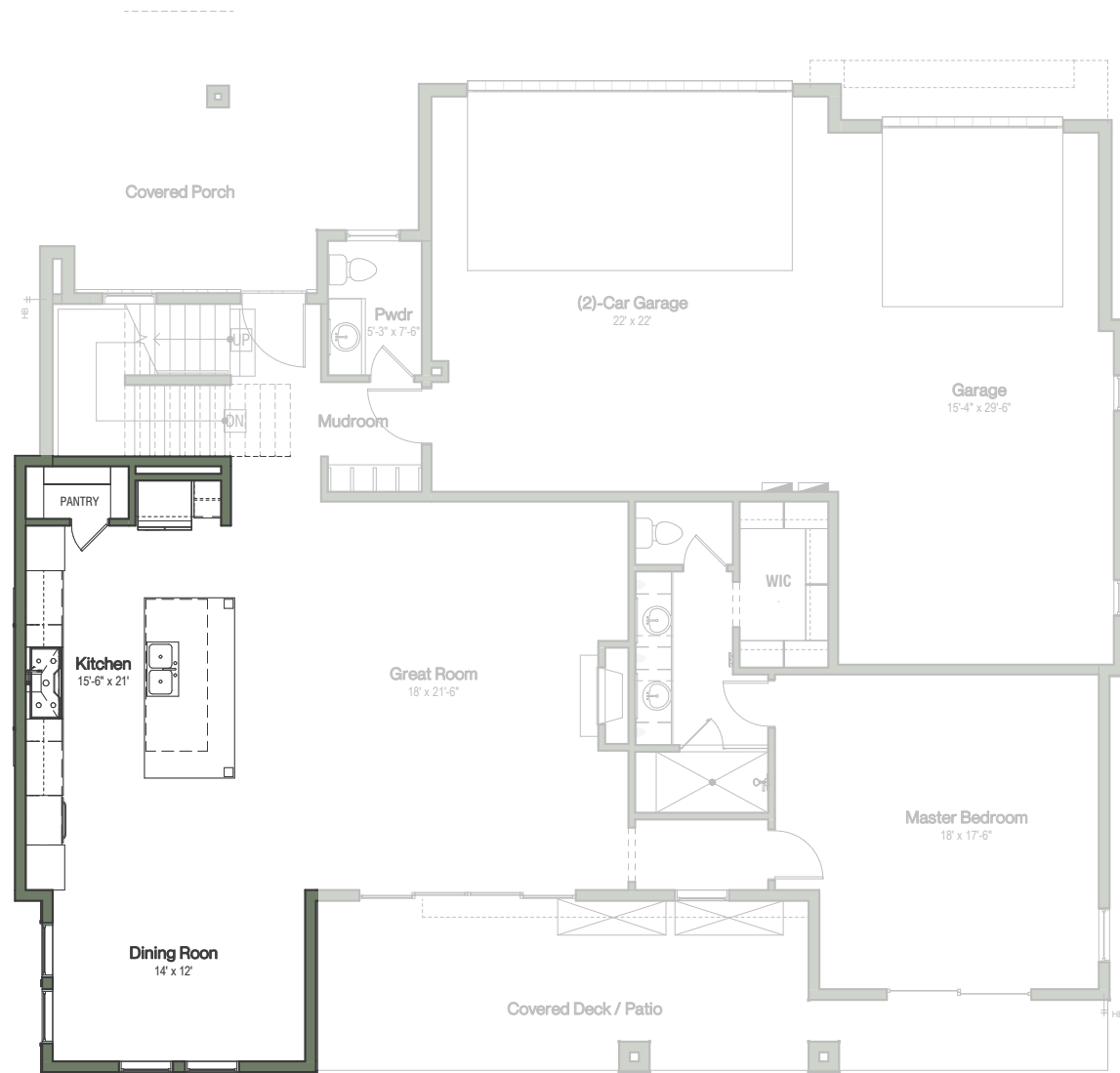
# *Pineview Farmhouse Interior Finishes*





# Pineview Farmhouse Interior Finishes

## Main Floor – Kitchen & Dining



Backsplash



Cabinets



Shelving



Countertops



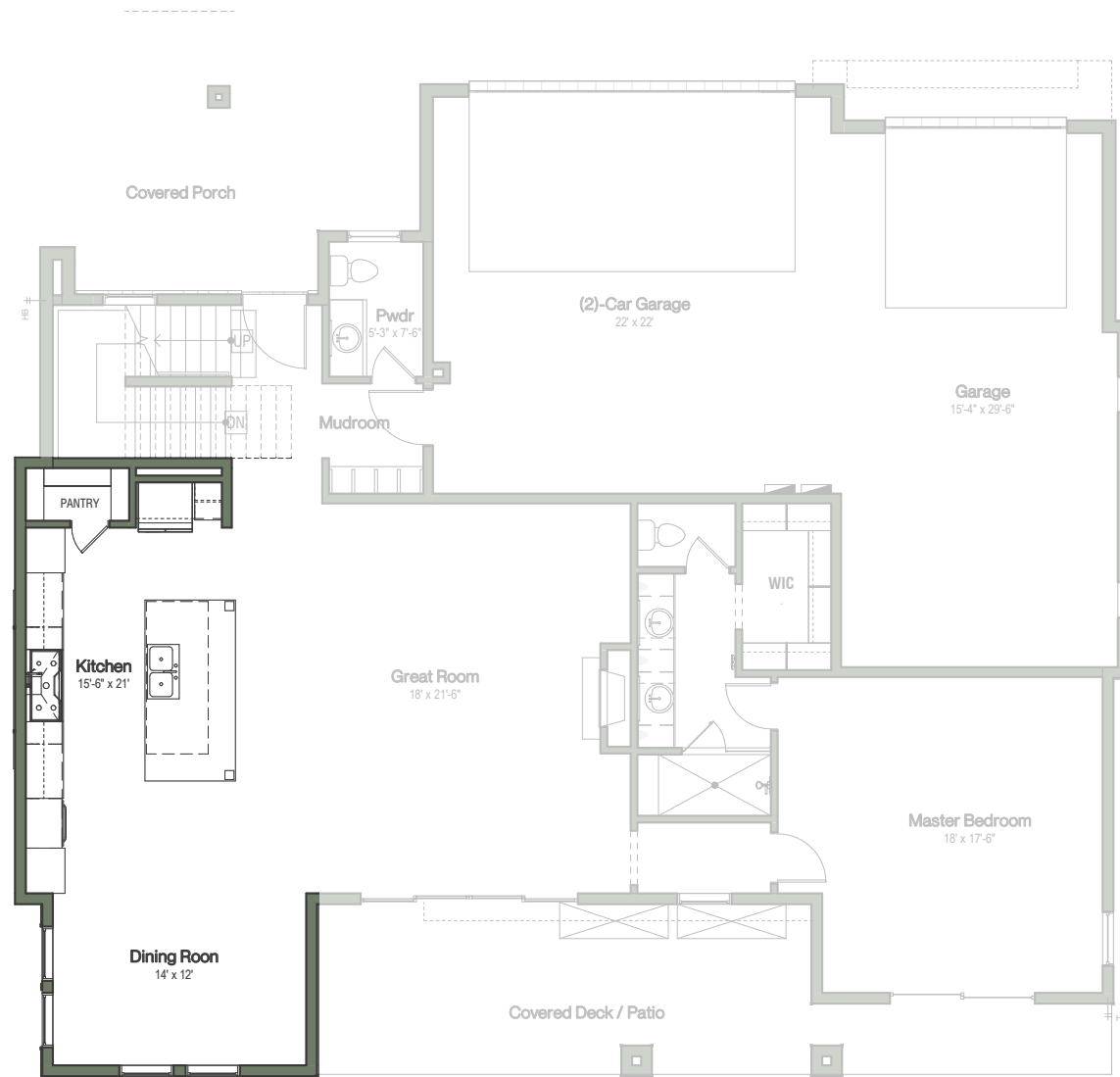
Flooring





# Pineview Farmhouse Interior Finishes

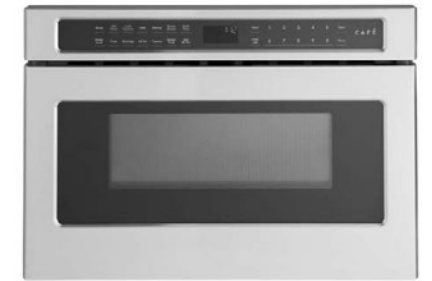
## Main Floor – Kitchen Appliances



GE Café French Door Refrigerator  
Stainless Steel



48" GE Café Smart Dual-Fuel  
Commercial-Style Range



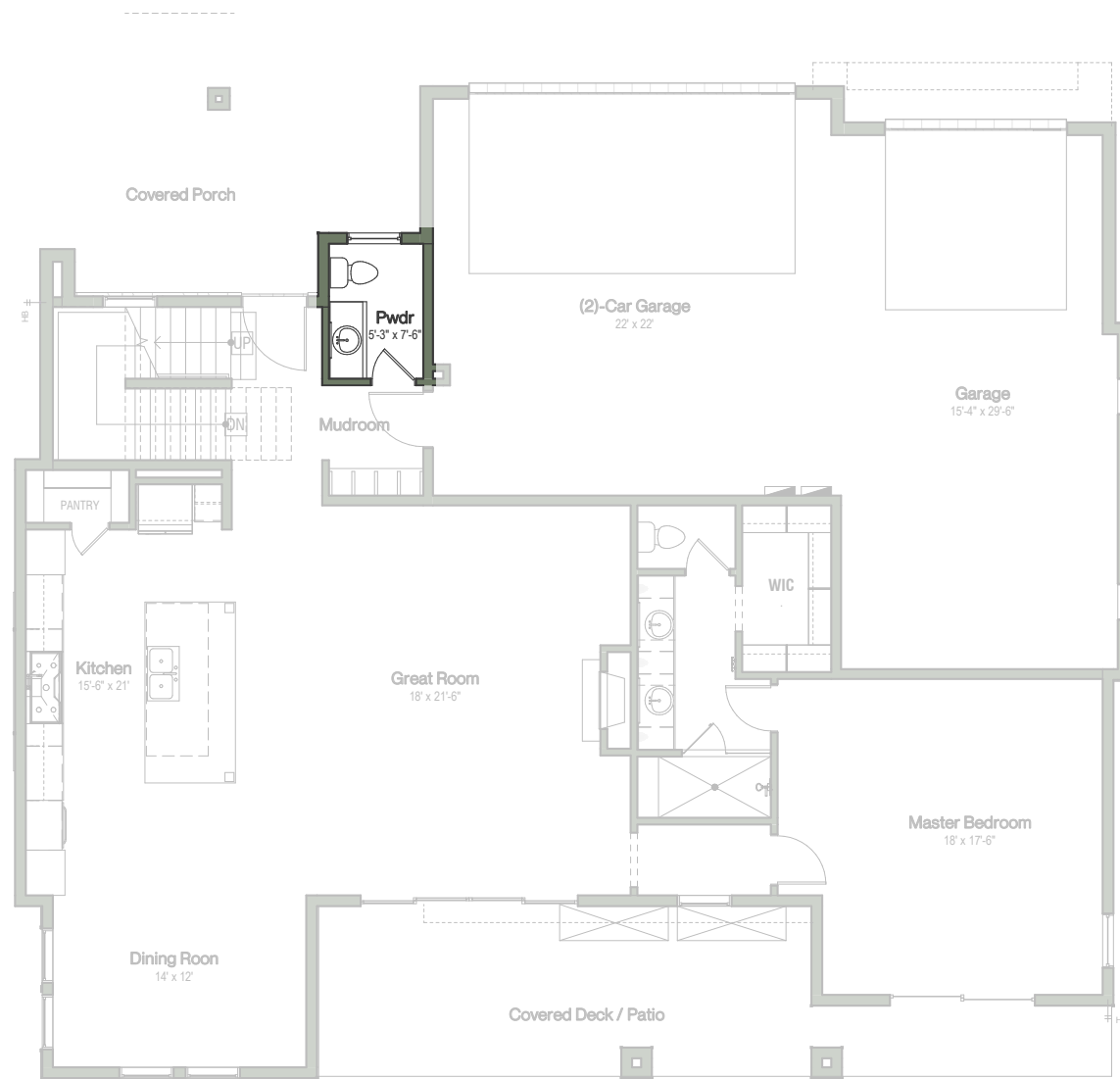
GE Café Built in Microwave  
Stainless Steel



GE Café Dishwasher  
Stainless Steel

# Pineview Farmhouse Interior Finishes

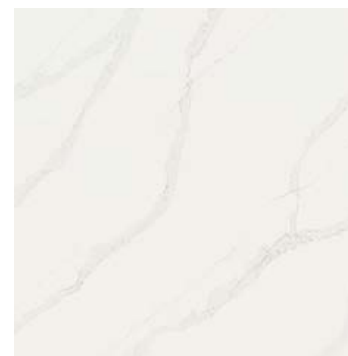
## Main Floor – Powder Bathroom



Flooring



Cabinets

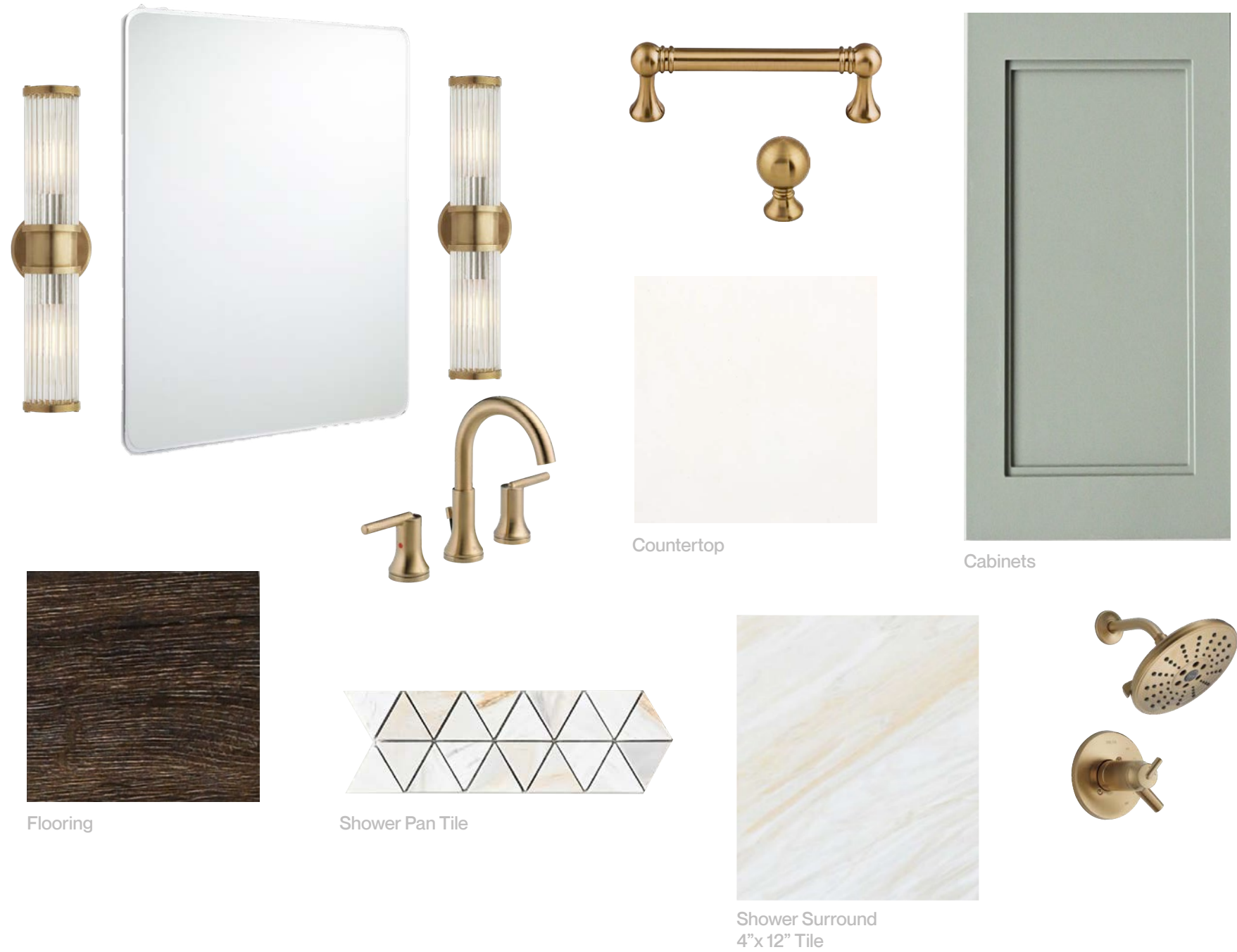
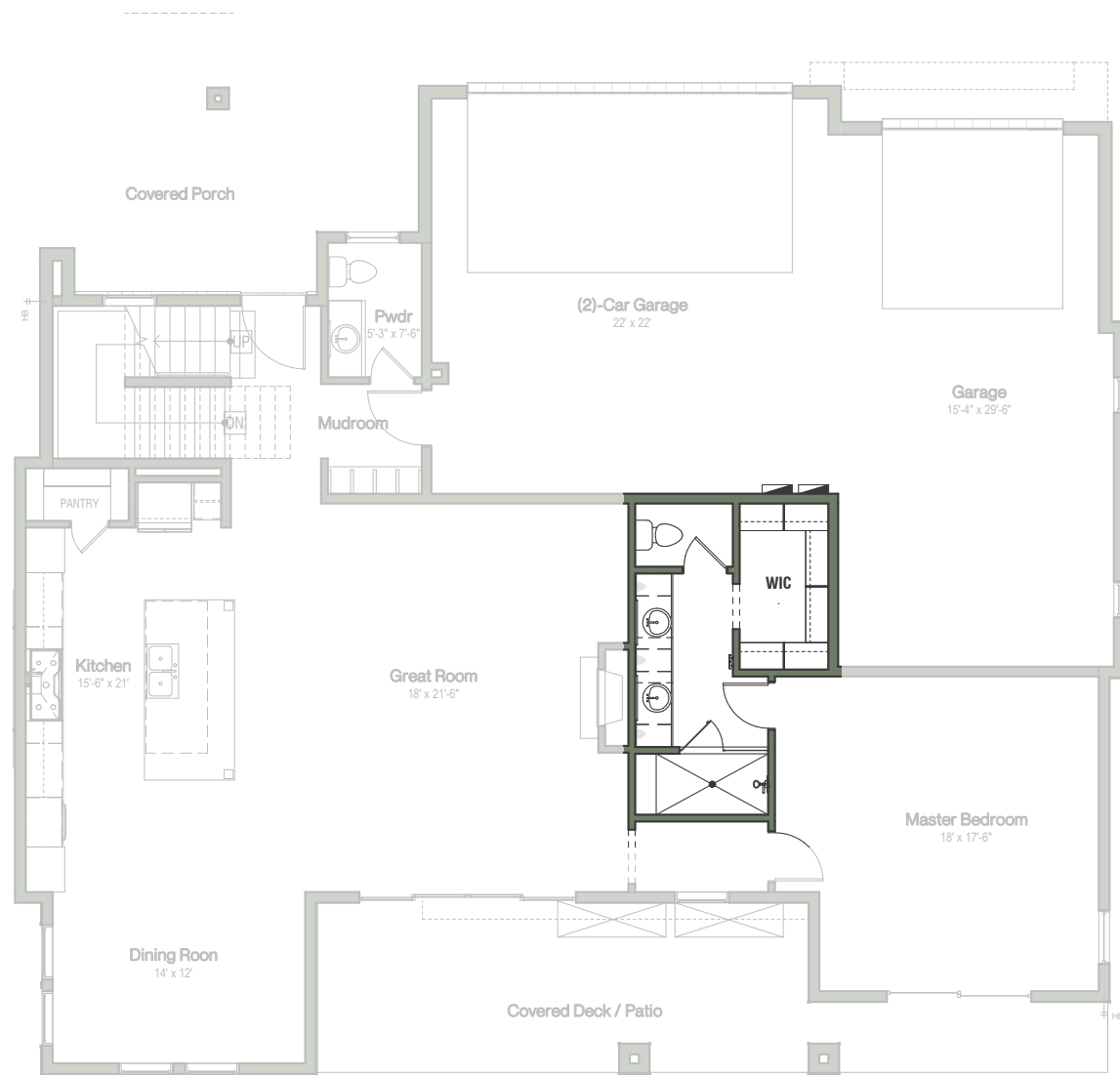


Countertop



# Pineview Farmhouse Interior Finishes

## Main Floor – Master Bathroom



# Pineview Farmhouse Interior Finishes

## Second Floor – Laundry Room



Flooring



Countertops



Shelving



GE Washer and Dryer

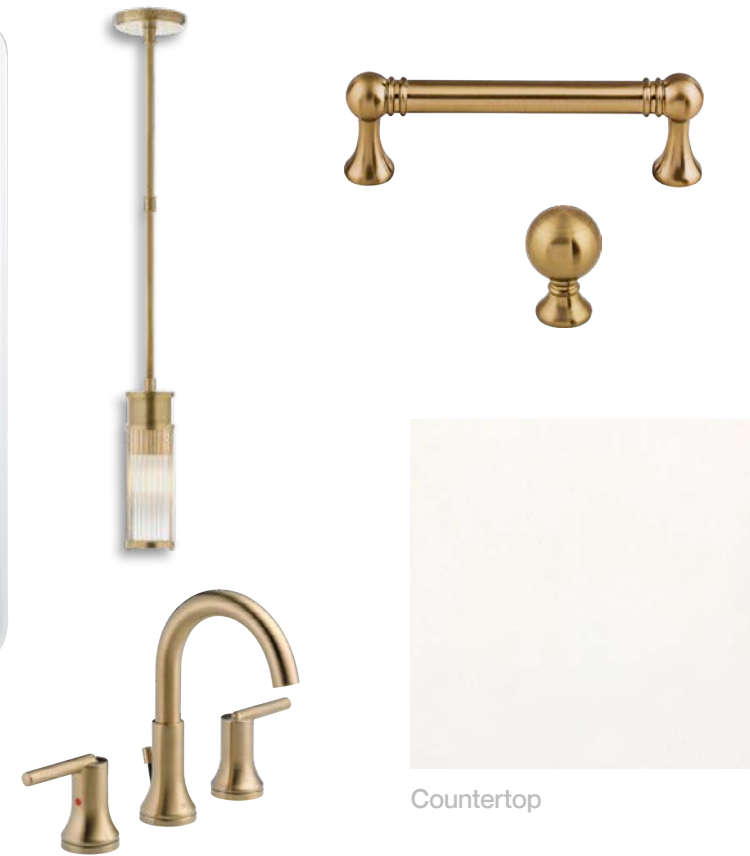


# Pineview Farmhouse Interior Finishes

Second Floor – Secondary Master



Flooring



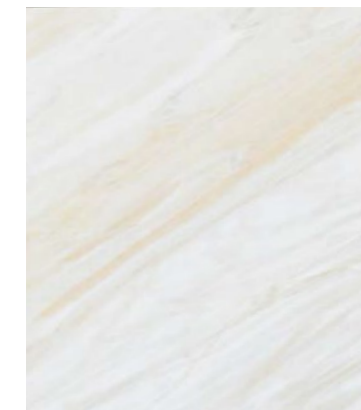
Countertop



Cabinets



Shower Pan Tile



Shower Surround  
4"x 12" Tile

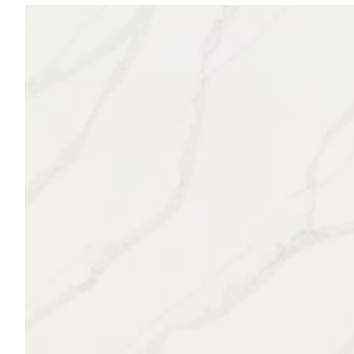


# Pineview Farmhouse Interior Finishes

## Second Floor – Bathroom 3



Cabinets



Countertop



Flooring



Shower Surround



Shower Pan



# Pineview Farmhouse Interior Finishes

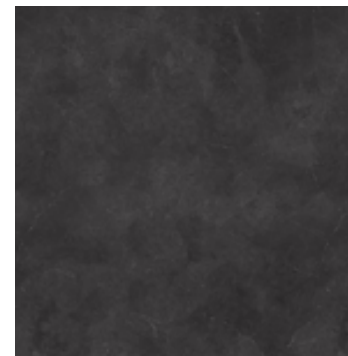
## Second Floor – Bathroom 4



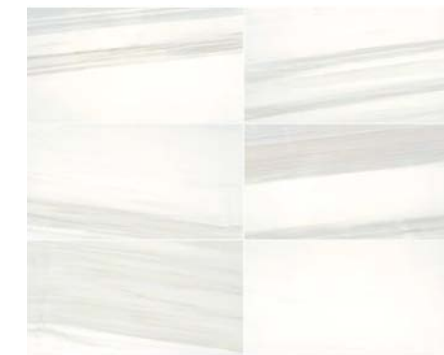
Cabinets



Flooring



Countertop



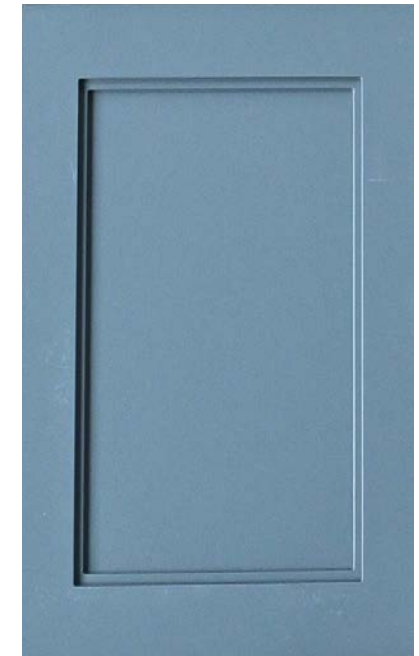
Shower Surround



Shower Pan Tile

# Pineview Farmhouse Interior Finishes

## Second Floor – Bathroom 5



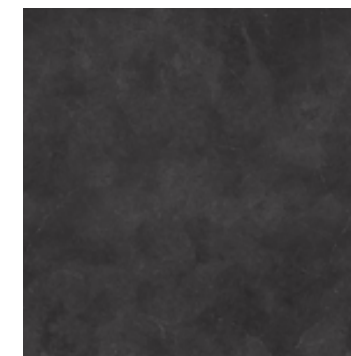
Cabinets



Tub Surround



Flooring



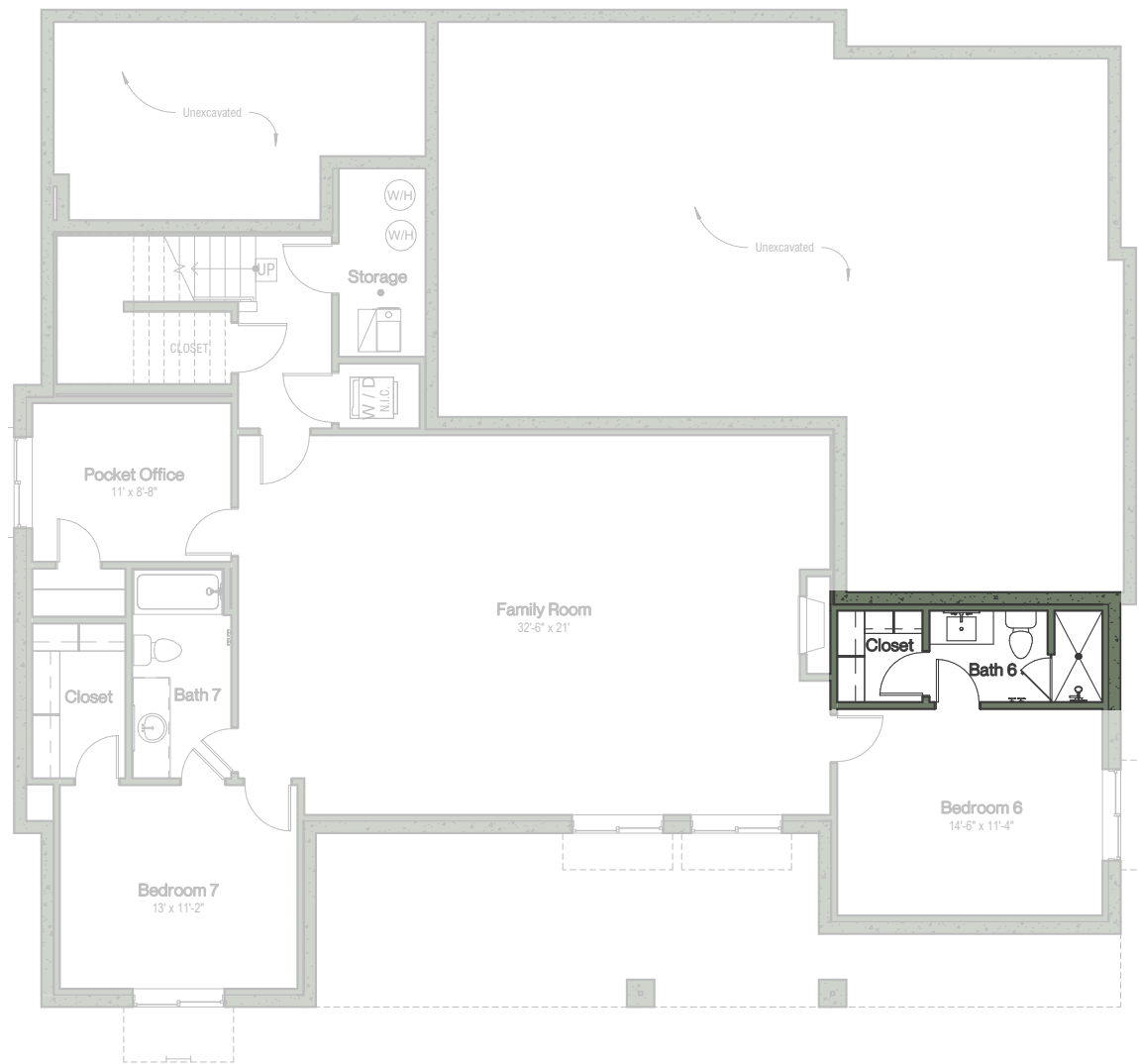
Countertop





# Pineview Farmhouse Interior Finishes

## Optional Basement – Bathroom 6



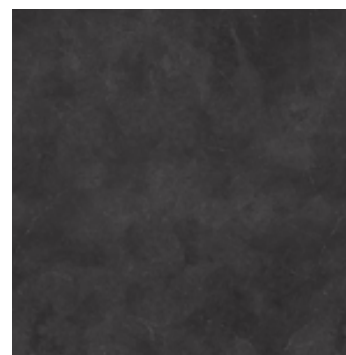
Shower Surround



Cabinets



Flooring



Countertop

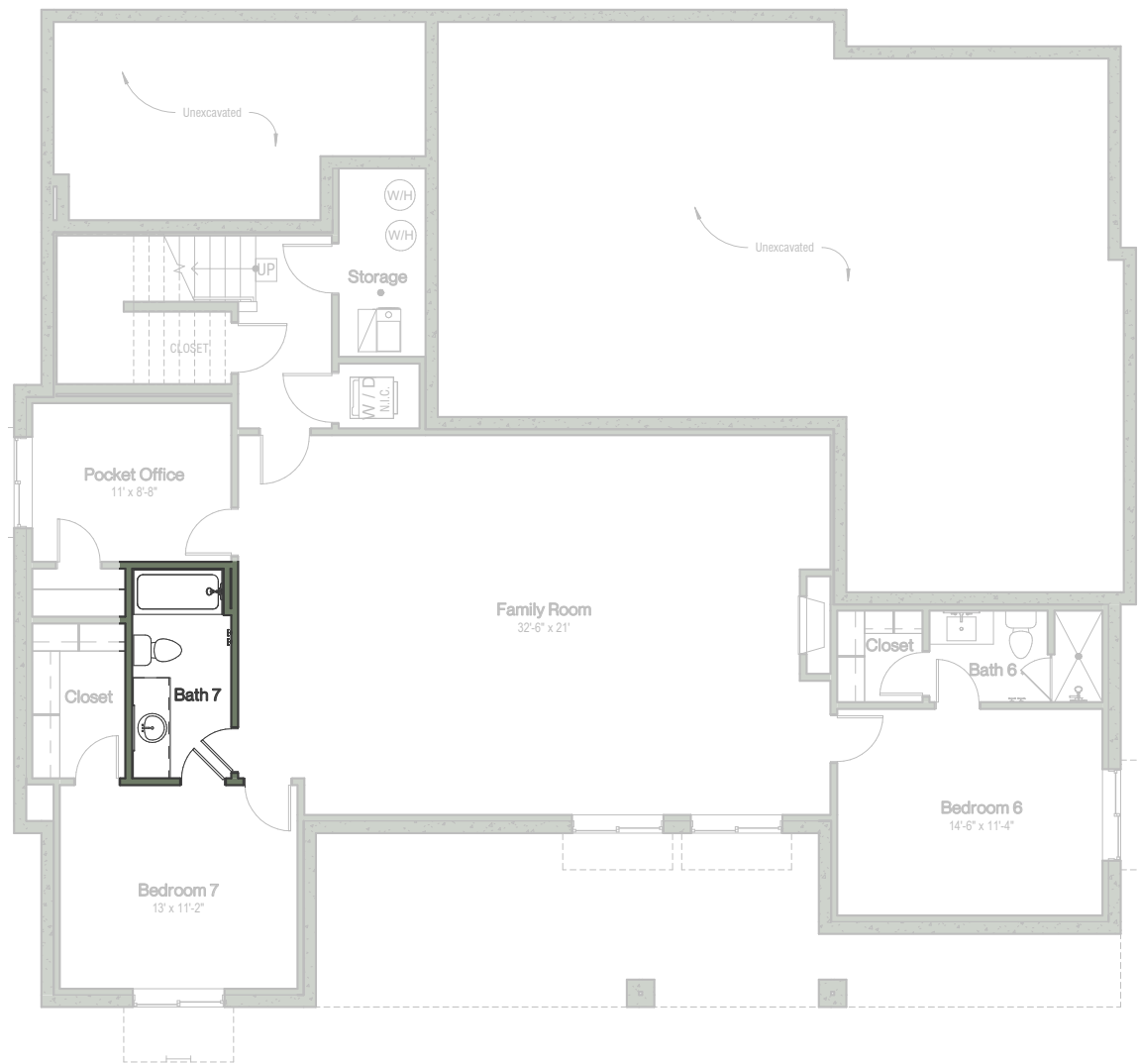


Shower Pan Tile



# Pineview Farmhouse Interior Finishes

## Optional Basement – Bathroom 7



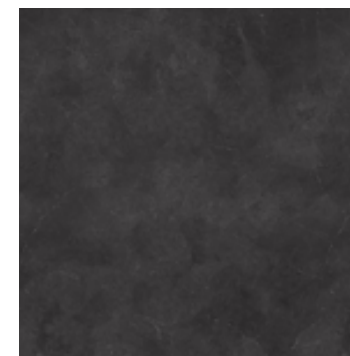
Tub Surround



Cabinets



Flooring



Countertop





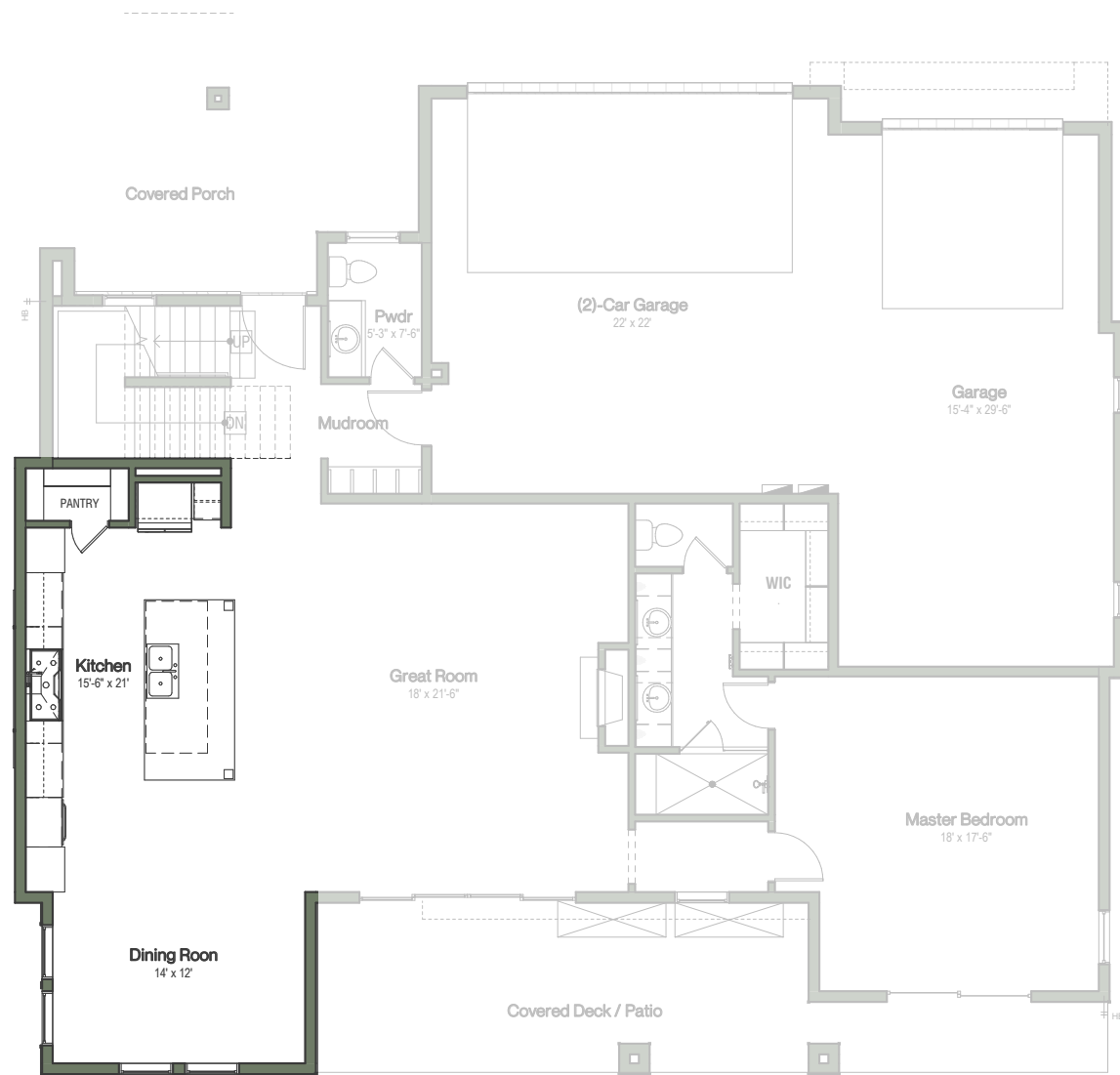
# *Pineview Mountain Modern Interior Finishes*





# Pineview Mountain Modern Interior Finishes

## Main Floor – Kitchen



Cabinets



Countertop and Backsplash



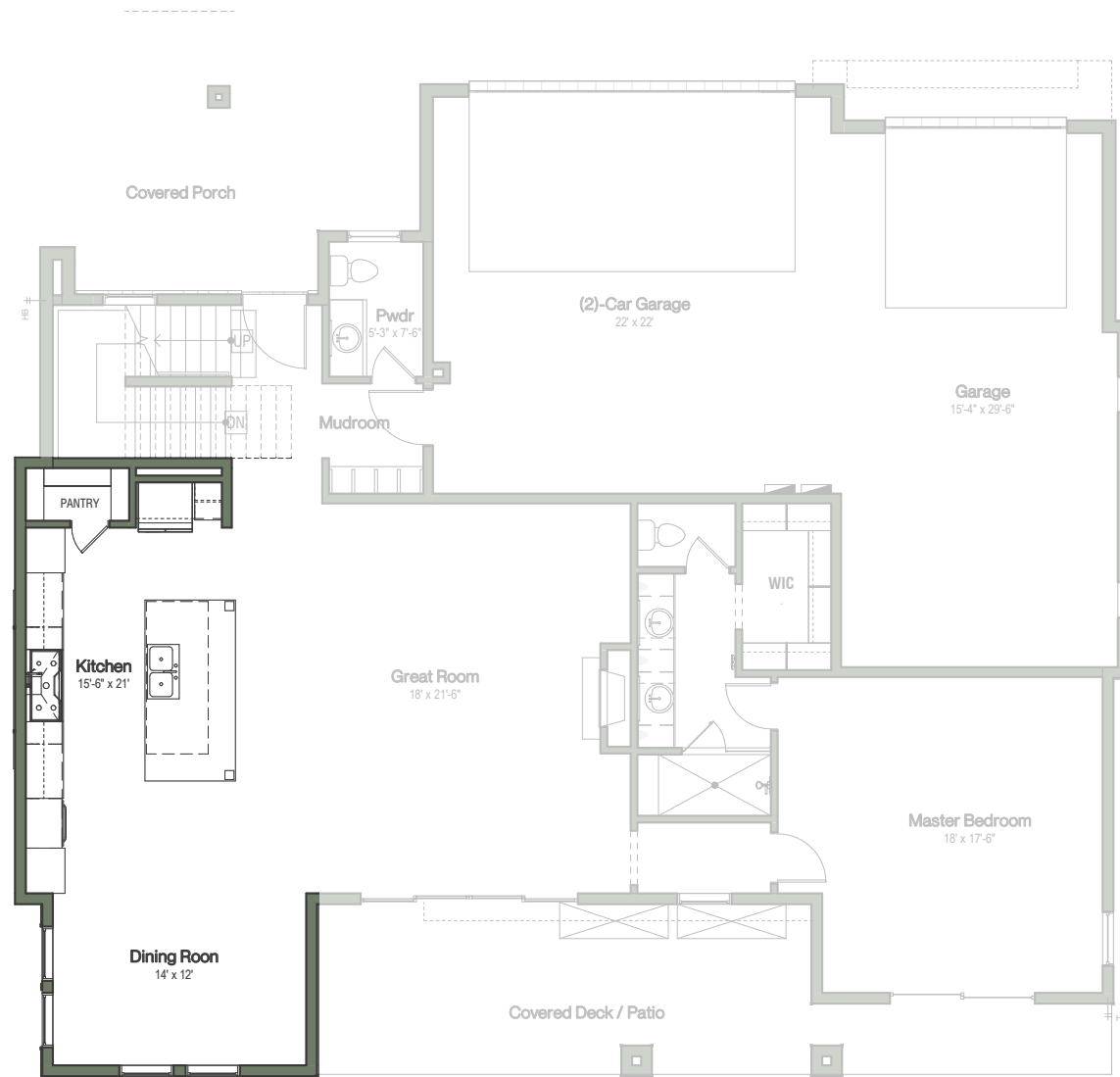
Flooring





# Pineview Mountain Modern Interior Finishes

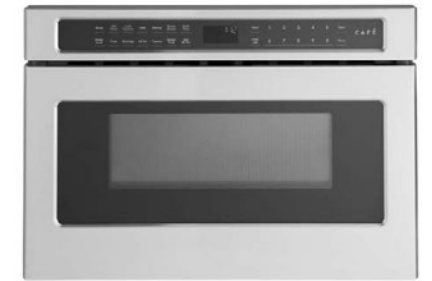
## Main Floor – Kitchen Appliances



GE Café French Door Refrigerator  
Stainless Steel



48" GE Café Smart Dual-Fuel  
Commercial-Style Range



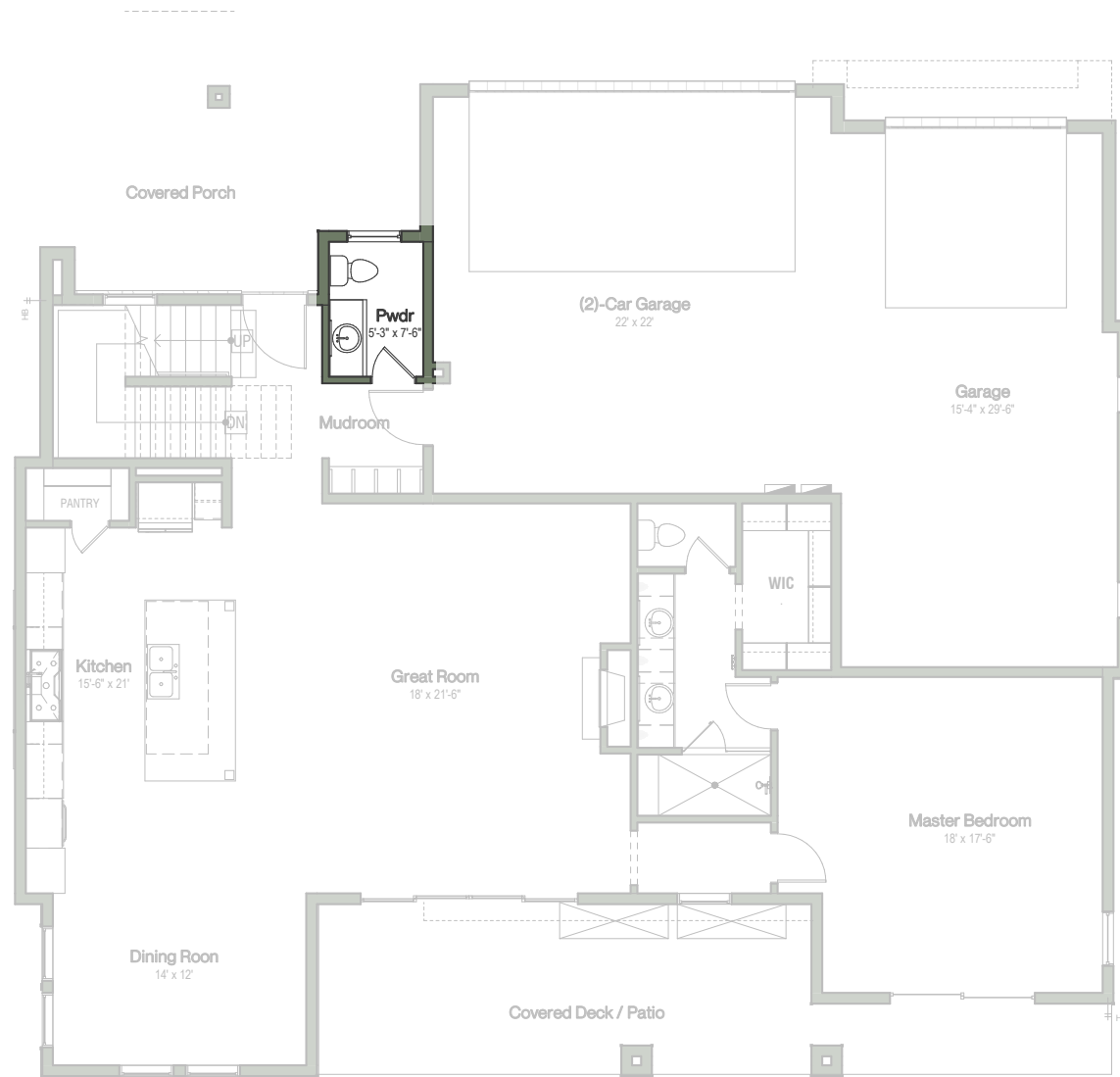
GE Café Built in Microwave  
Stainless Steel



GE Café Dishwasher  
Stainless Steel

# Pineview Mountain Modern Interior Finishes

## Main Floor – Powder Bathroom



Cabinets



Countertop and Backsplash



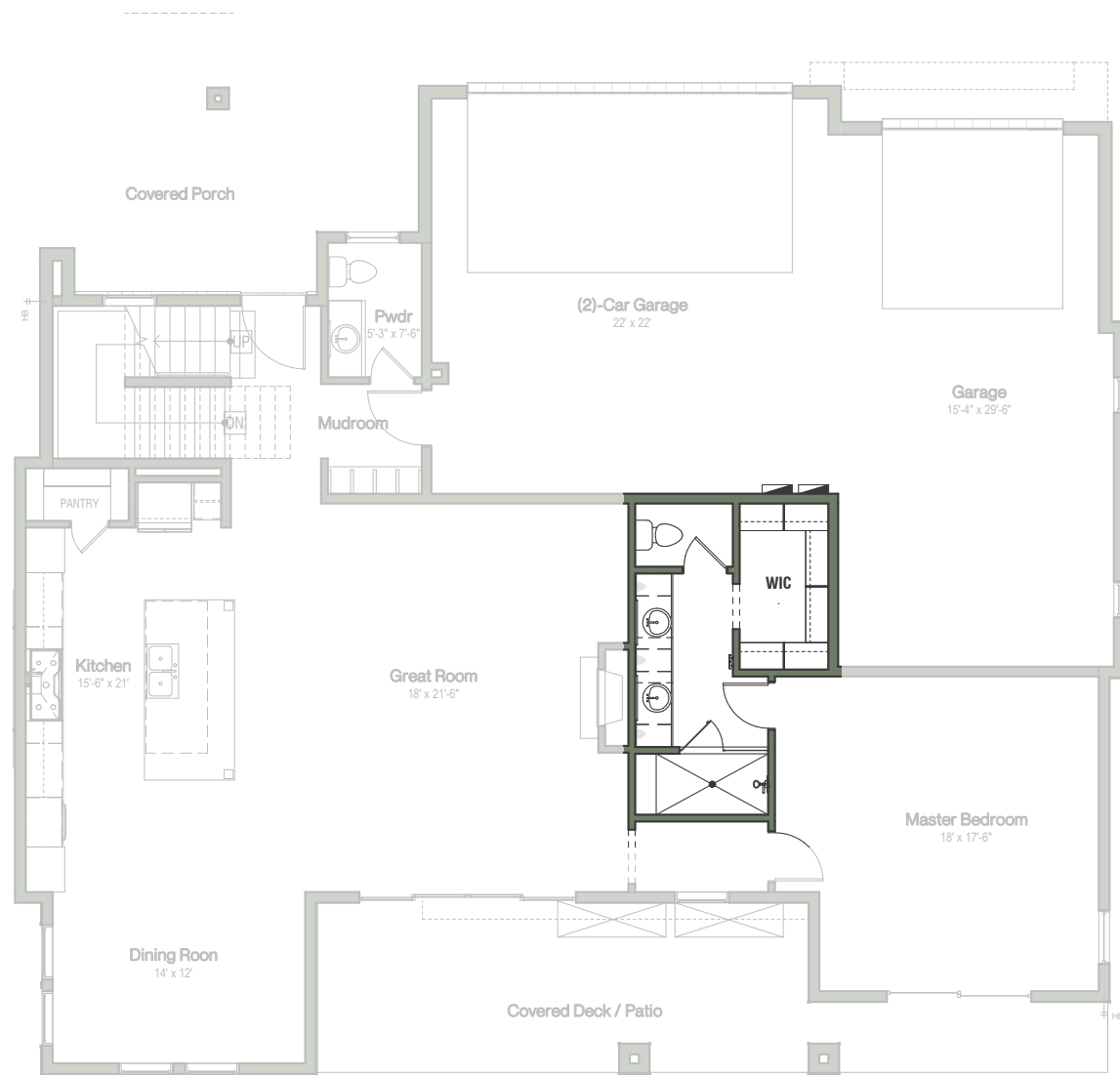
Flooring



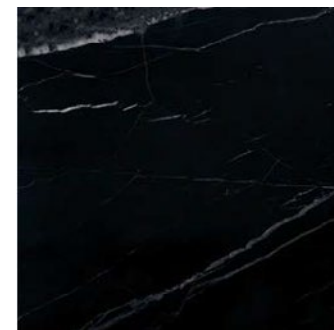


# Pineview Mountain Modern Interior Finishes

## Main Floor – Master Bathroom



Countertop



Flooring



Cabinets



Shower Pan



Shower Surround

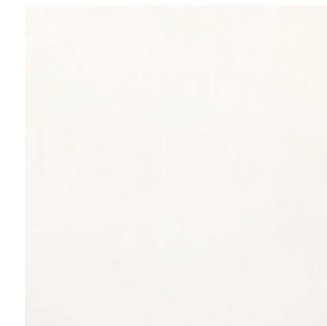


# *Pineview Mountain Modern Interior Finishes*

## Second Floor – Laundry Room



Shelving



Countertop



Flooring



GE Washer and Dryer



# Pineview Mountain Modern Interior Finishes

Second Floor – Secondary Master



Shower Surround



Shower Pan



Flooring



Countertop



Cabinets

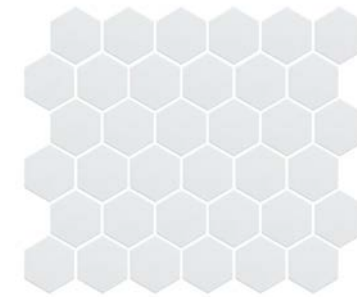


# Pineview Mountain Modern Interior Finishes

## Second Floor – Bathroom 3



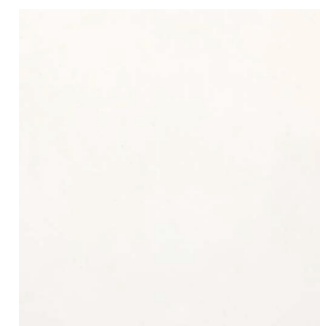
Shower Surround



Shower Pan



Flooring



Countertop



Cabinets





# Pineview Mountain Modern Interior Finishes

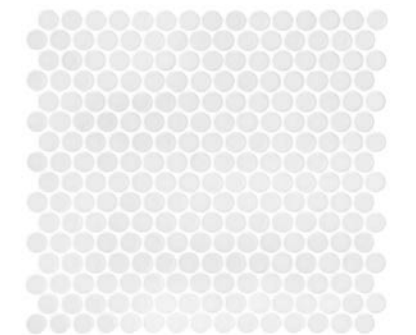
## Second Floor – Bathroom 4



Shower Surround



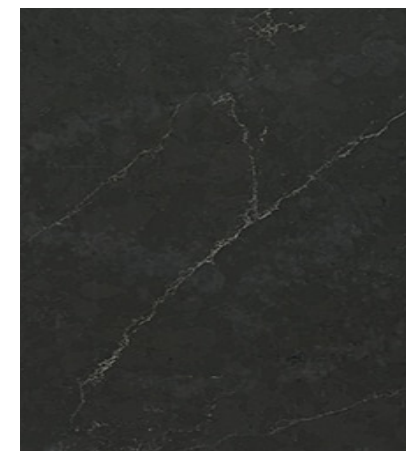
Cabinets



Shower Pan



Flooring

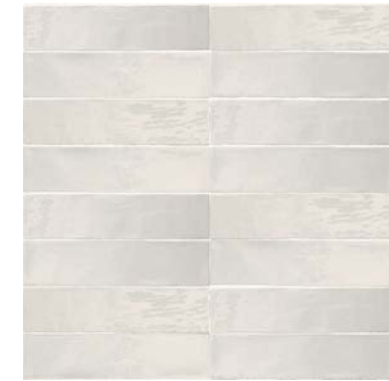


Countertops



# Pineview Modern Interior Finishes

## Second Floor – Bathroom 5



Tub Surround



Flooring



Countertop



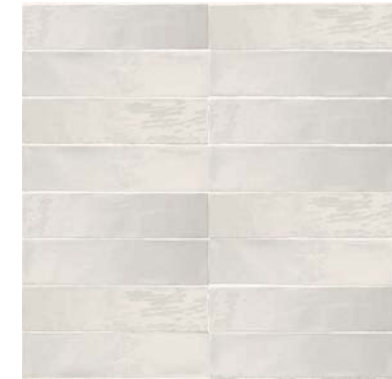
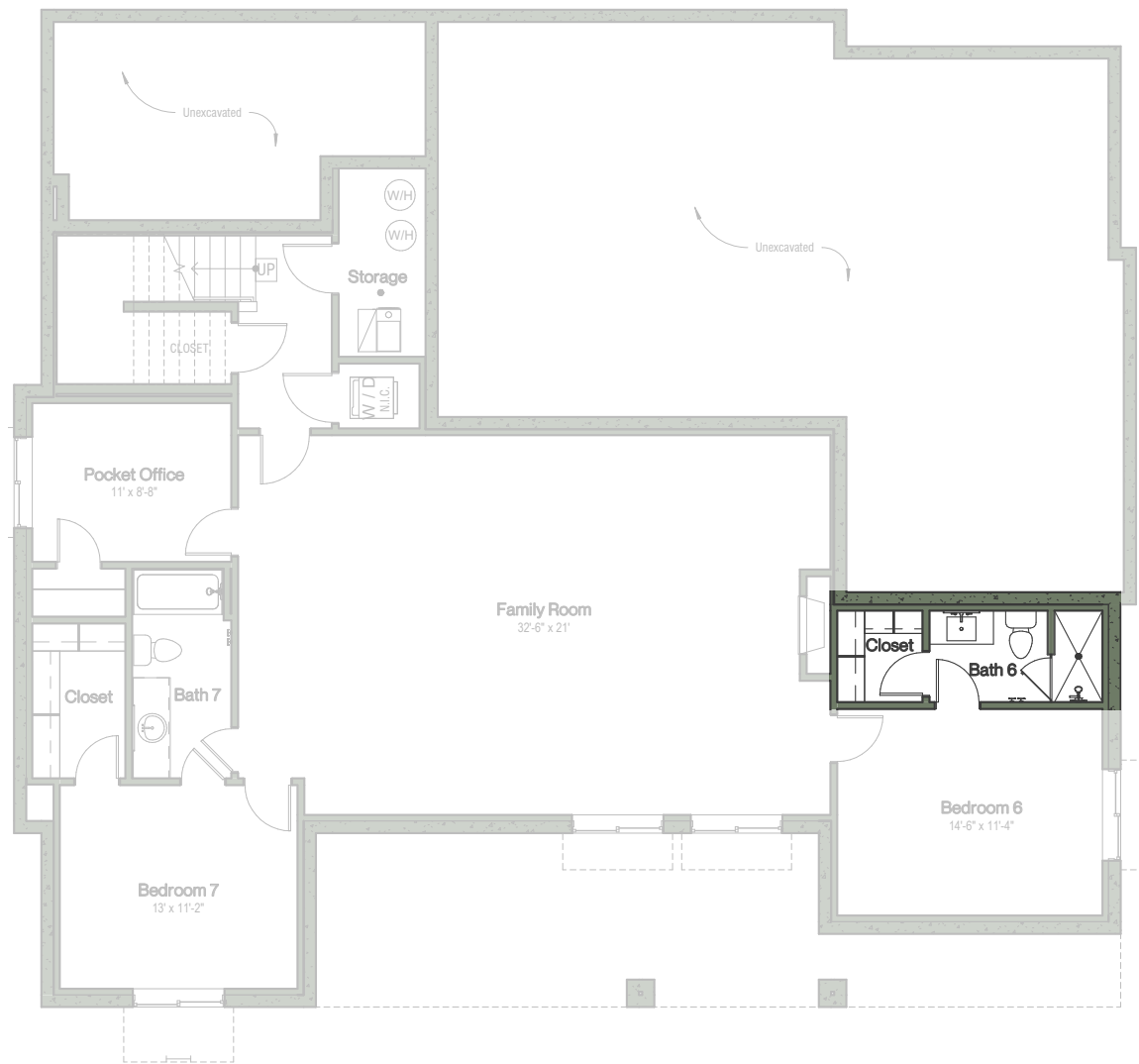
Cabinets



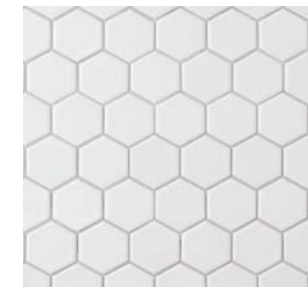


# Pineview Mountain Modern Interior Finishes

## Optional Basement – Bathroom 6



Shower Surround



Shower Pan



Flooring



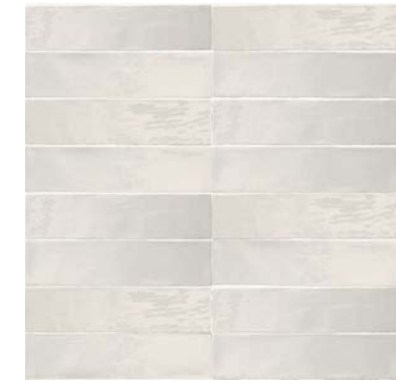
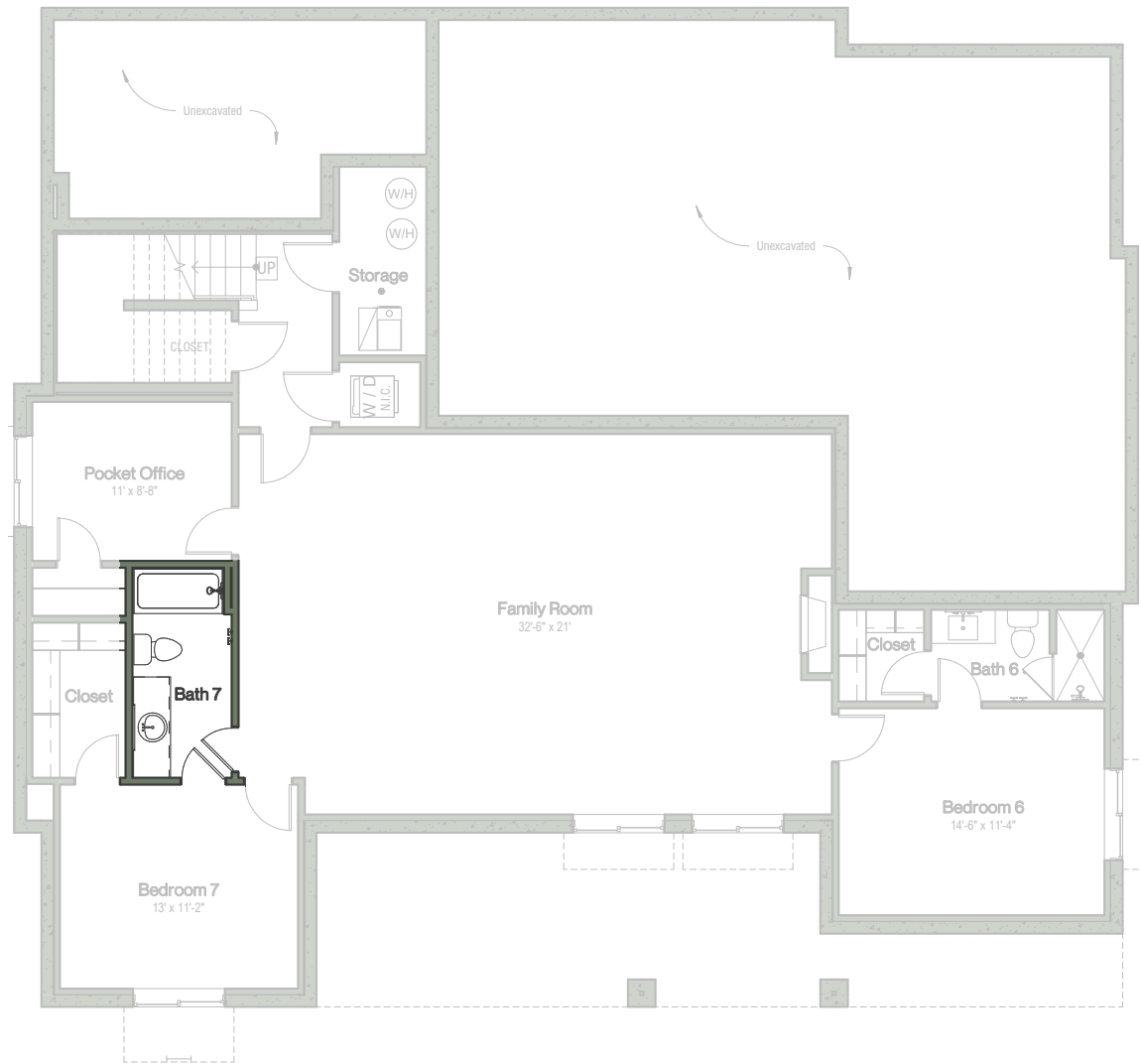
Countertops



Cabinets

# Pineview Mountain Modern Interior Finishes

## Optional Basement – Bathroom 7



Tub Surround



Cabinets



Flooring



Countertop



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