

# theBASIN

*10 Luxury Residences in Huntsville, Utah*



C.W.  
**URBAN**

**ML** MOUNTAINLUXURY  
REAL ESTATE AND LOGGING

# 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 1 - Spec</i>	Pineview	Mountain Modern	North Facing	5,513 Finished SF	7 Bedrooms / 7.5 Bathrooms	Available for Lease-Back	\$1,695,000
<i>Lot 2 - Spec</i>	Pineview	Farmhouse	North Facing	5,513 Finished SF	7 Bedrooms / 7.5 Bathrooms	Move-in Ready	\$1,635,000
<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	TBD	\$1,325,000
<i>Lot 9 - Spec</i>	Willow	Mountain Modern	South Facing	4,132 Total SF / 2,820 Finished SF	4-5 Bedrooms / 4.5-5.5 Bathrooms	TBD	\$1,375,000

## Build Your Home

Plan	Elevation Types	Square Footage	Bedrooms / Bathrooms	Estimated Completion	Base Price
<i>Pineview</i>	Mountain Modern / Farmhouse	4,007 Finished SF / 5,513 Total SF	5-7 Bedrooms / 5.5-7.5 Bathrooms	TBD	\$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	TBD	\$1,300,000

# 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

2,820 – 4,007 Finished Square Feet

4,132 – 5,513 Total Square Feet

4 – 7 Bedrooms

4.5 – 7.5 Bathrooms

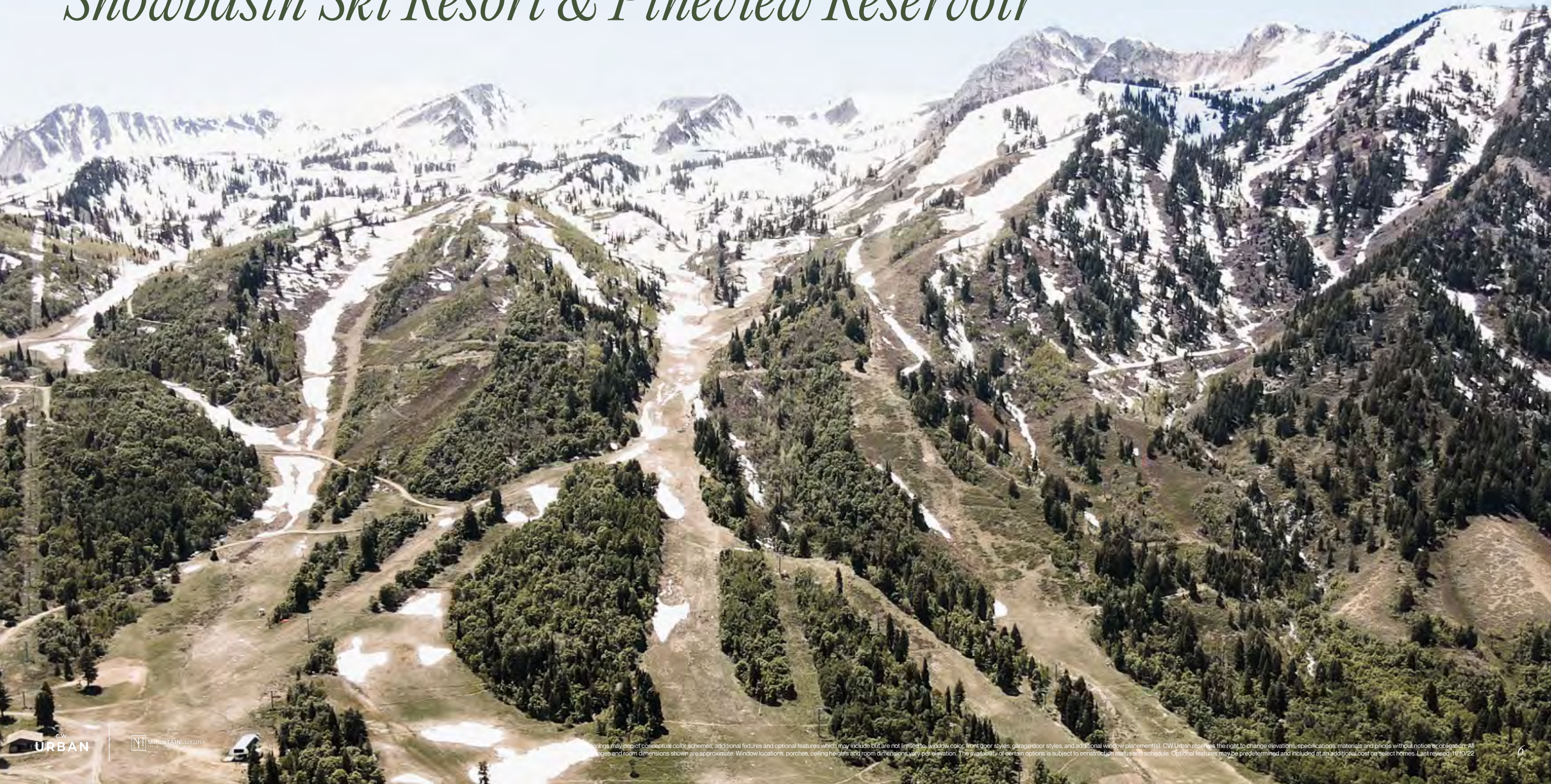
Minutes from Pineview Reservoir and Snowbasin Ski Resort

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



# Willow

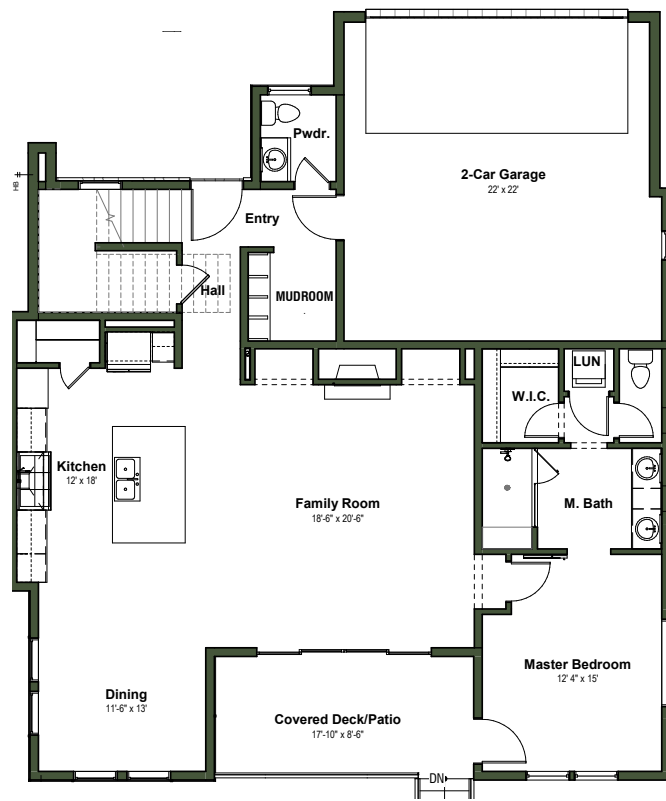
## Plan Specifications

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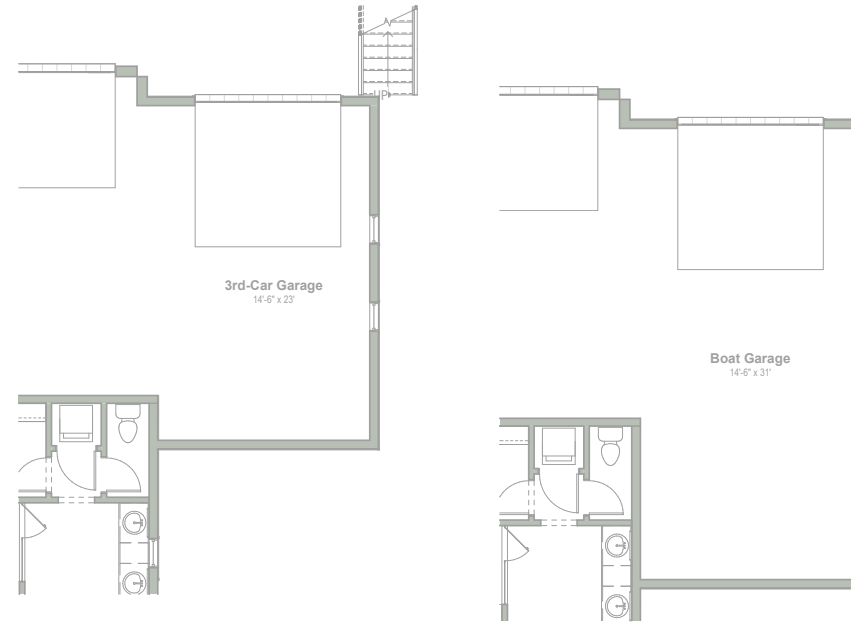
2,820 Finished Square Feet  
4,132 Total Square Feet  
4 – 5 Bedrooms  
4.5 – 5.5 Bathrooms

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



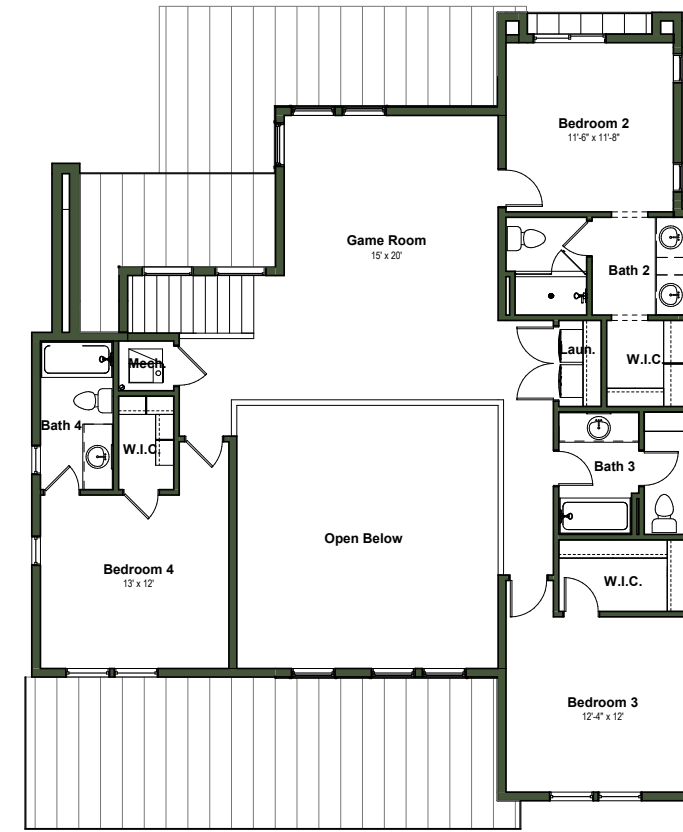


Main Floor 1,468 SF

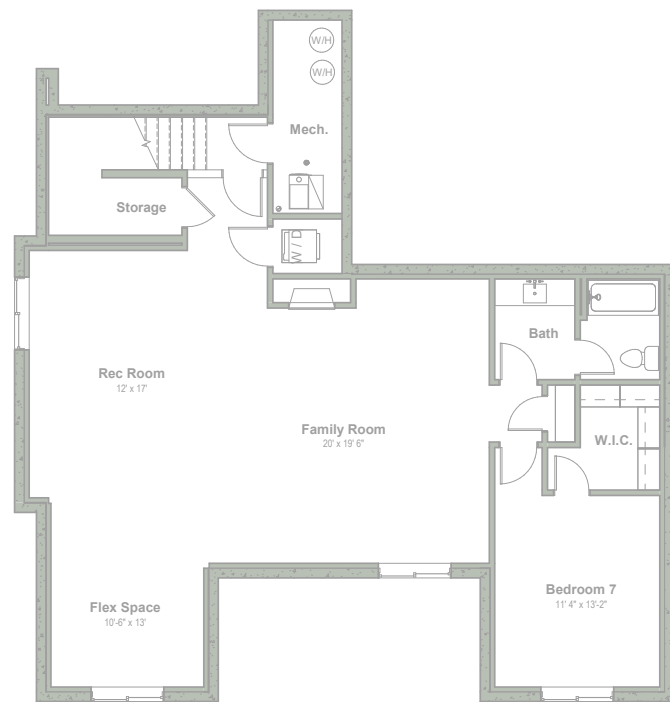


Optional 3rd Car Garage

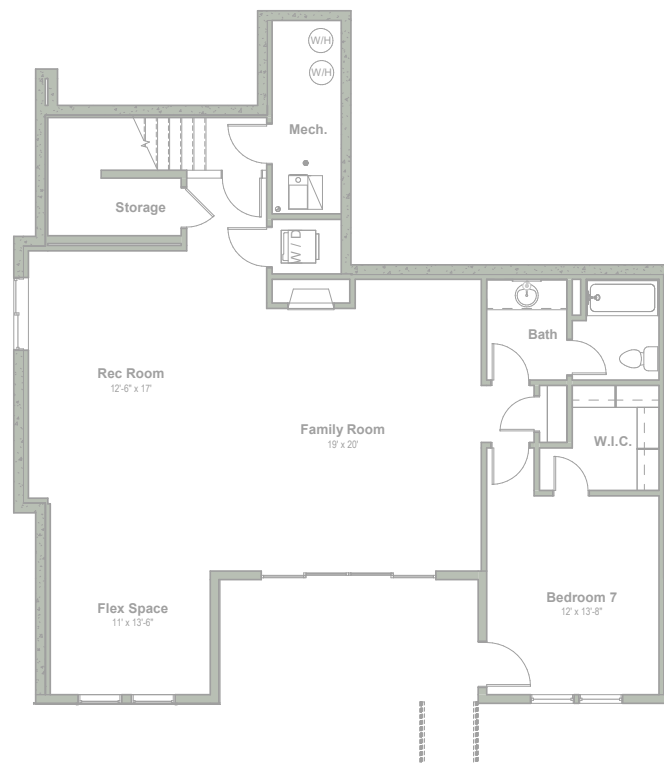
Optional Boat Garage



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  
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# Willow Elevations



# Willow Farmhouse Color Schemes



Willow Farmhouse Color Scheme A



Willow Farmhouse Color Scheme B



Willow Farmhouse Color Scheme C

# *Willow Mountain Modern Color Schemes*

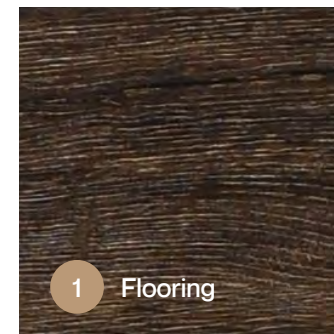
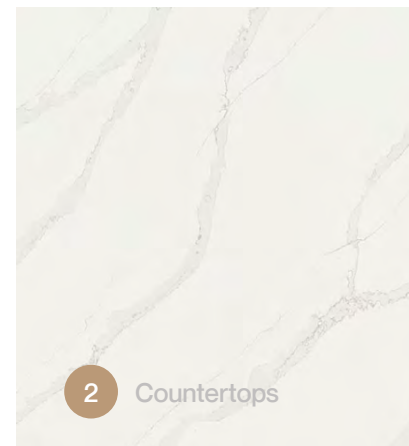
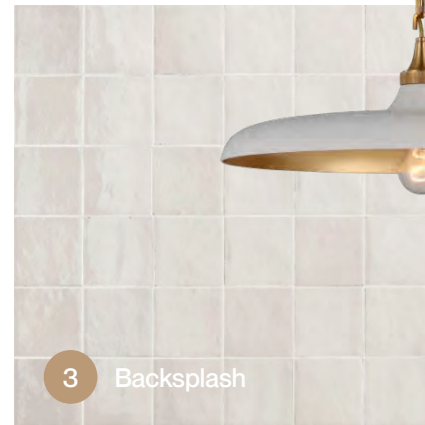


# Willow Farmhouse Interior Finishes



# Willow Farmhouse Interior Finishes

## Main Floor – Kitchen & Dining



# Willow Farmhouse Interior Finishes

## Main Floor – Kitchen Appliances



1 GE Café French Door Refrigerator  
Stainless Steel



2 48" GE Café Smart Dual-Fuel  
Commercial-Style Range



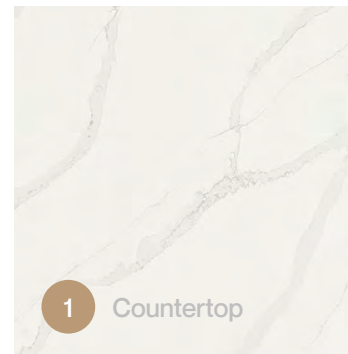
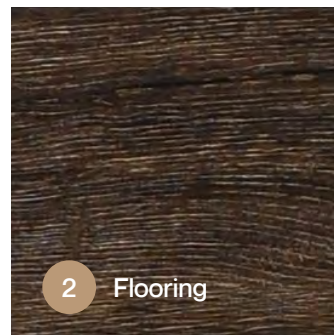
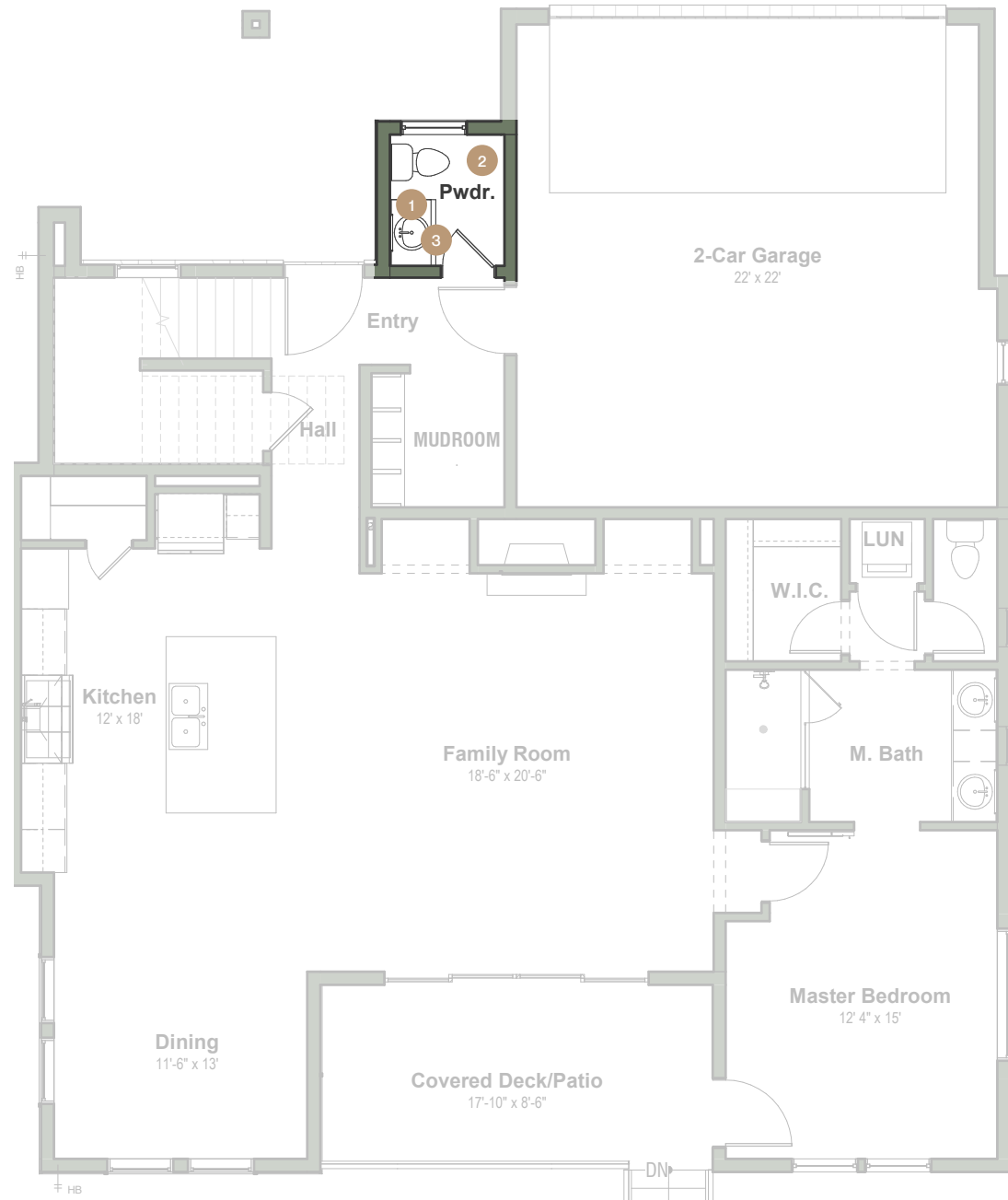
4 GE Café Built in Microwave  
Stainless Steel



3 GE Café Dishwasher  
Stainless Steel

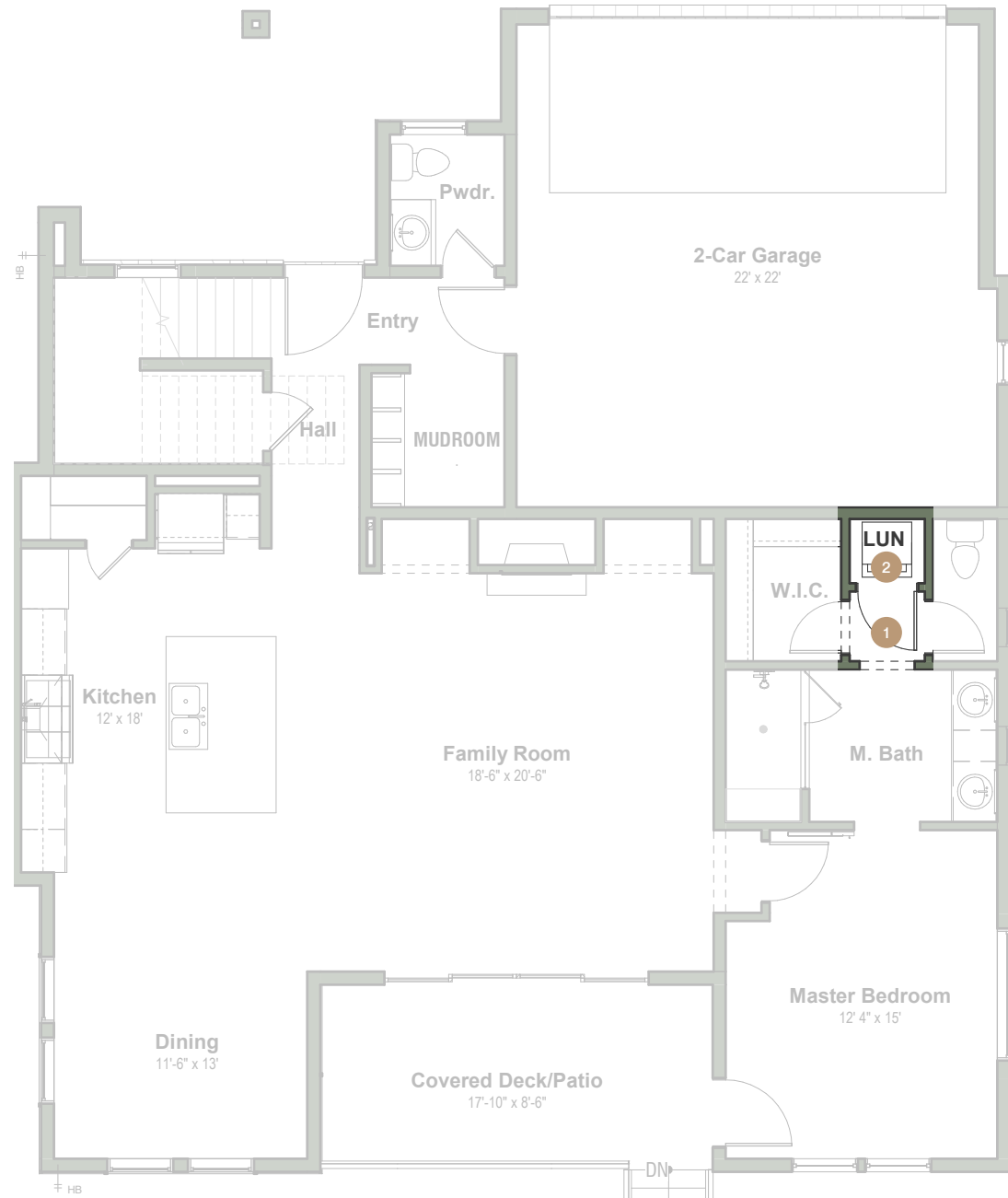
# Willow Farmhouse Interior Finishes

## Main Floor – Powder Bathroom



# Willow Farmhouse Interior Finishes

## Main Floor – Laundry Room



1 Flooring

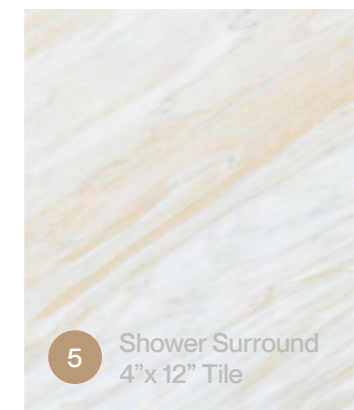
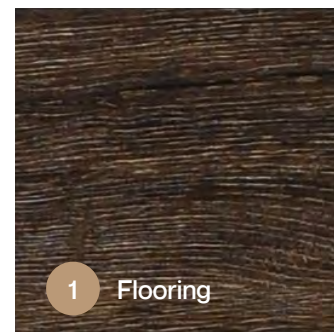
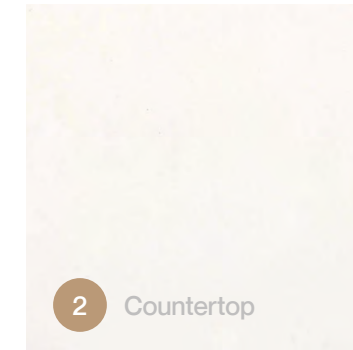
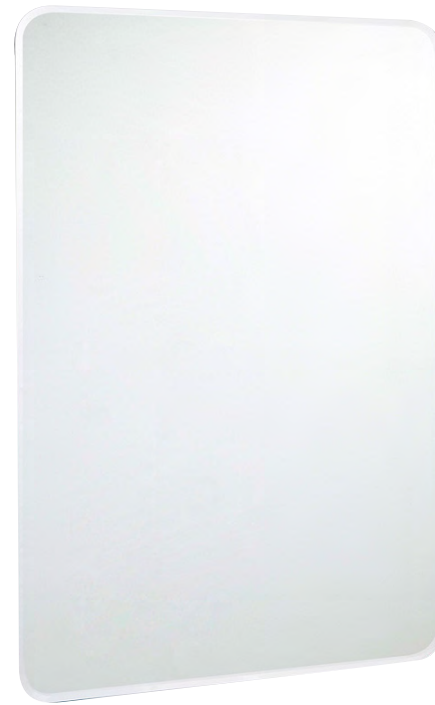


2 GE Washer and Dryer



# Willow Farmhouse Interior Finishes

## Main Floor – Master Bathroom



2 Countertop

3 Cabinets

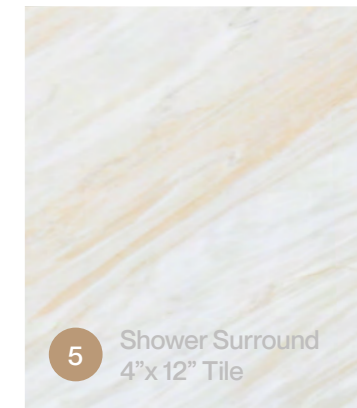
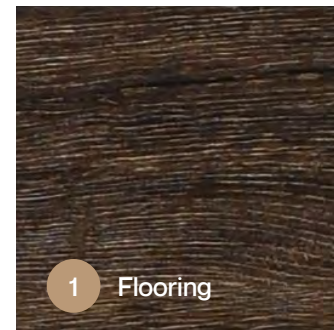
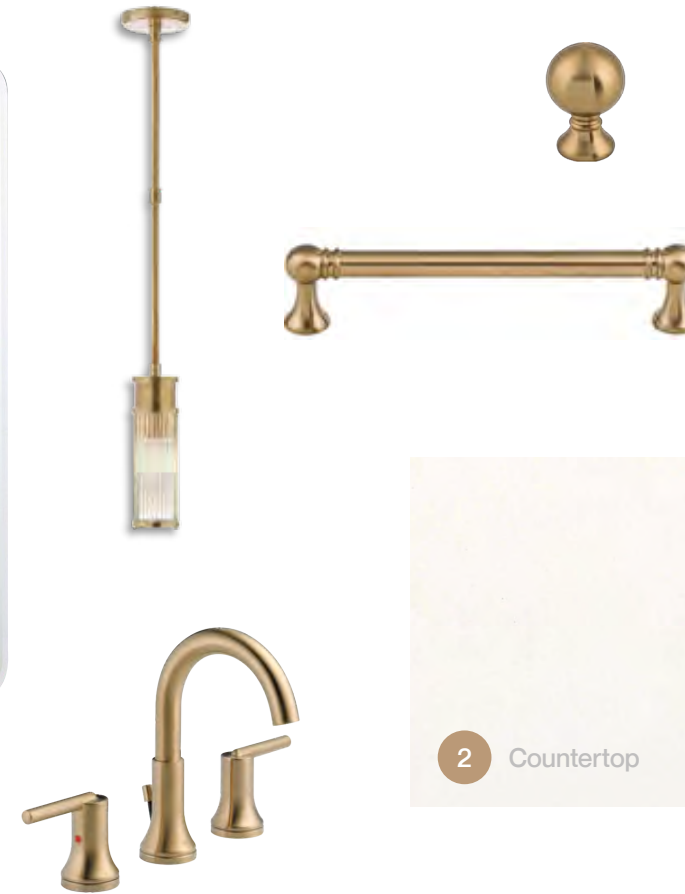
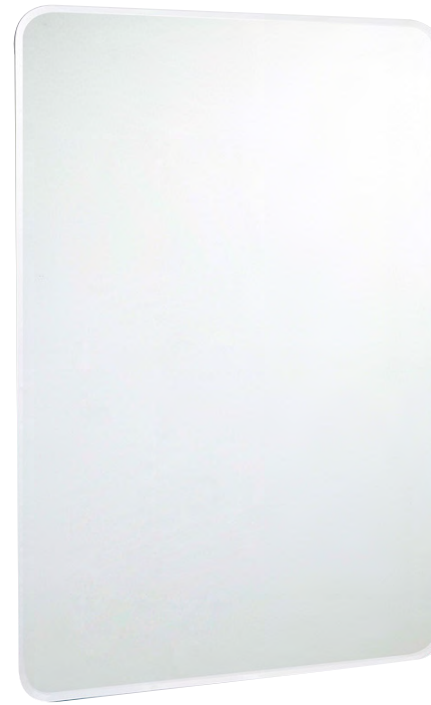
1 Flooring

4 Shower Pan Tile

5 Shower Surround 4" x 12" Tile

# Willow Farmhouse Interior Finishes

## Second Floor – Bathroom 2

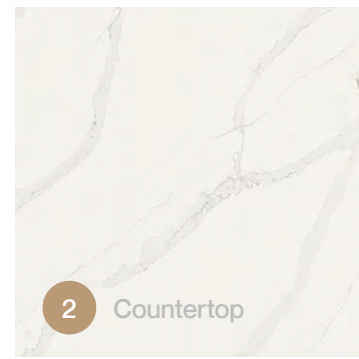


# Willow Farmhouse Interior Finishes

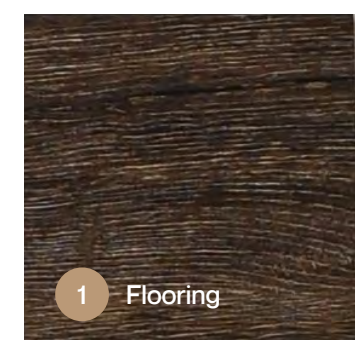
## Second Floor – Bathroom 3



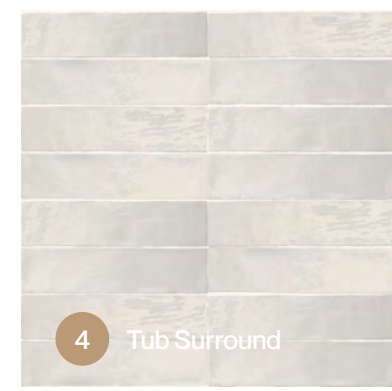
3 Cabinets



2 Countertop



1 Flooring

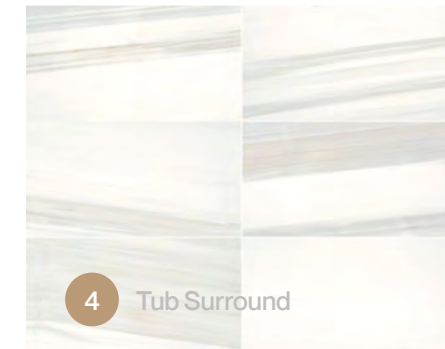
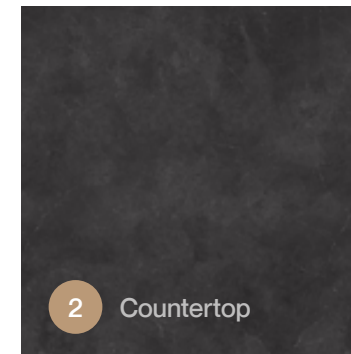
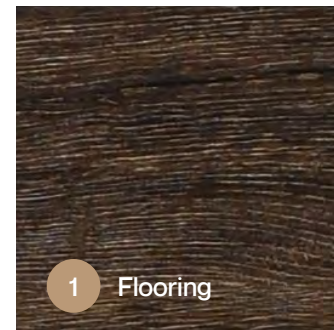
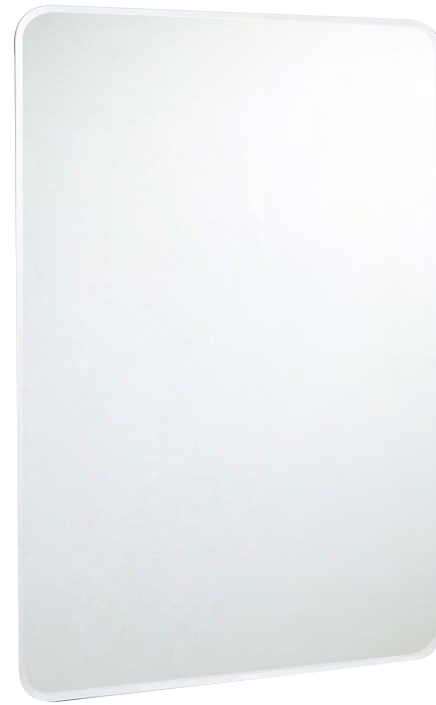
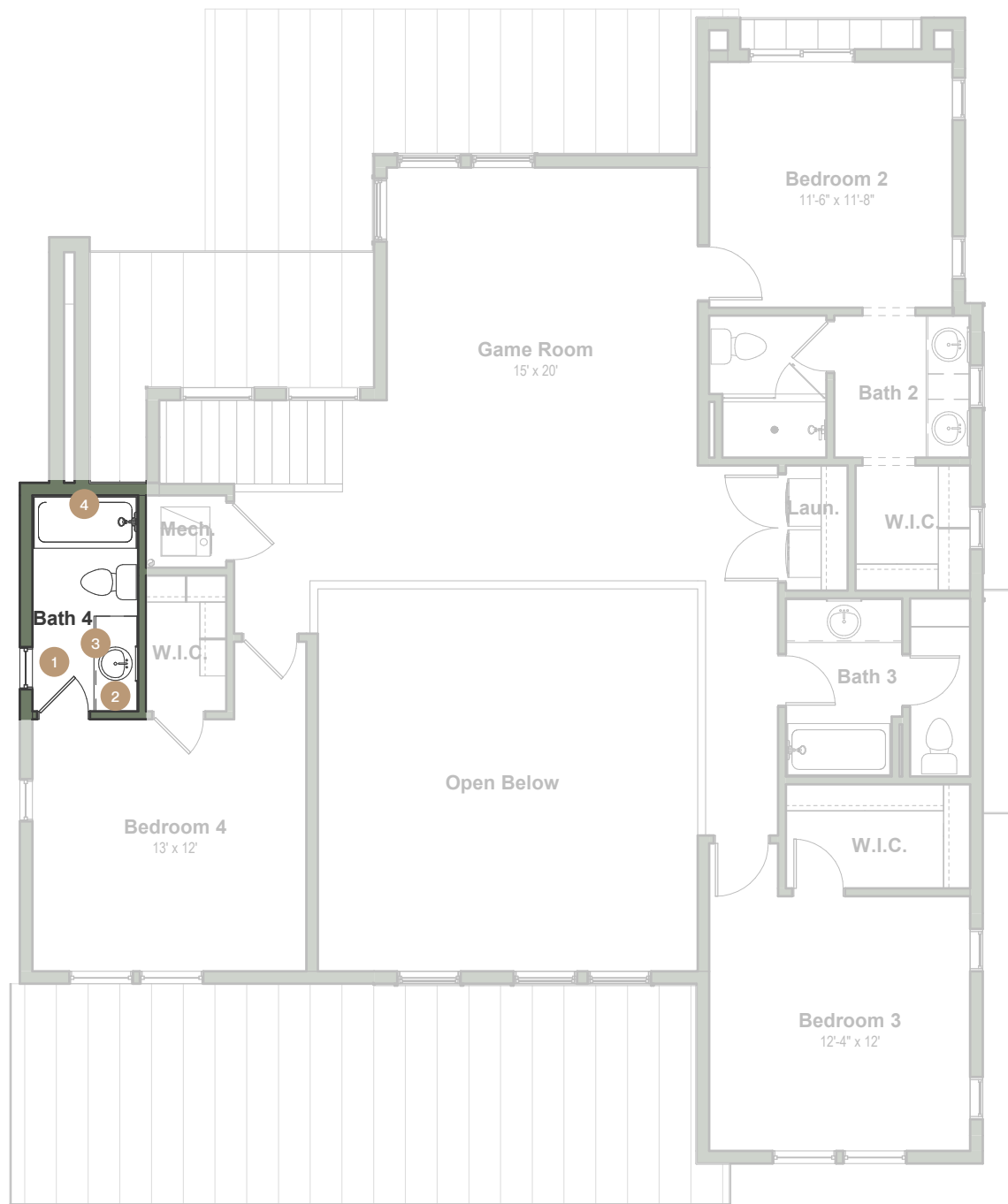


4 Tub Surround



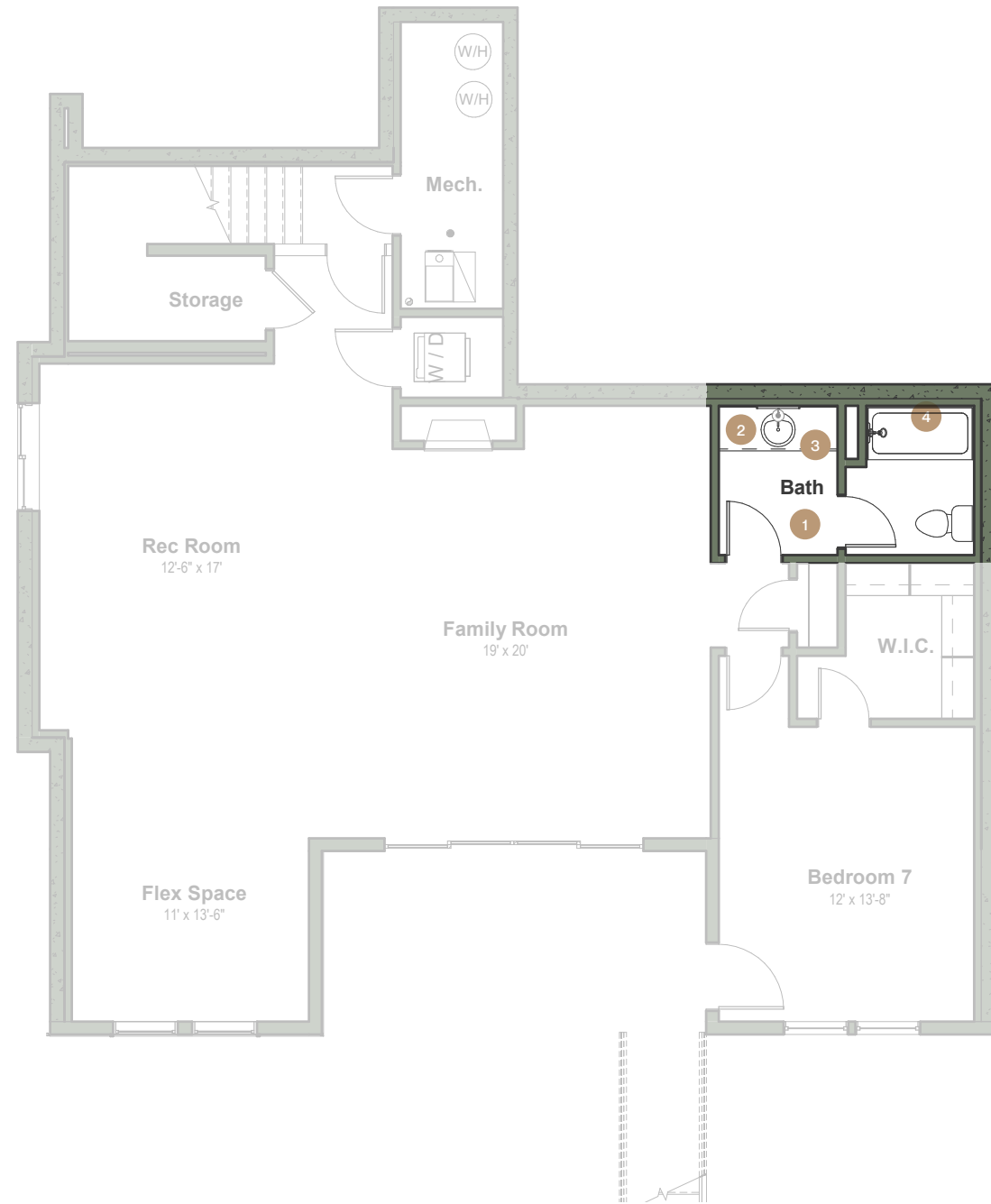
# Willow Farmhouse Interior Finishes

## Second Floor – Bathroom 4

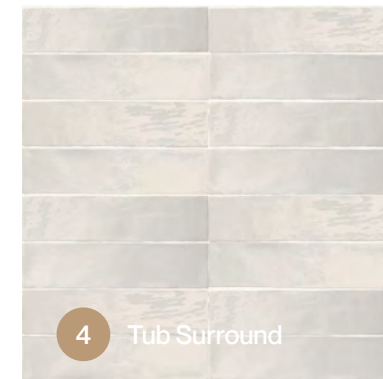


# Willow Farmhouse Interior Finishes

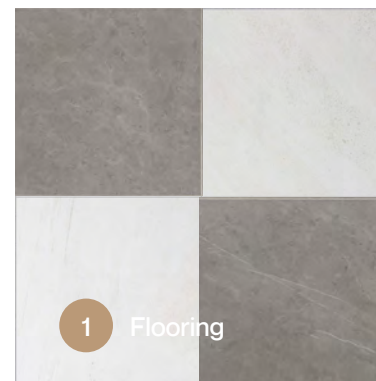
## Optional Basement – Bathroom



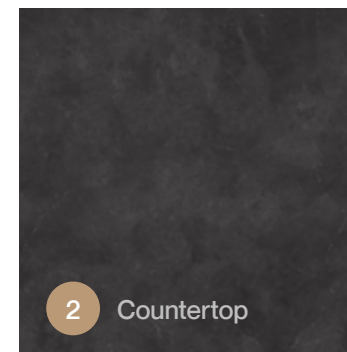
3 Cabinets



4 Tub Surround



1 Flooring



2 Countertop

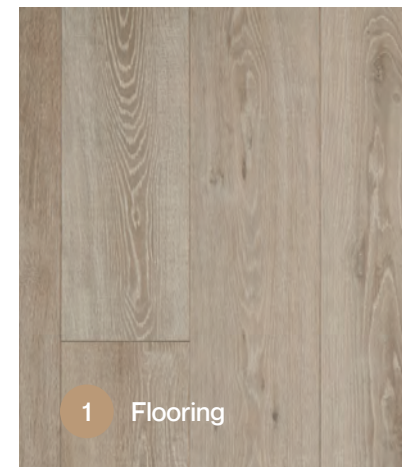
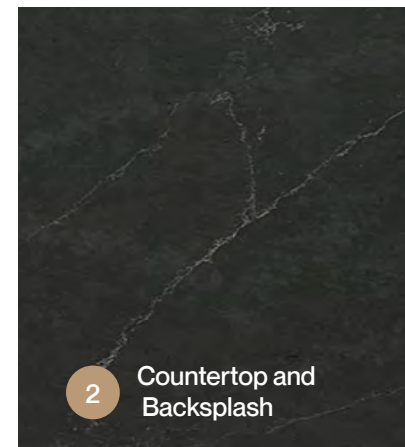


# *Willow Mountain Modern Interior Finishes*



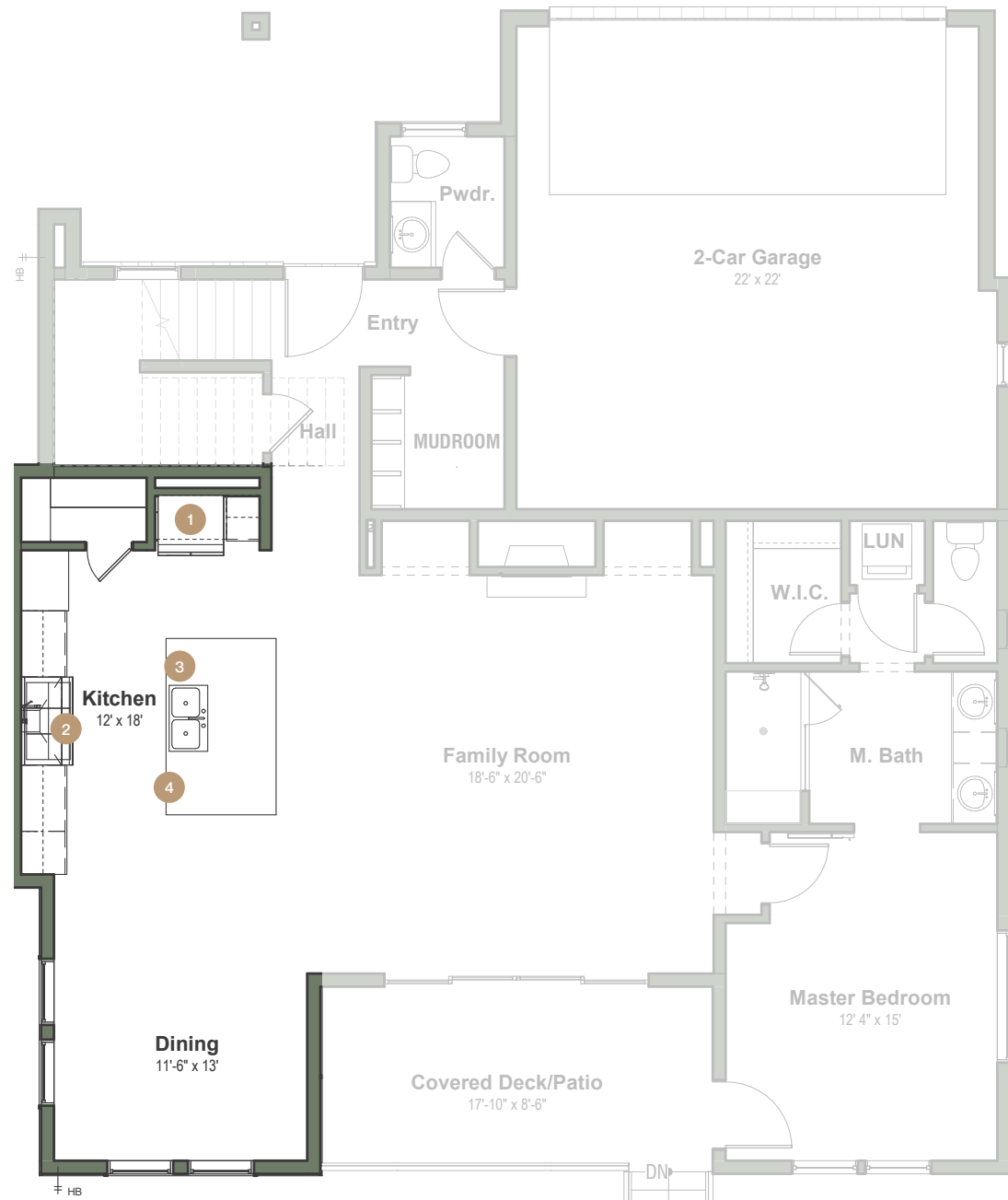
# Willow Mountain Modern Interior Finishes

## Main Floor – Kitchen & Dining



# Willow Mountain Modern Interior Finishes

## Main Floor – Kitchen Appliances



1 GE Café French Door Refrigerator  
Stainless Steel



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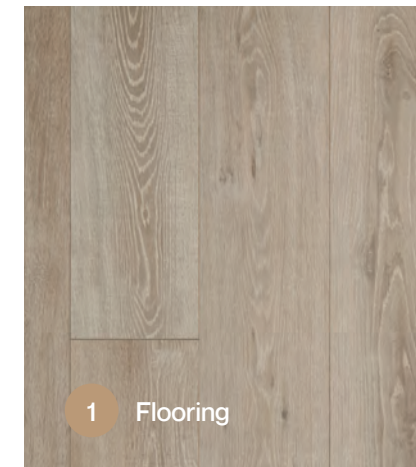
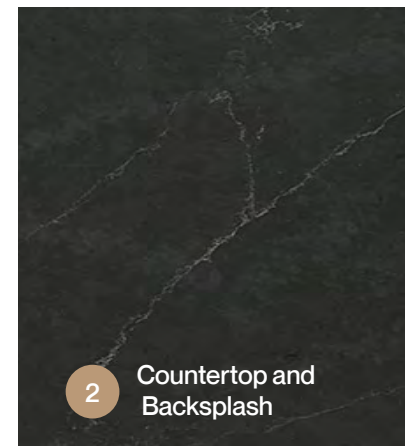
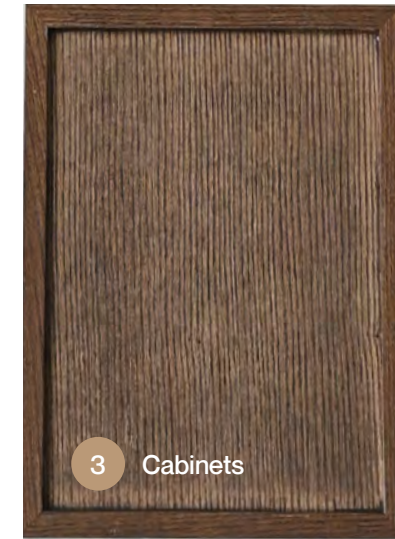
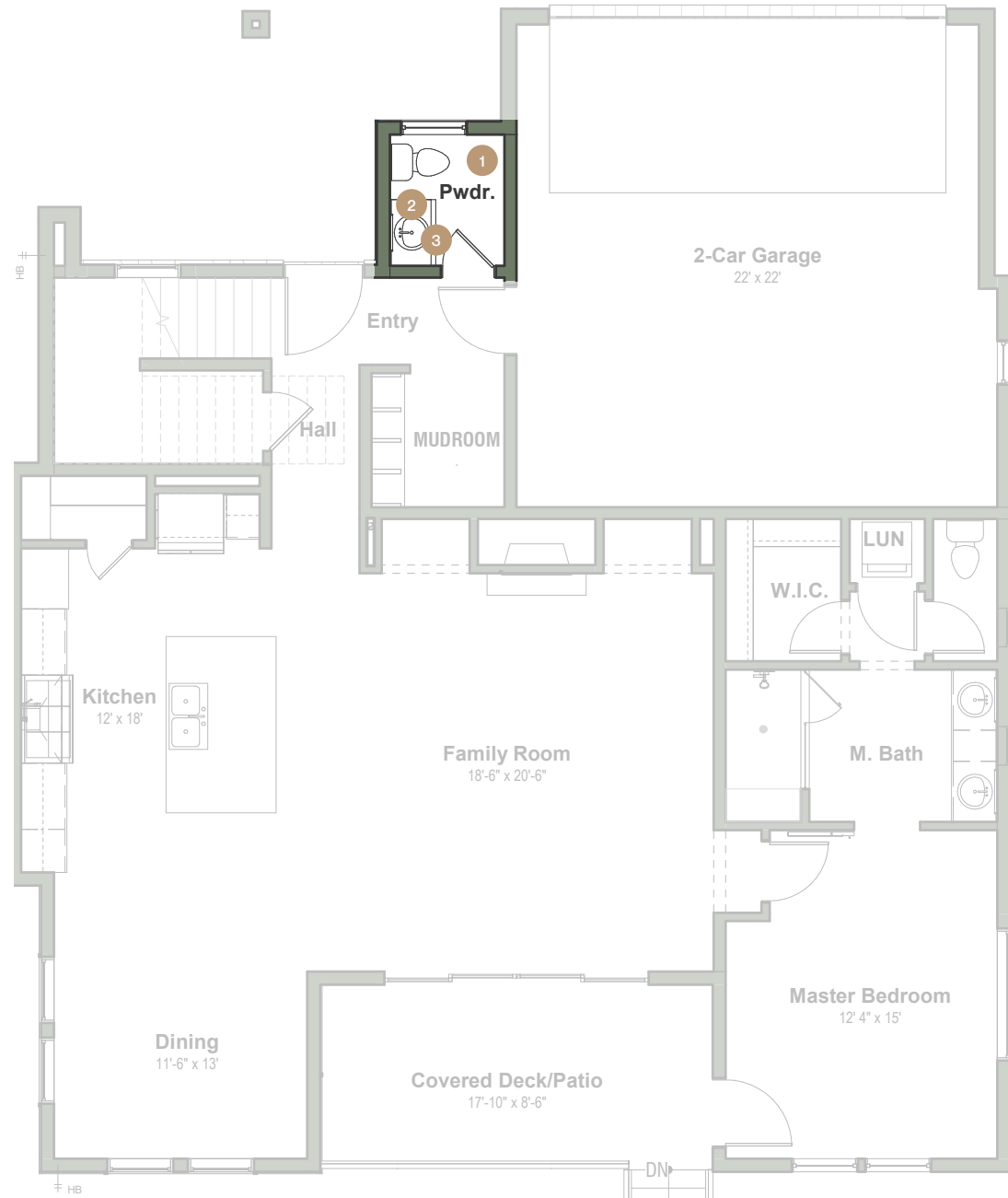


3 GE Café Dishwasher  
Stainless Steel



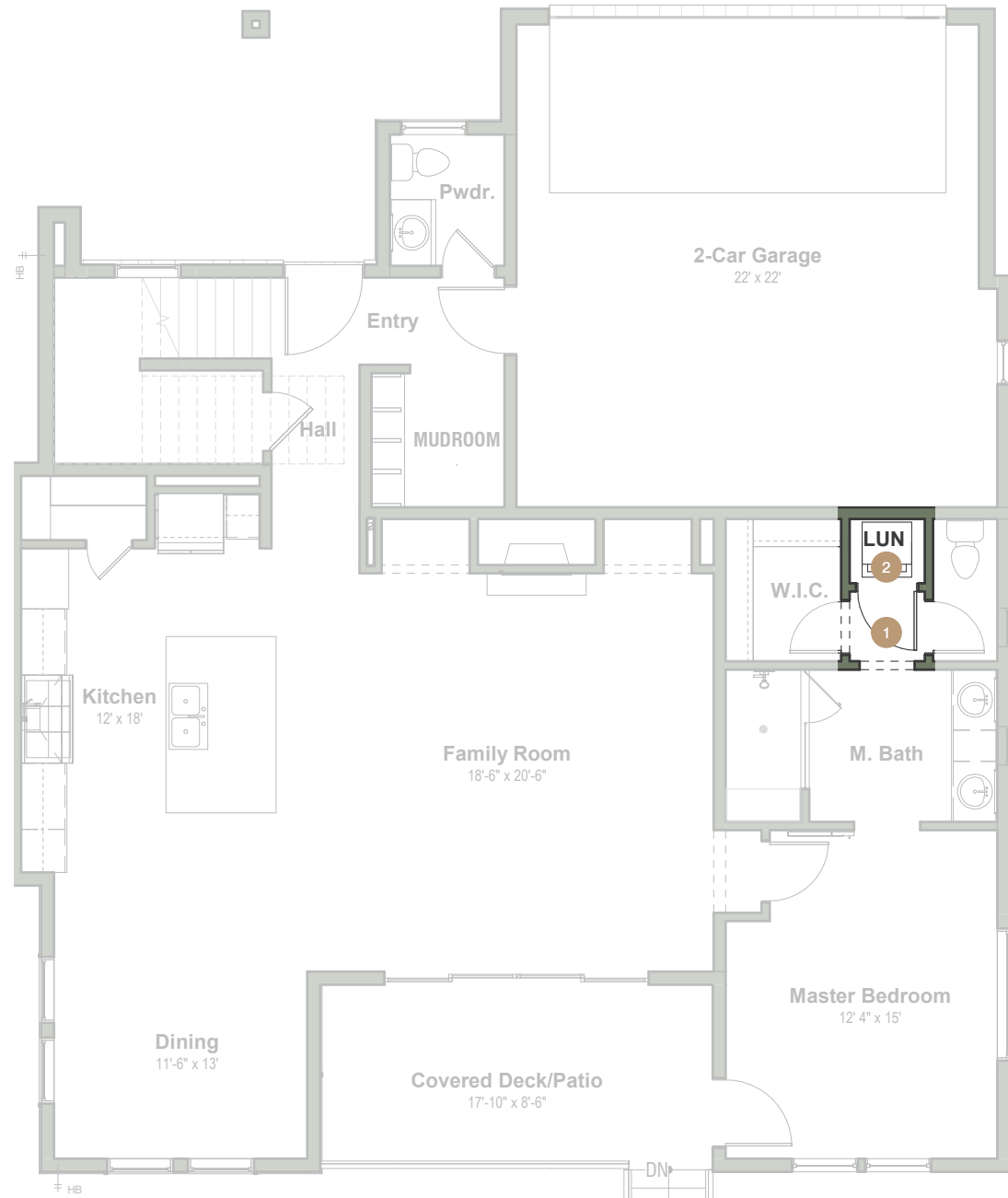
# Willow Mountain Modern Interior Finishes

## Main Floor – Powder Bathroom



# Willow Mountain Modern Interior Finishes

## Main Floor – Laundry Room



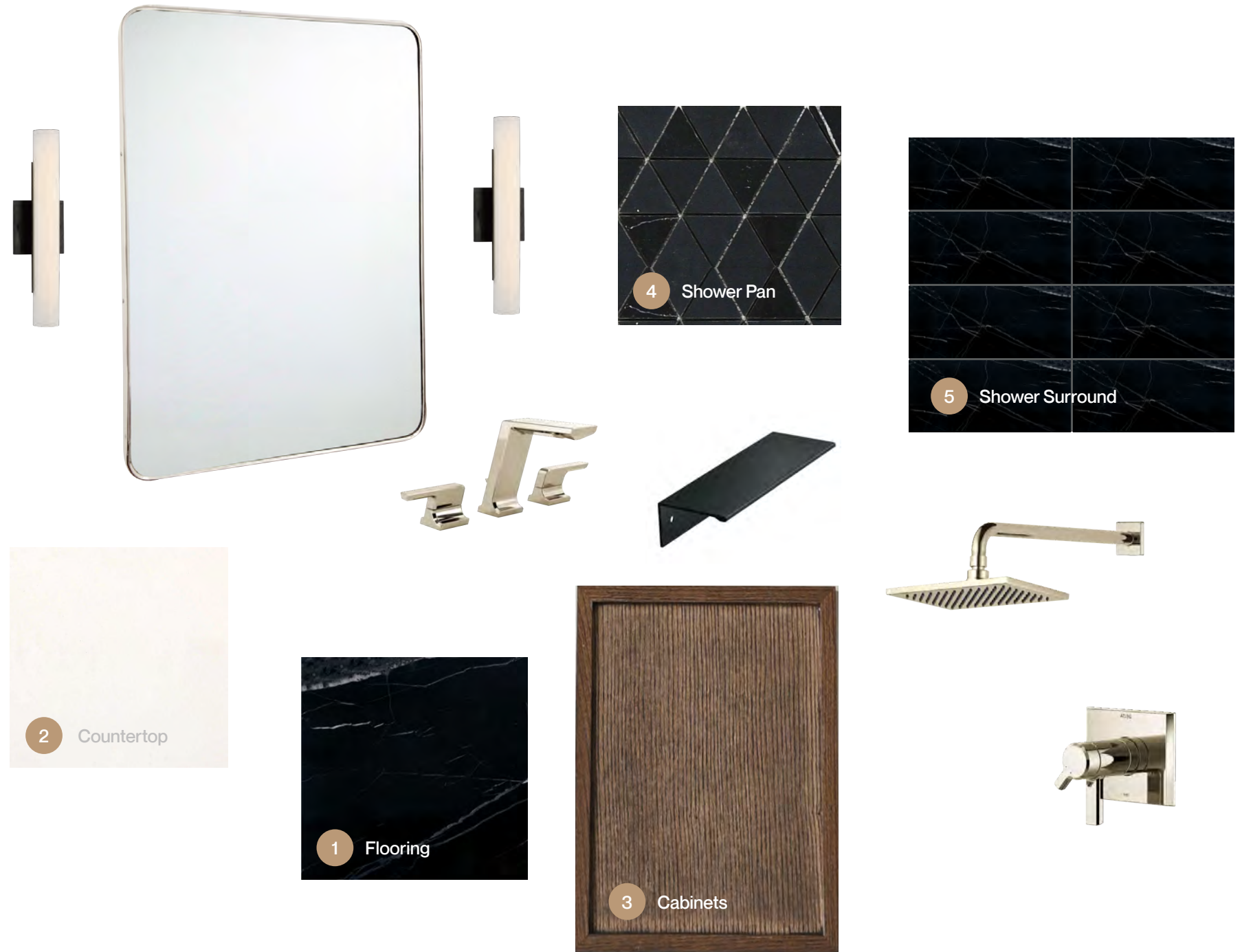
1 Flooring



2 GE Washer and Dryer

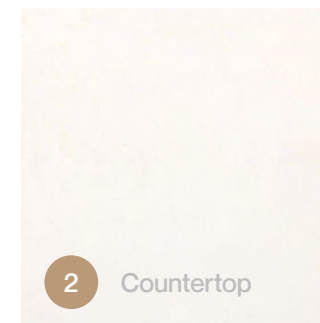
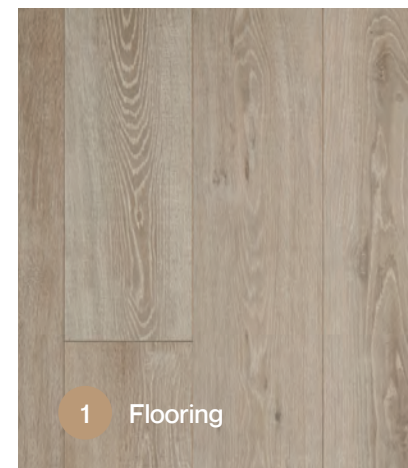
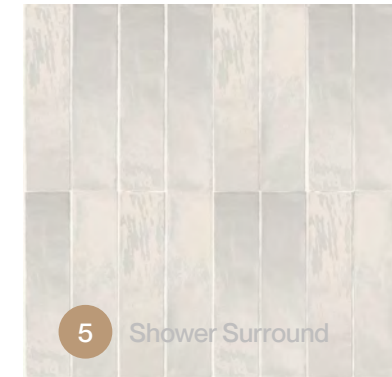
# Willow Mountain Modern Interior Finishes

## Main Floor – Master Bathroom



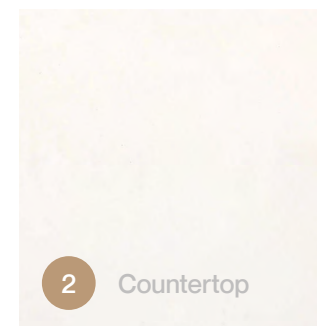
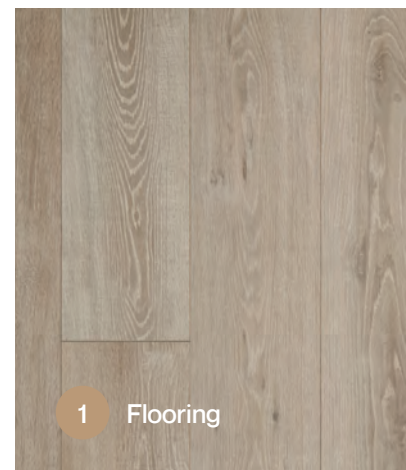
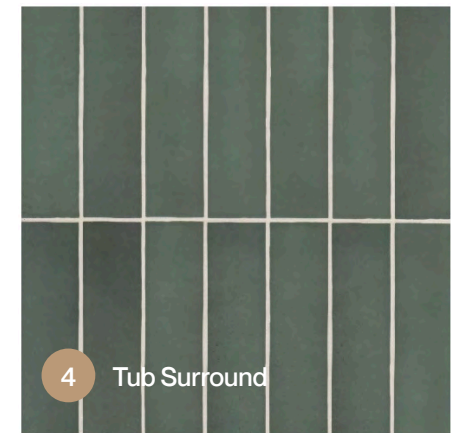
# Willow Mountain Modern Interior Finishes

## Second Floor – Bathroom 2



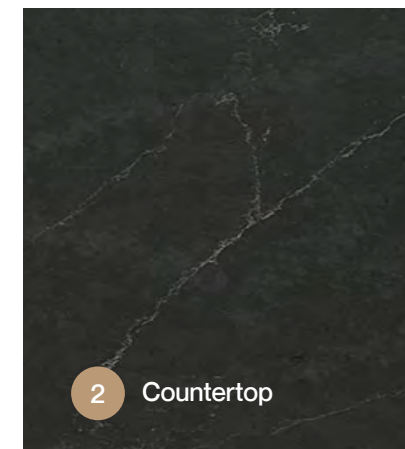
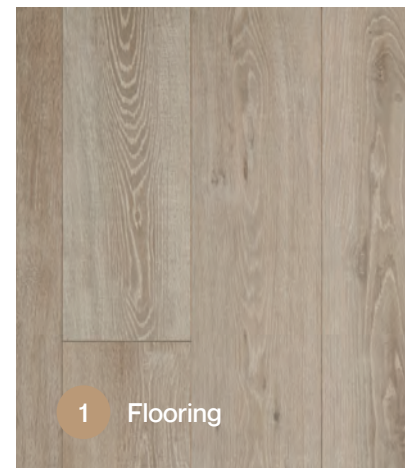
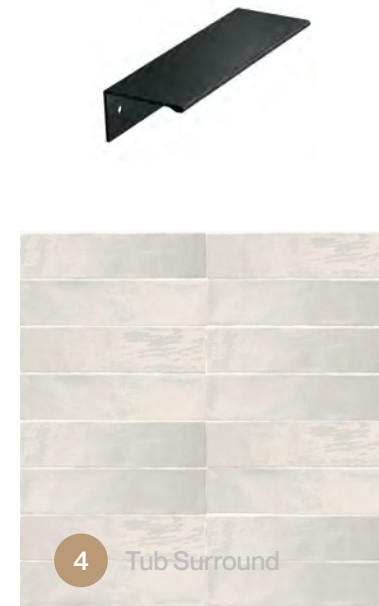
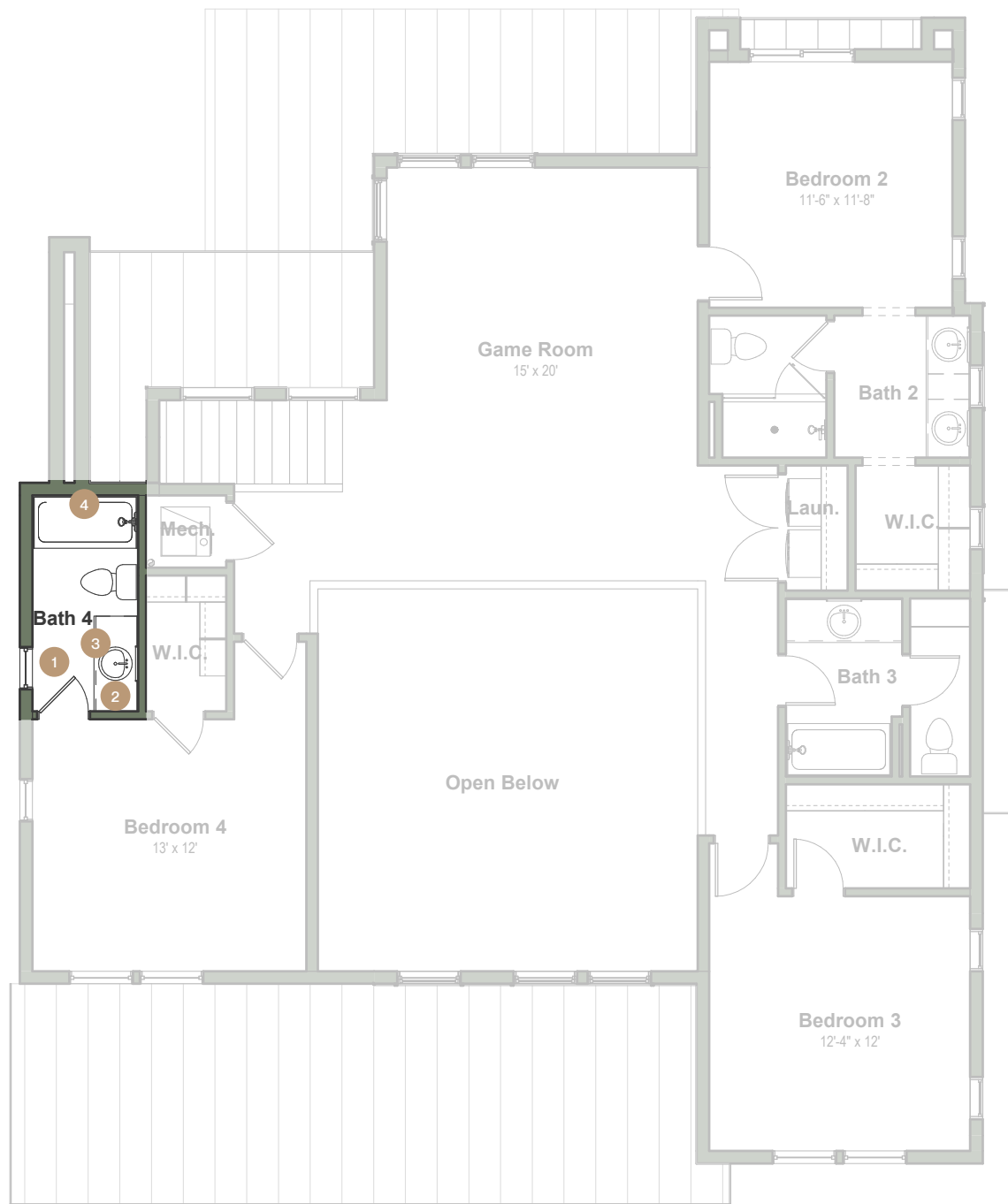
# Willow Mountain Modern Interior Finishes

## Second Floor – Bathroom 3



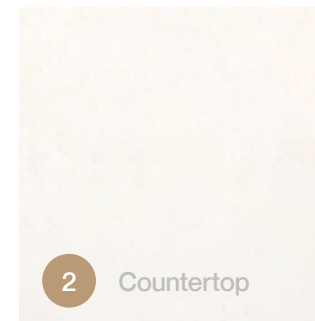
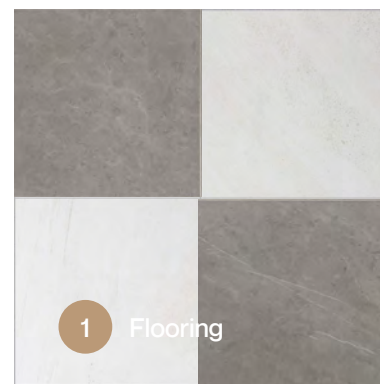
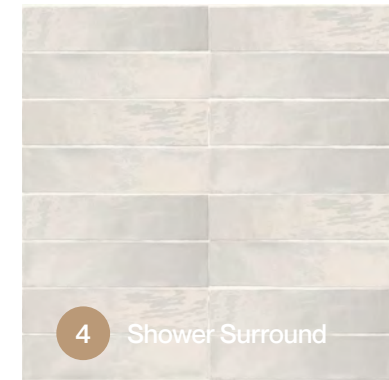
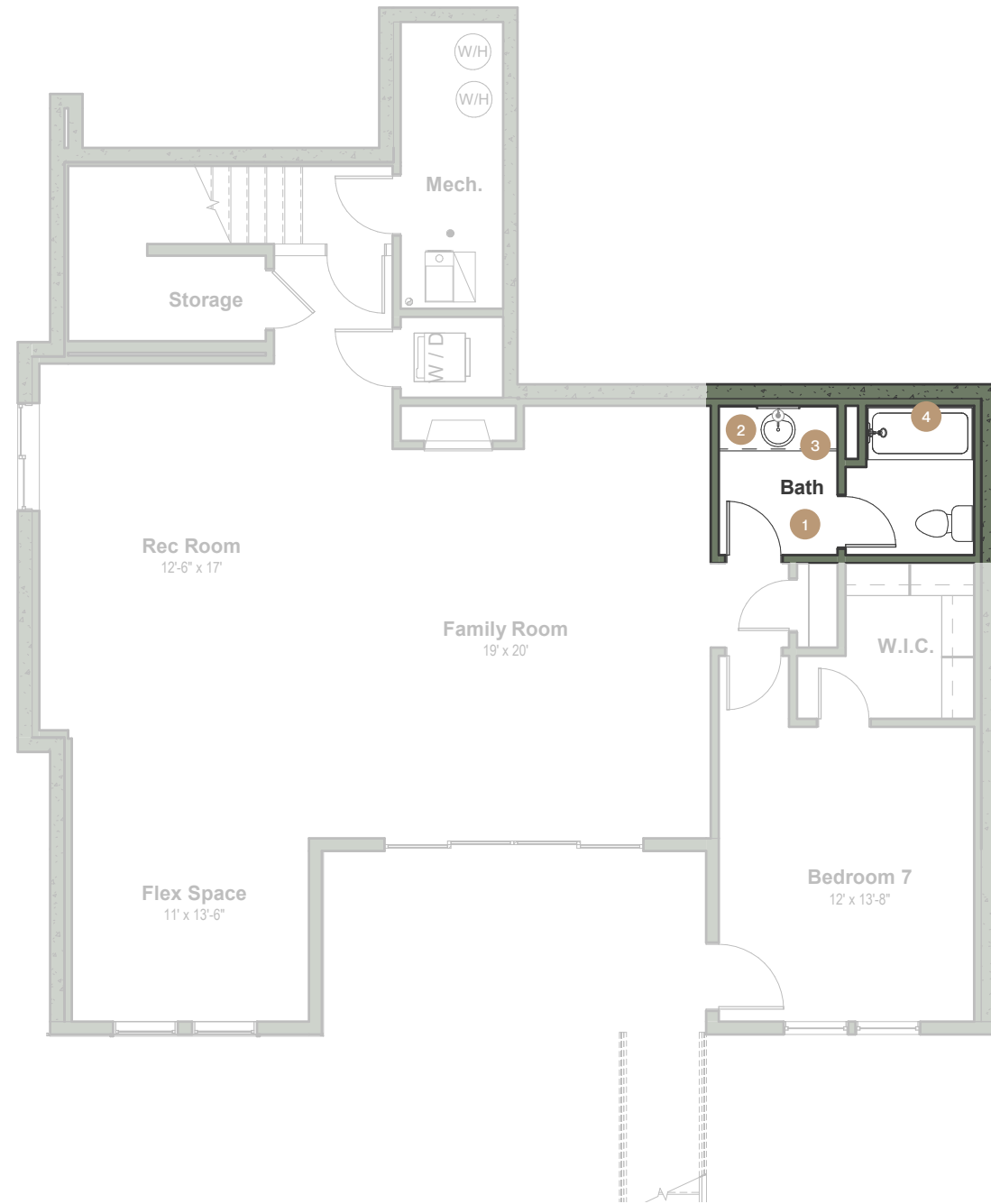
# Willow Mountain Modern Interior Finishes

## Second Floor – Bathroom 4



# Willow Mountain Modern Interior Finishes

## Optional Basement – Bathroom



# Pineview

## Plan Specifications

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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

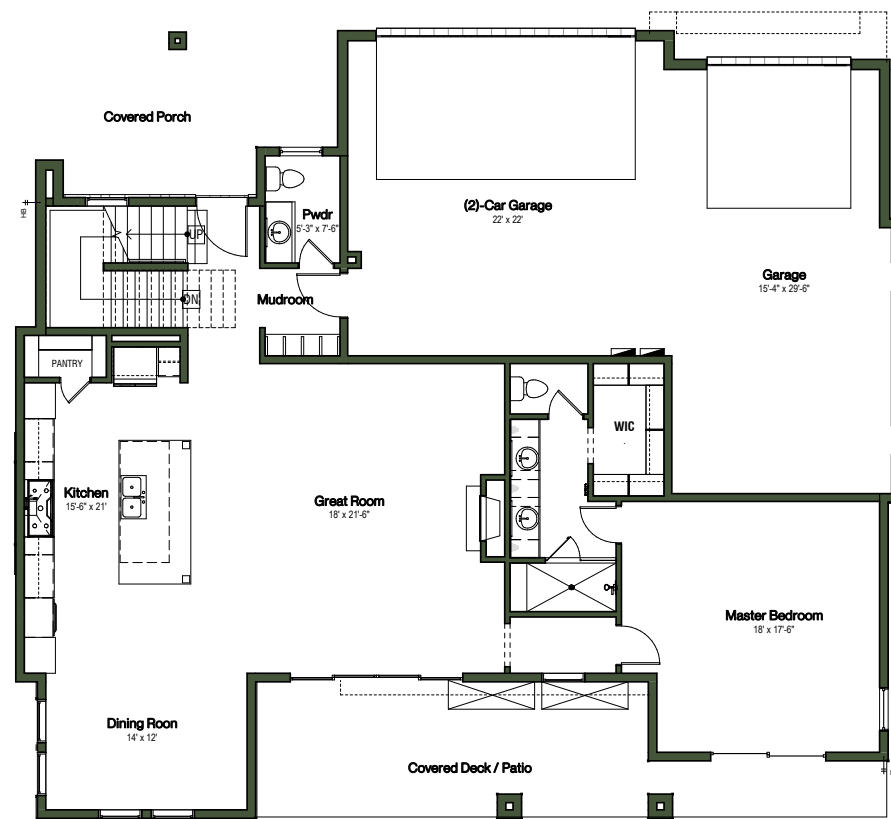




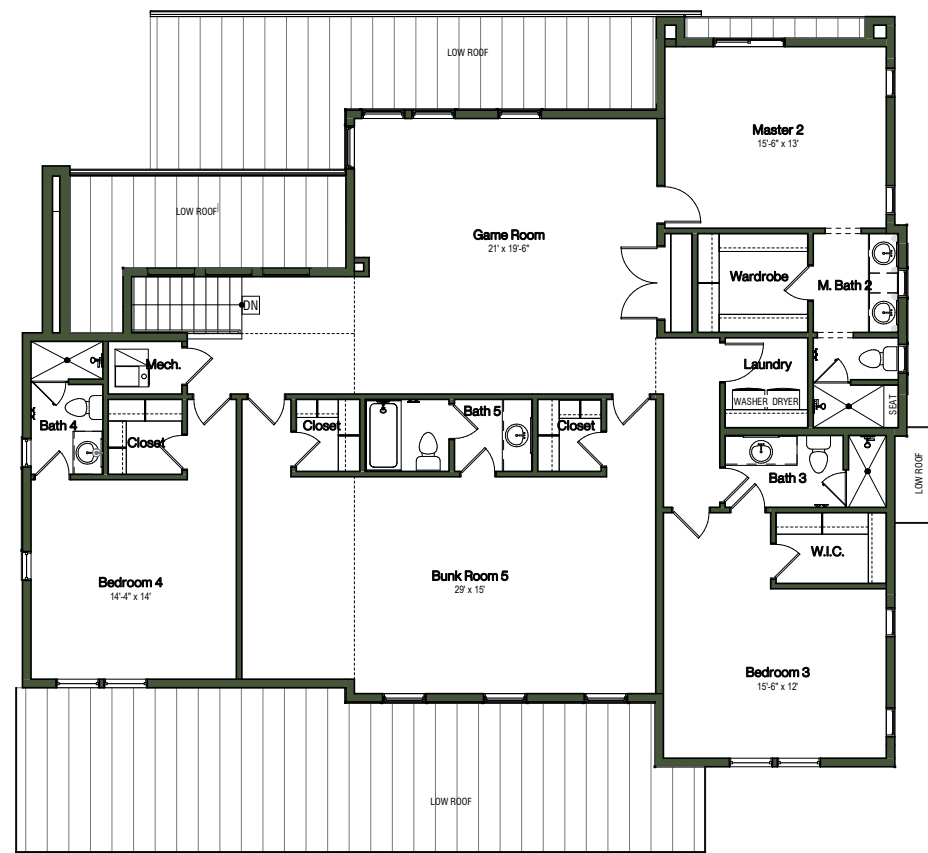
# Pineview Farmhouse Floor Plan

## Plan Specifications

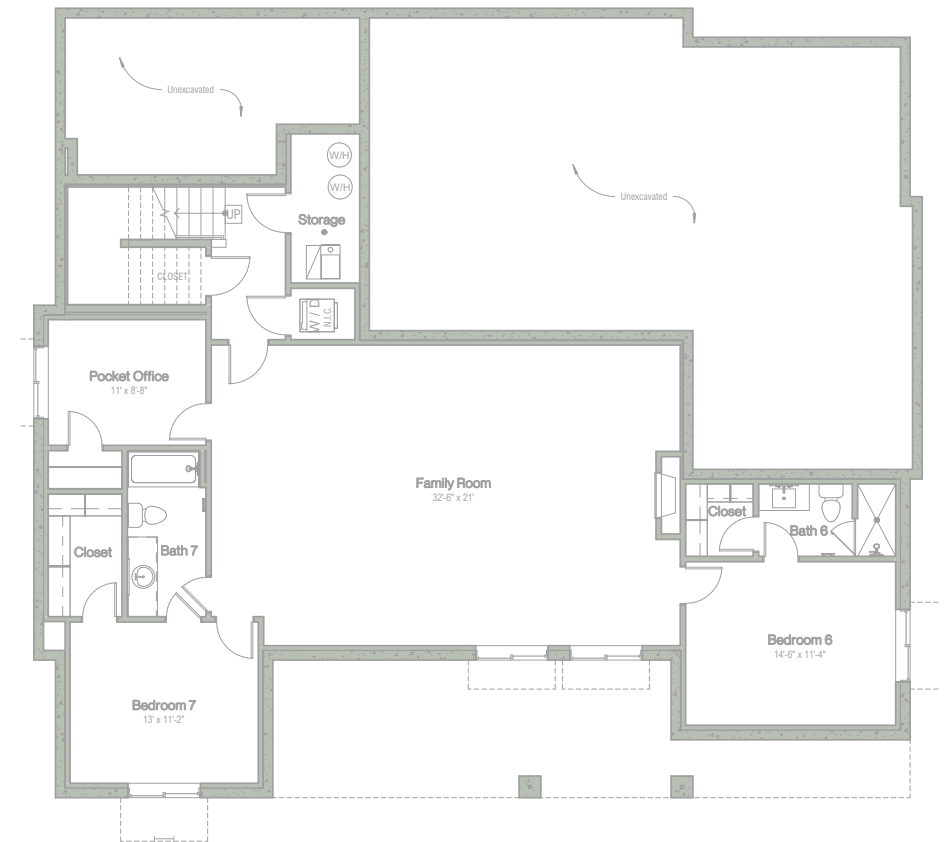
- 4,007 Finished Square Feet
- 5,513 Total Square Feet
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Main Floor 1,713 SF



Second Floor 2,291 SF

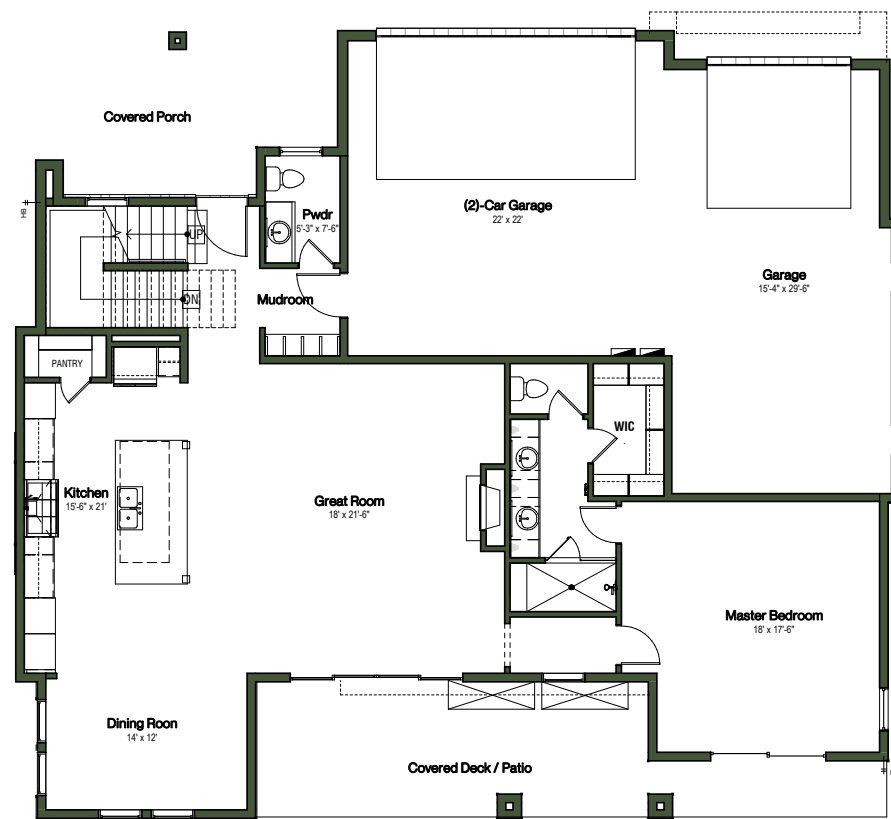


Optional Basement 1,506 SF

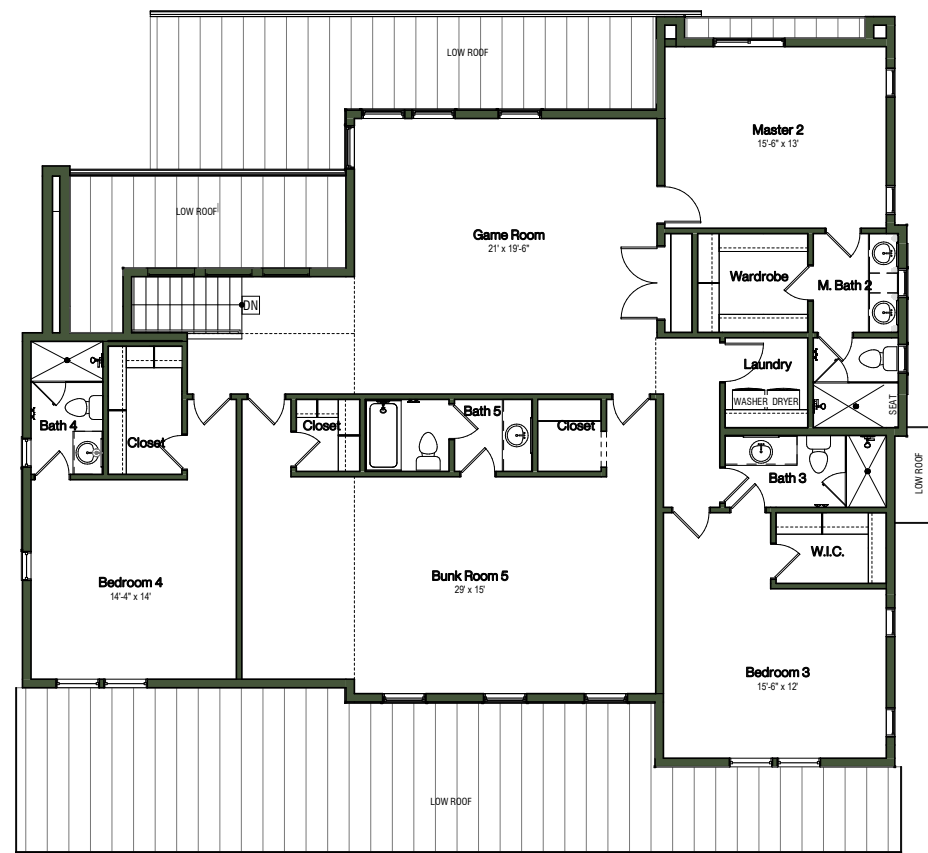
# Pineview Mountain Modern Floor Plan

## Plan Specifications

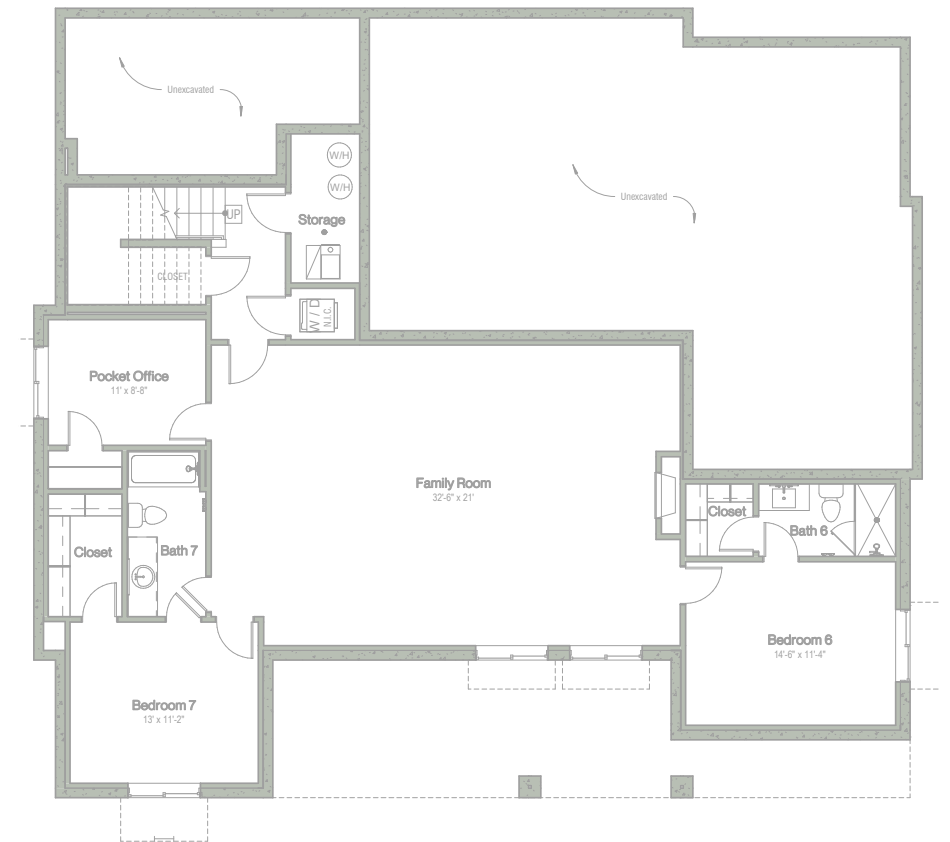
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Main Floor 1,713 SF



Second Floor 2,291 SF



Optional Basement 1,506 SF

# *Pineview Elevations*



# *Pineview Farmhouse Color Schemes*



Pineview Farmhouse Color Scheme A



Pineview Farmhouse Color Scheme B



Pineview Farmhouse Color Scheme C

# *Pineview Mountain Modern Color Schemes*

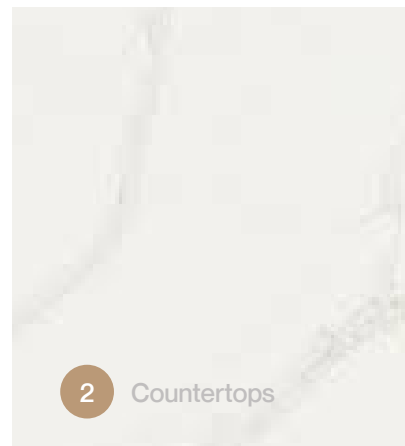
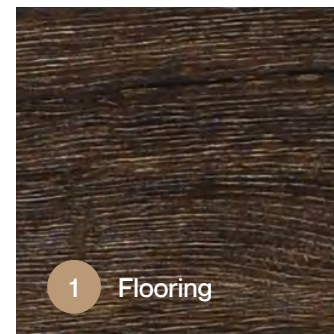
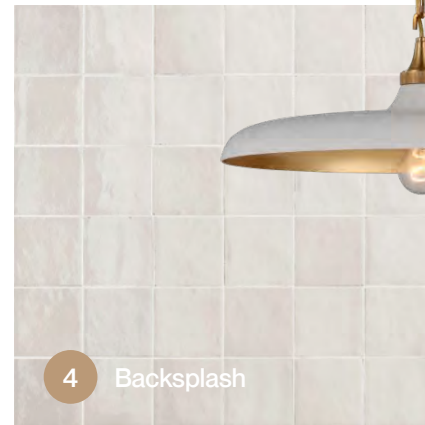
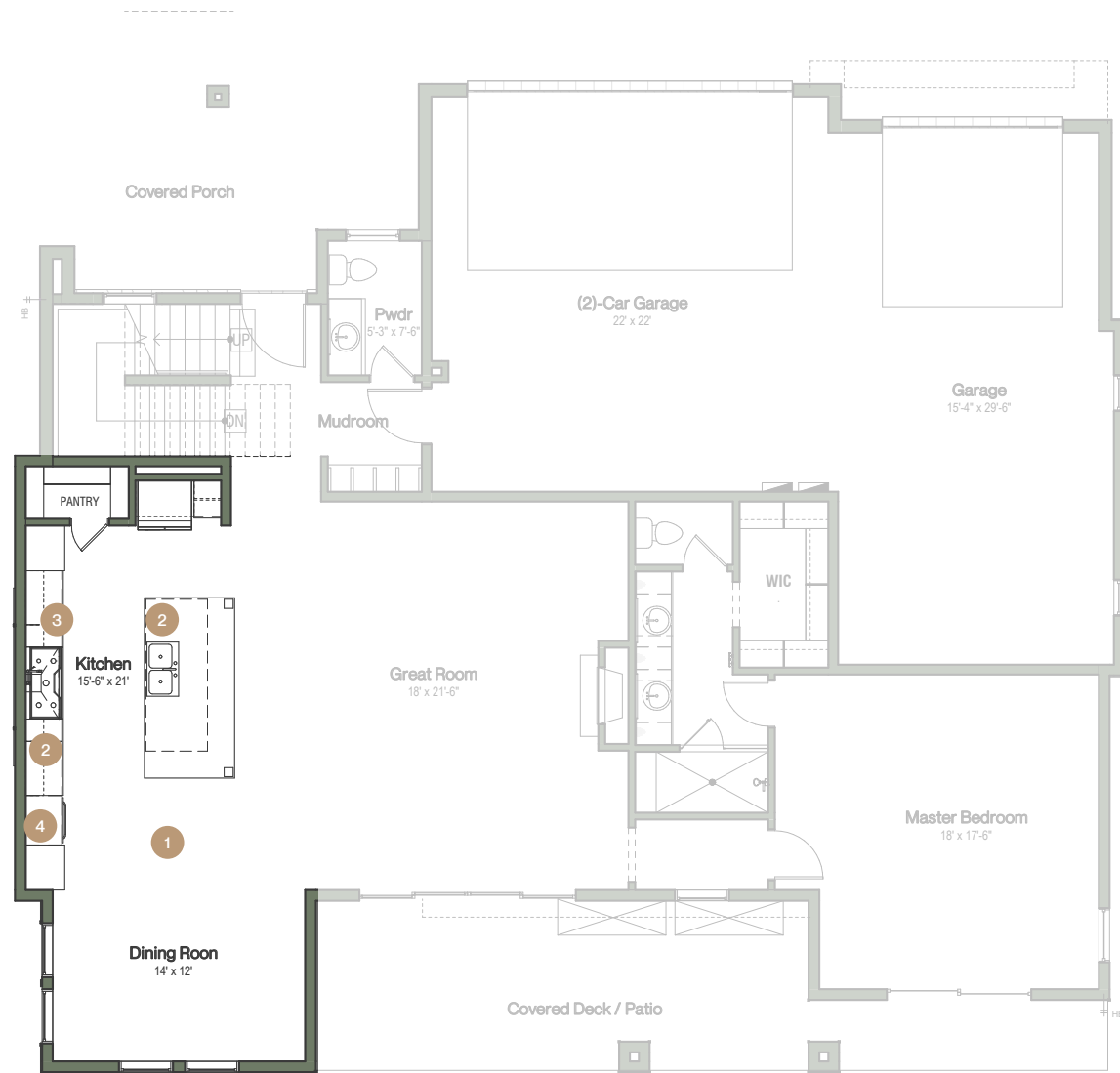


# *Pineview Farmhouse Interior Finishes*



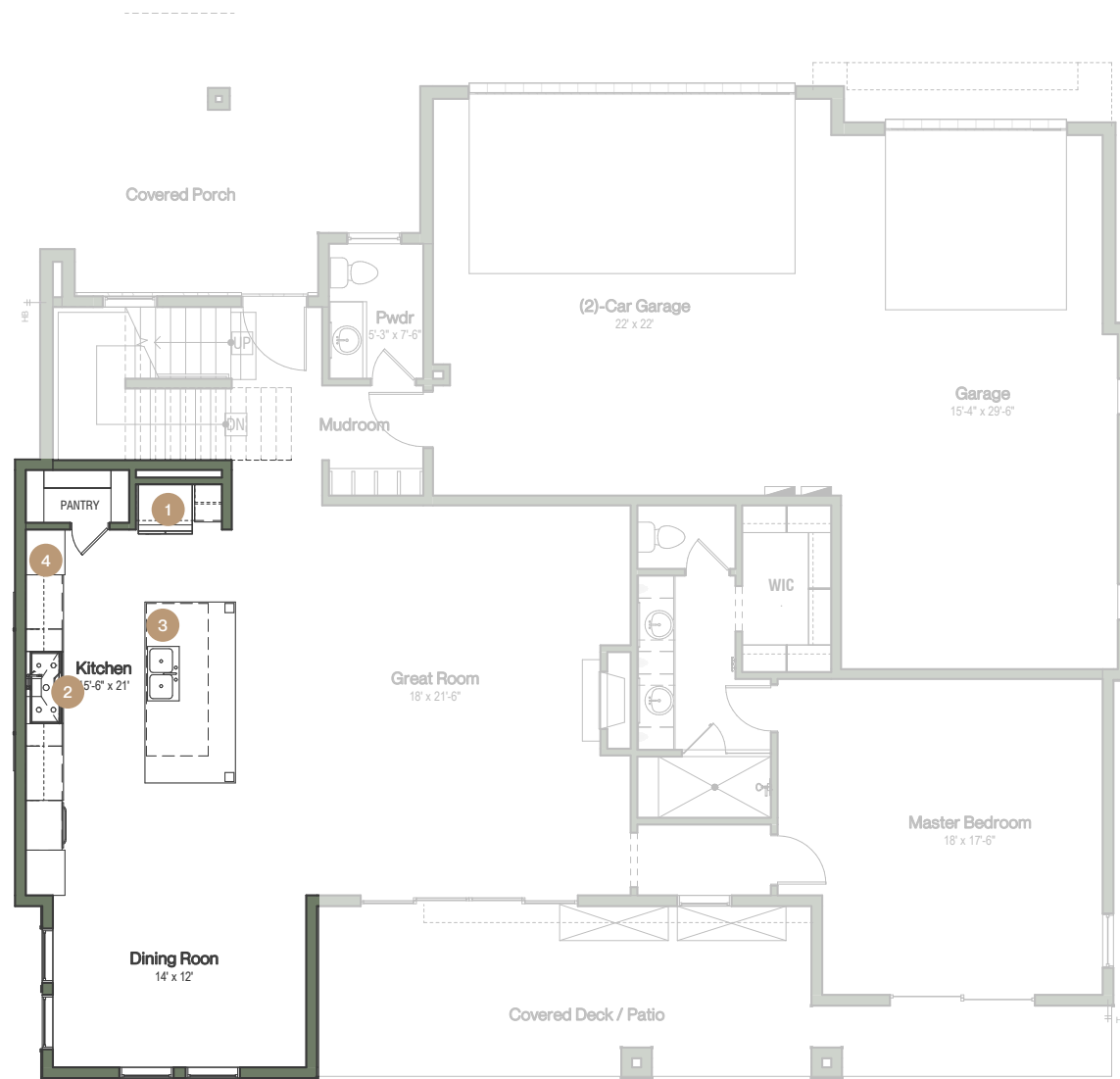
# Pineview Farmhouse Interior Finishes

## Main Floor – Kitchen & Dining



# Pineview Farmhouse Interior Finishes

## Main Floor – Kitchen Appliances



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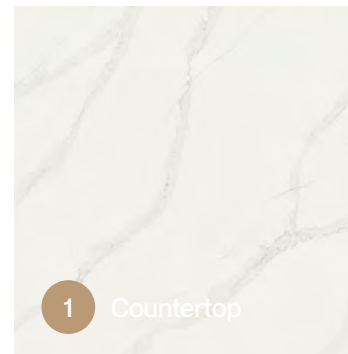
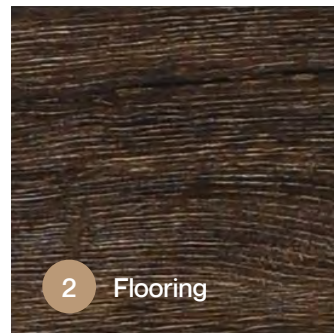
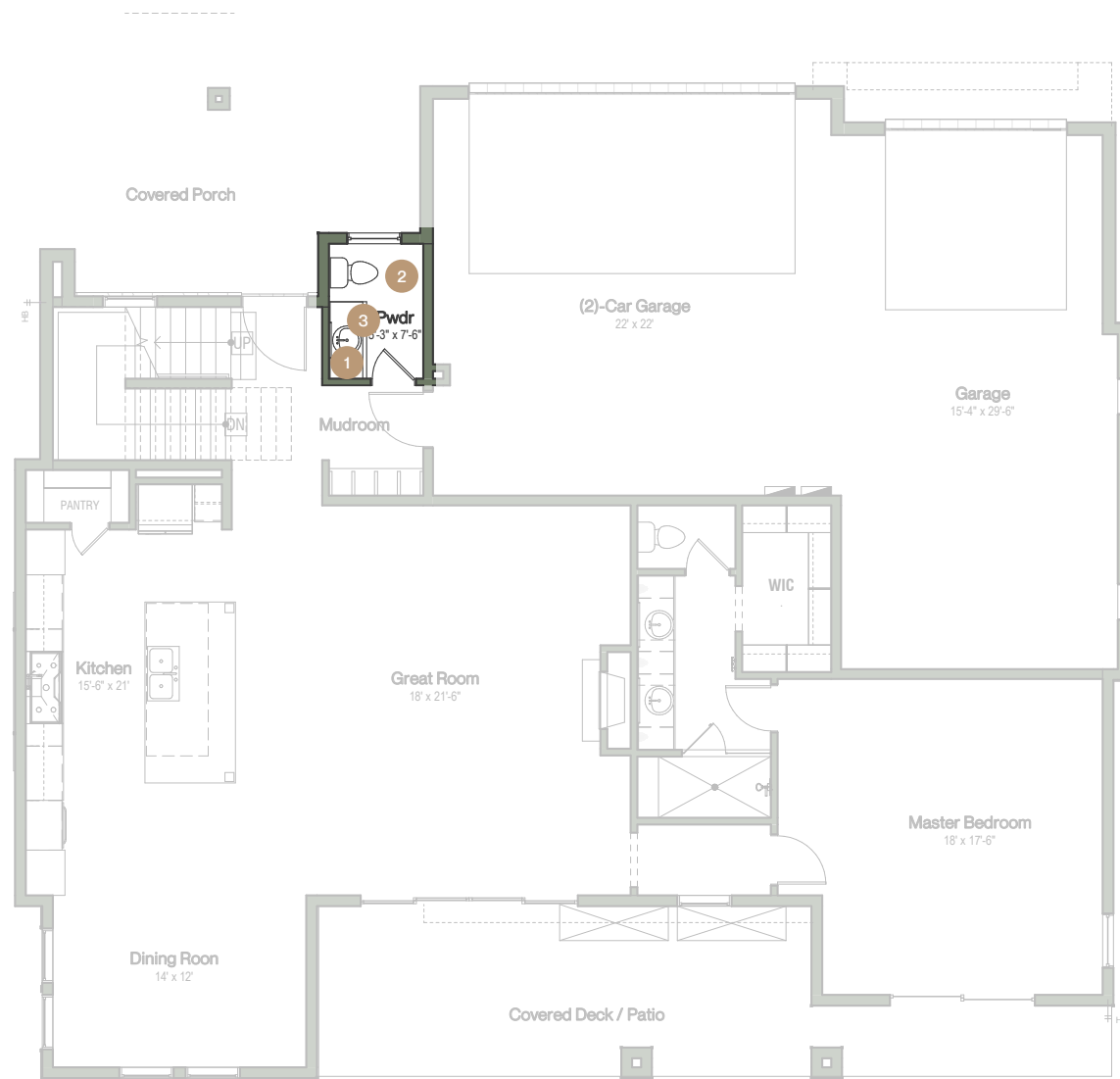


3 GE Café Dishwasher  
Stainless Steel



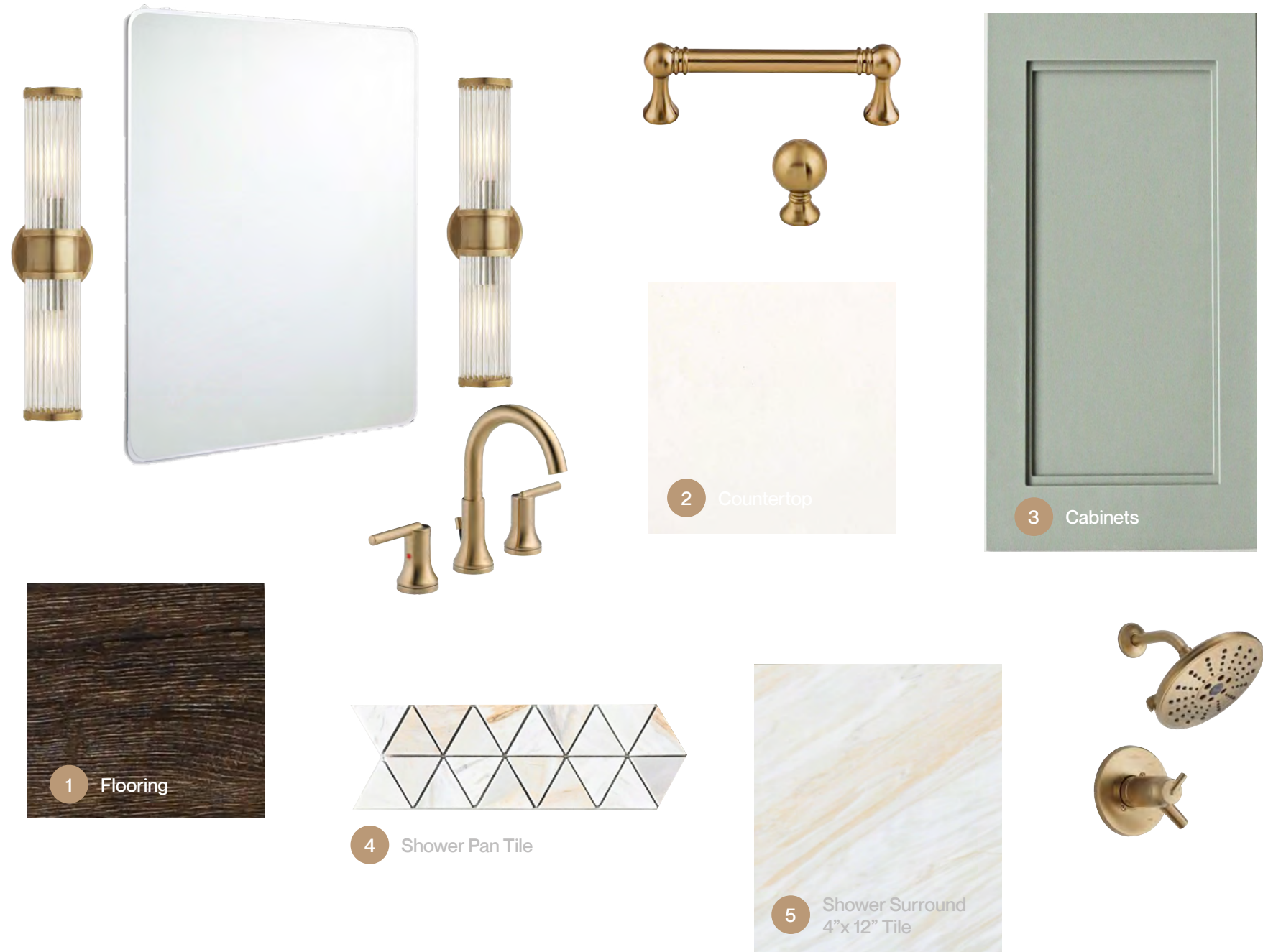
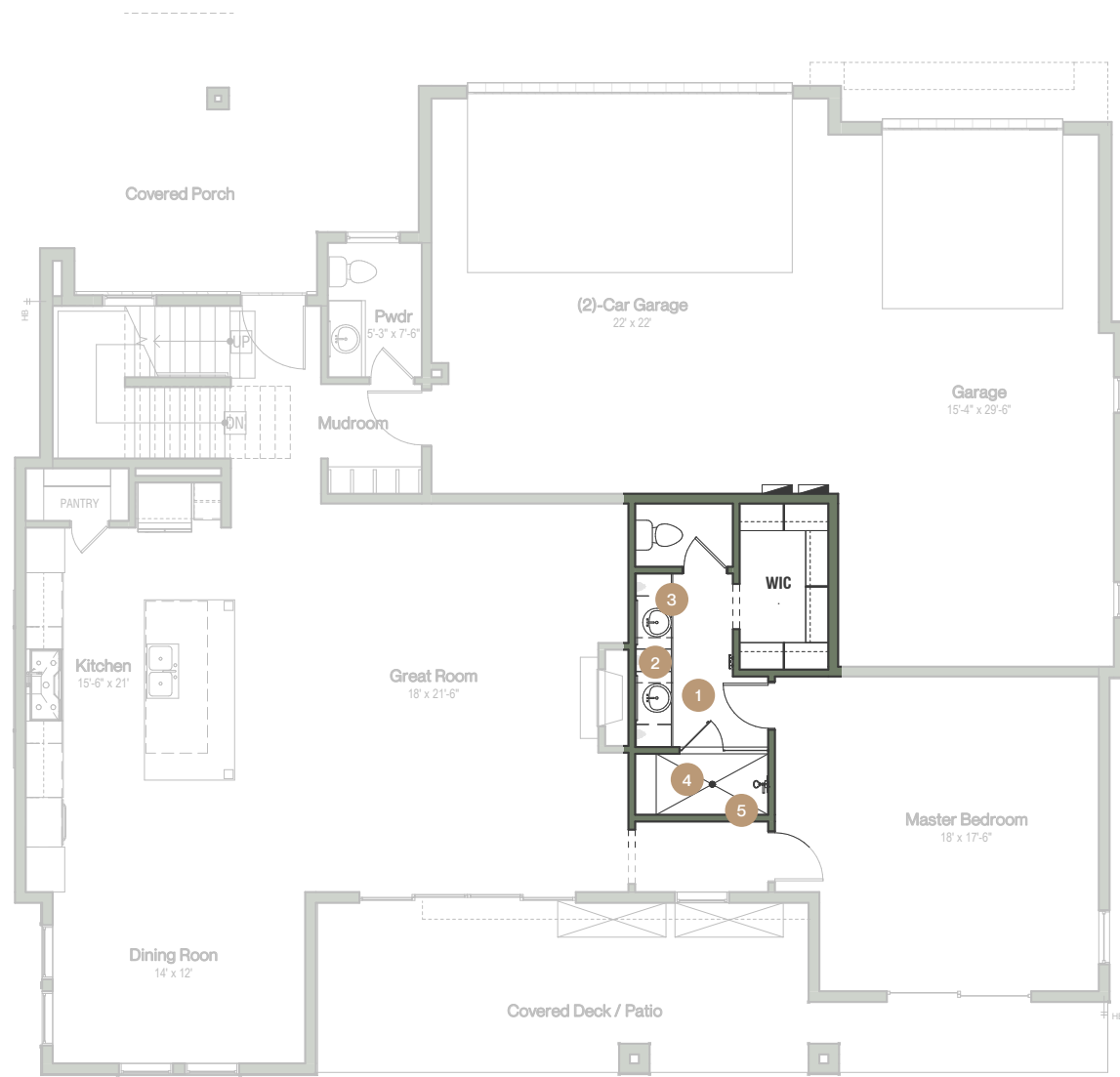
# Pineview Farmhouse Interior Finishes

## Main Floor – Powder Bathroom



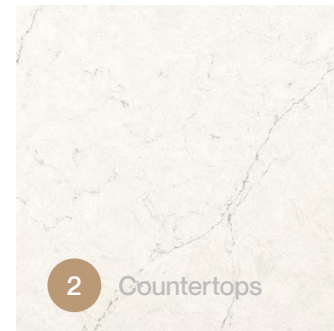
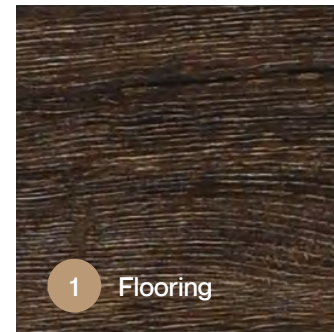
# Pineview Farmhouse Interior Finishes

## Main Floor – Master Bathroom



# Pineview Farmhouse Interior Finishes

## Second Floor – Laundry Room



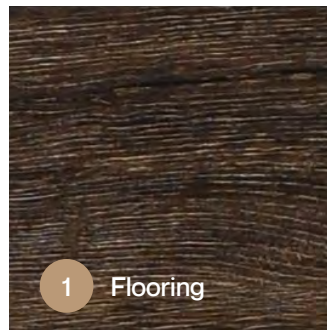
4 Shelving



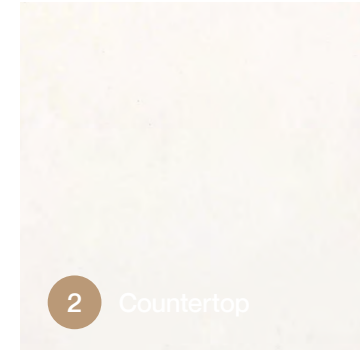
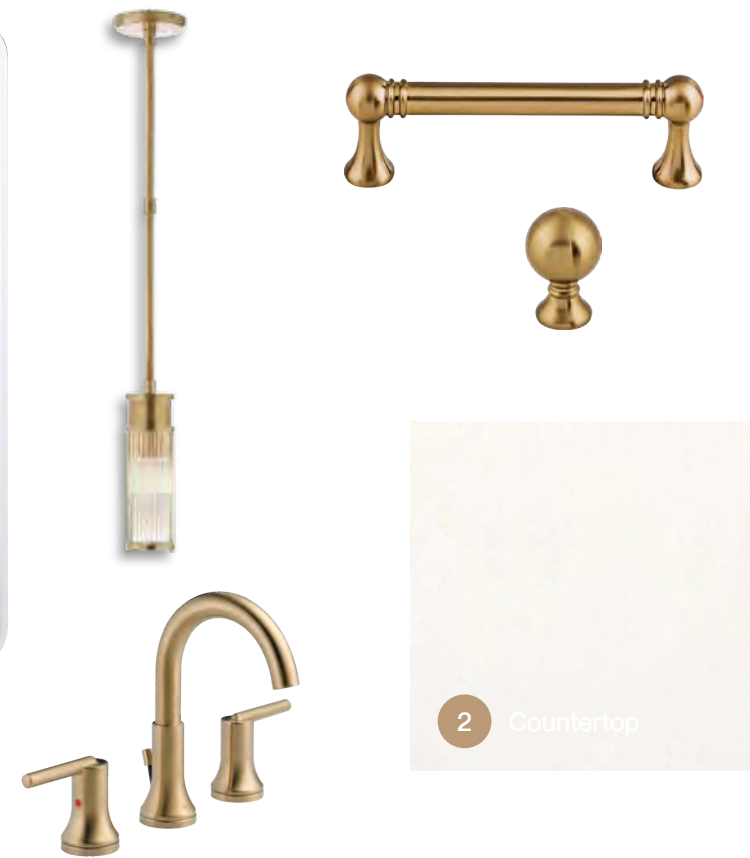
3 GE Washer and Dryer

# Pineview Farmhouse Interior Finishes

## Second Floor – Secondary Master



1 Flooring



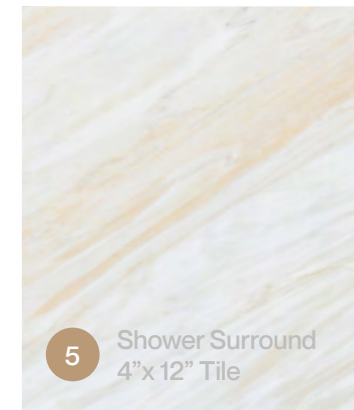
2 Countertop



3 Cabinets



4 Shower Pan Tile

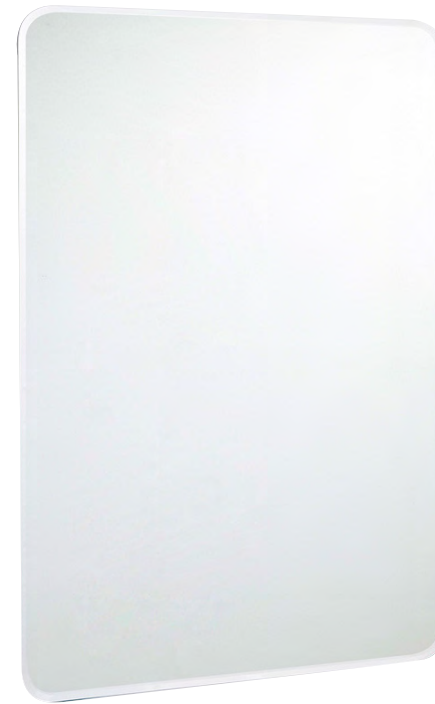


5 Shower Surround 4"x12" Tile

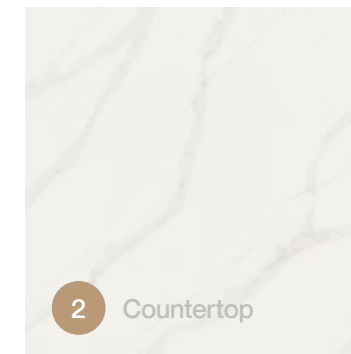


# Pineview Farmhouse Interior Finishes

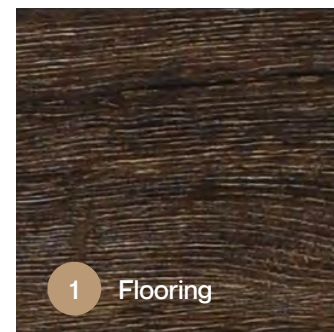
## Second Floor – Bathroom 3



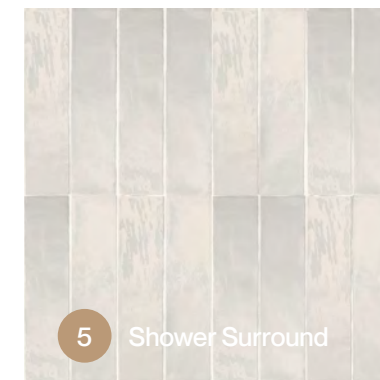
3 Cabinets



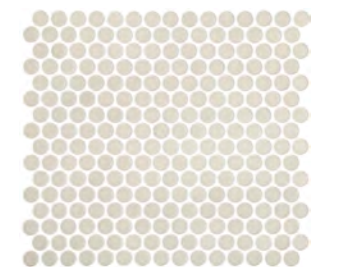
2 Countertop



1 Flooring



5 Shower Surround



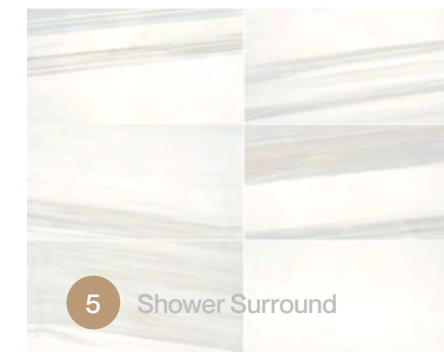
4 Shower Pan

# Pineview Farmhouse Interior Finishes

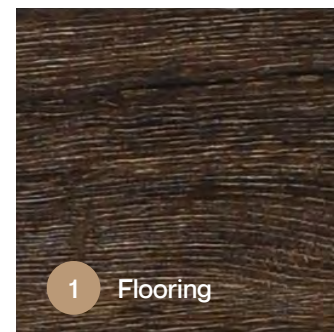
## Second Floor – Bathroom 4



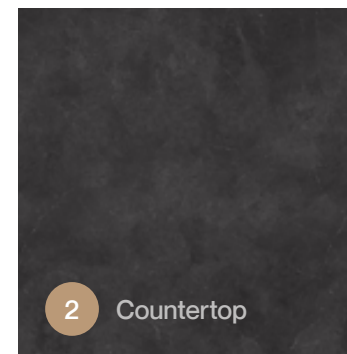
3 Cabinets



5 Shower Surround



1 Flooring



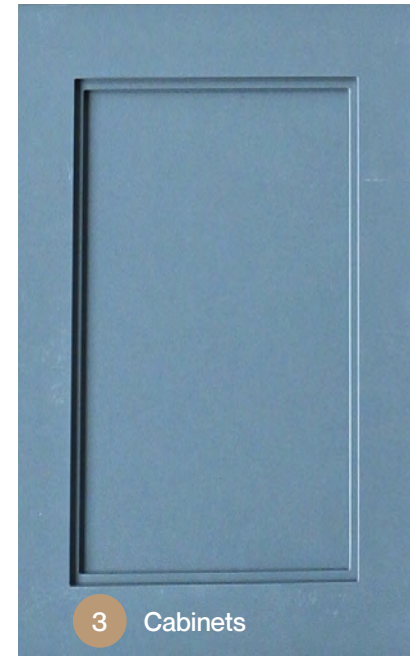
2 Countertop



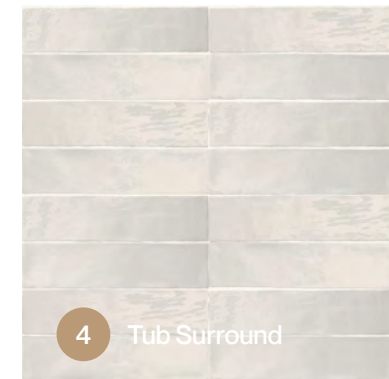
4 Shower Pan Tile

# Pineview Farmhouse Interior Finishes

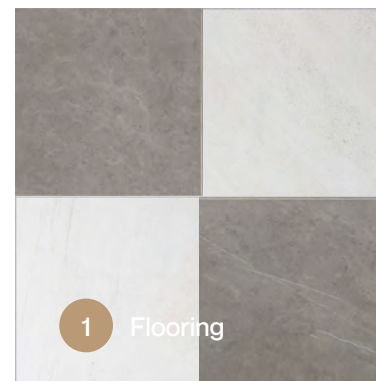
## Second Floor – Bathroom 5



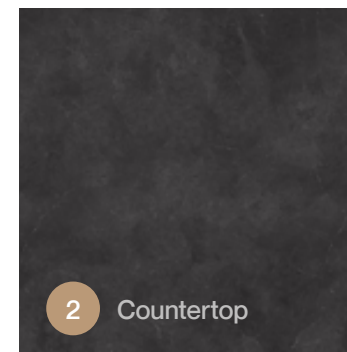
3 Cabinets



4 Tub Surround



1 Flooring

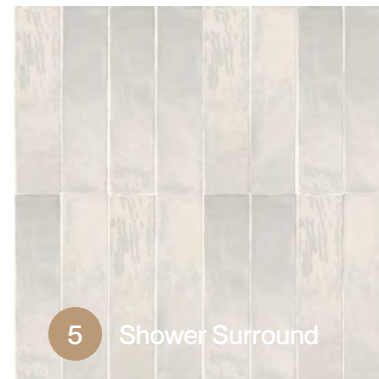
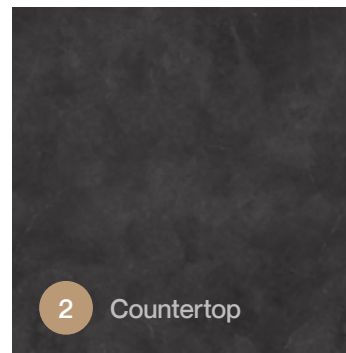
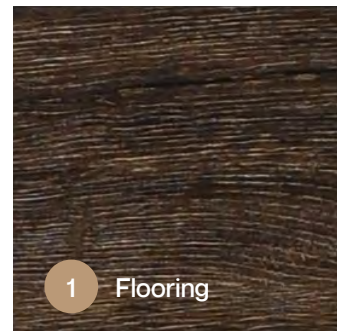
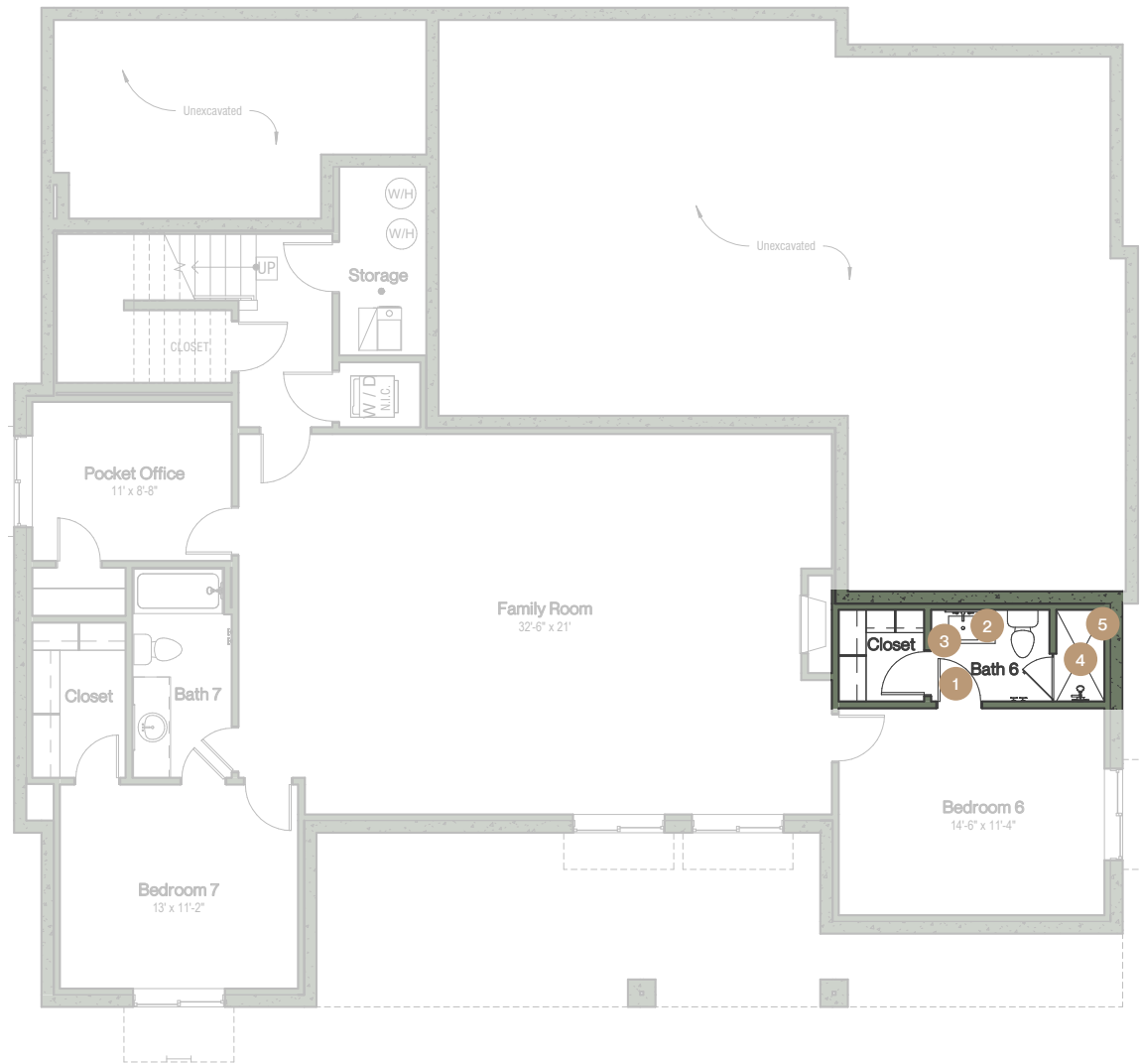


2 Countertop



# Pineview Farmhouse Interior Finishes

## Optional Basement – Bathroom 6



1 Flooring

2 Countertop

4 Shower Pan Tile

5 Shower Surround

3 Cabinets



# Pineview Farmhouse Interior Finishes

## Optional Basement – Bathroom 7

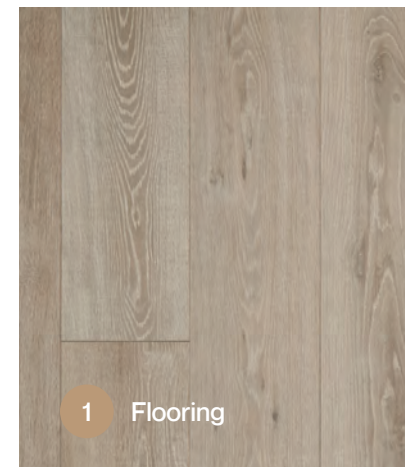
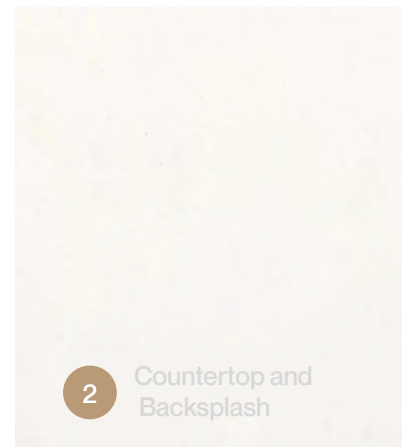
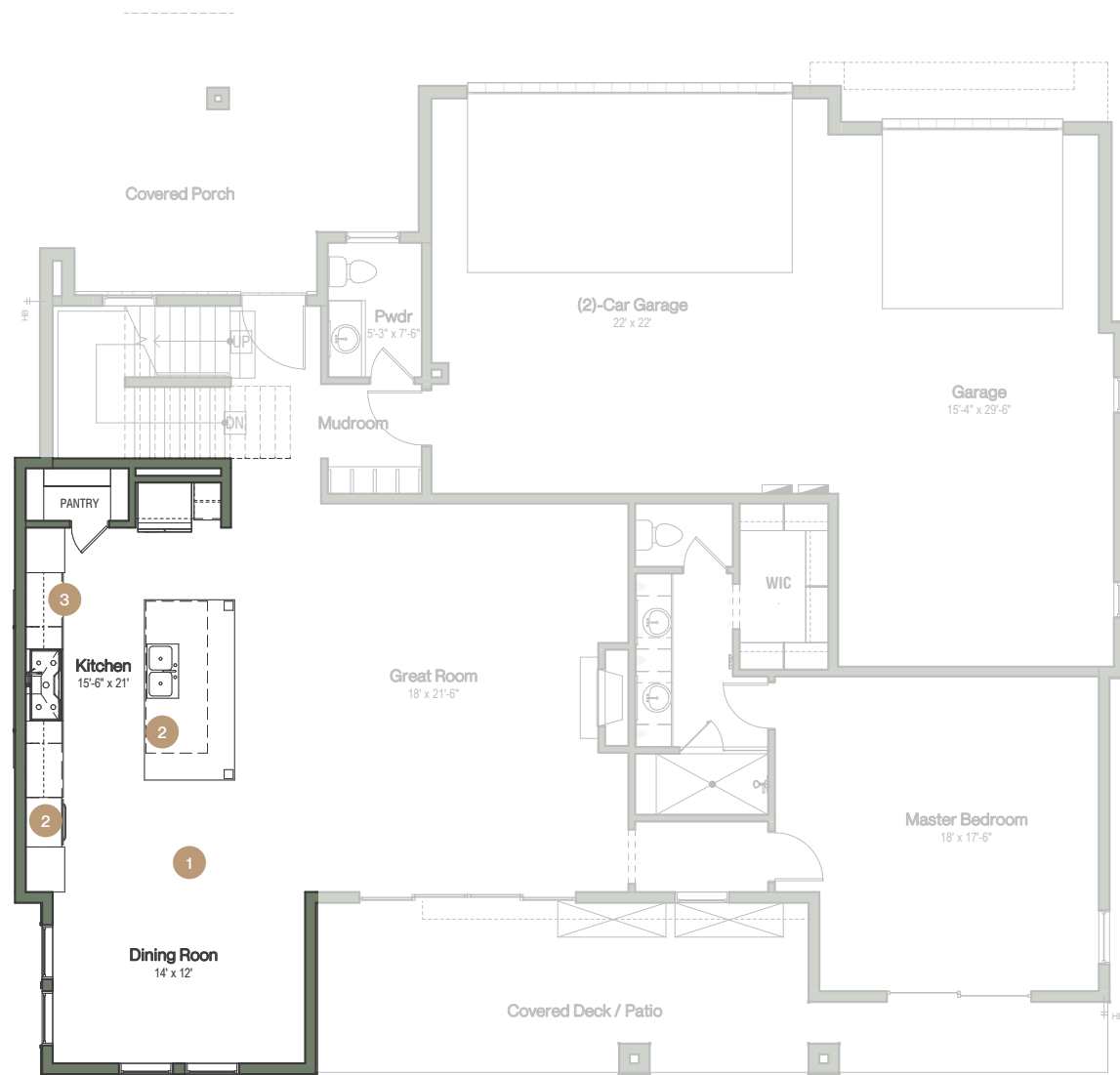


# *Pineview Mountain Modern Interior Finishes*



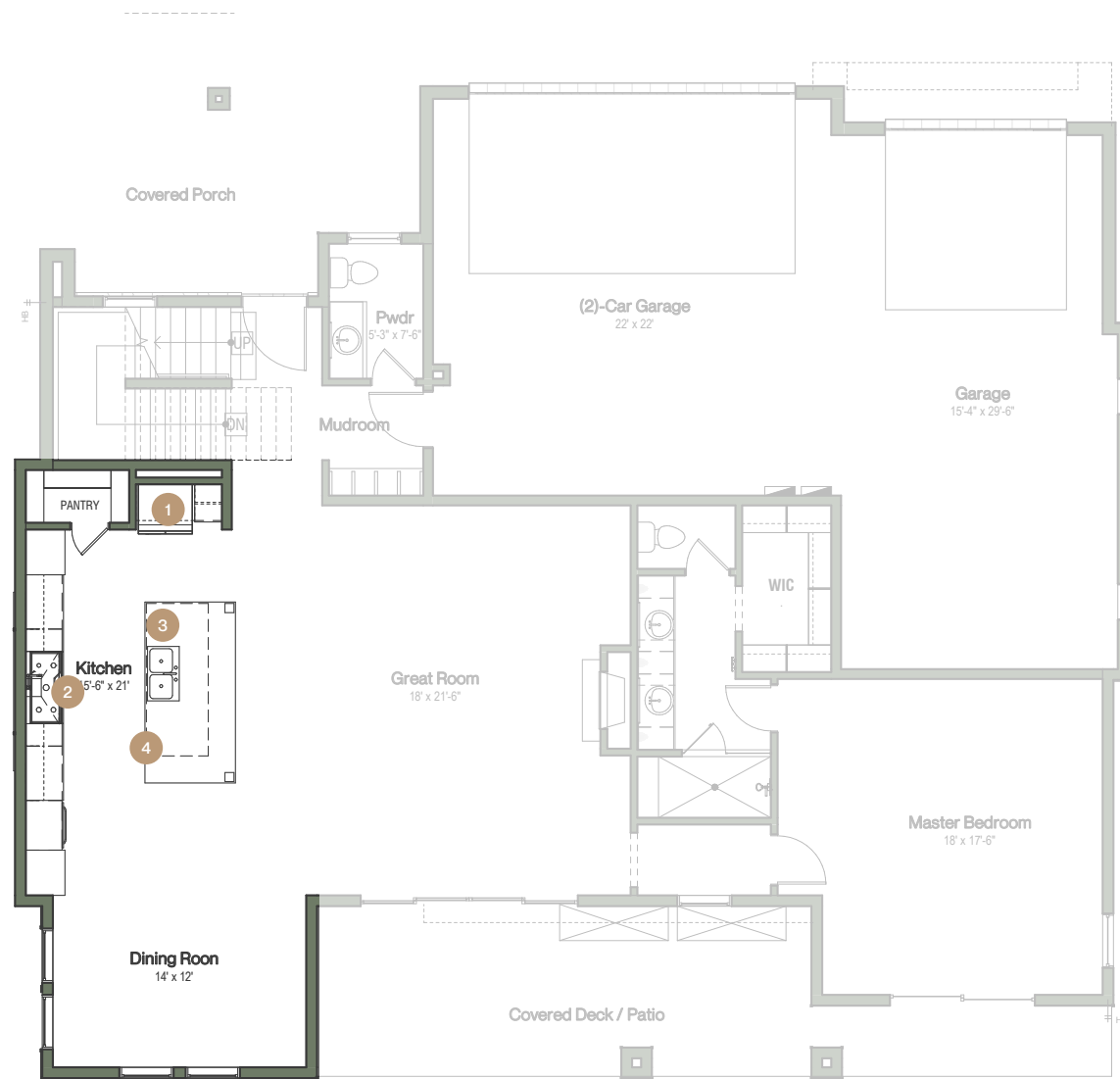
# Pineview Mountain Modern Interior Finishes

## Main Floor – Kitchen



# Pineview Mountain Modern Interior Finishes

## Main Floor – Kitchen Appliances



1 GE Café French Door Refrigerator  
Stainless Steel



2 48" GE Café Smart Dual-Fuel  
Commercial-Style Range



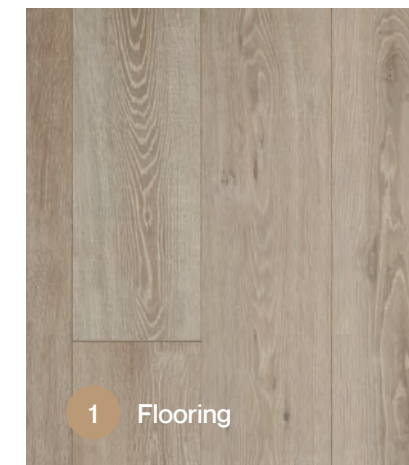
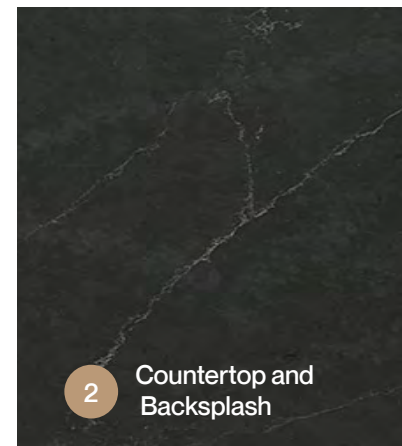
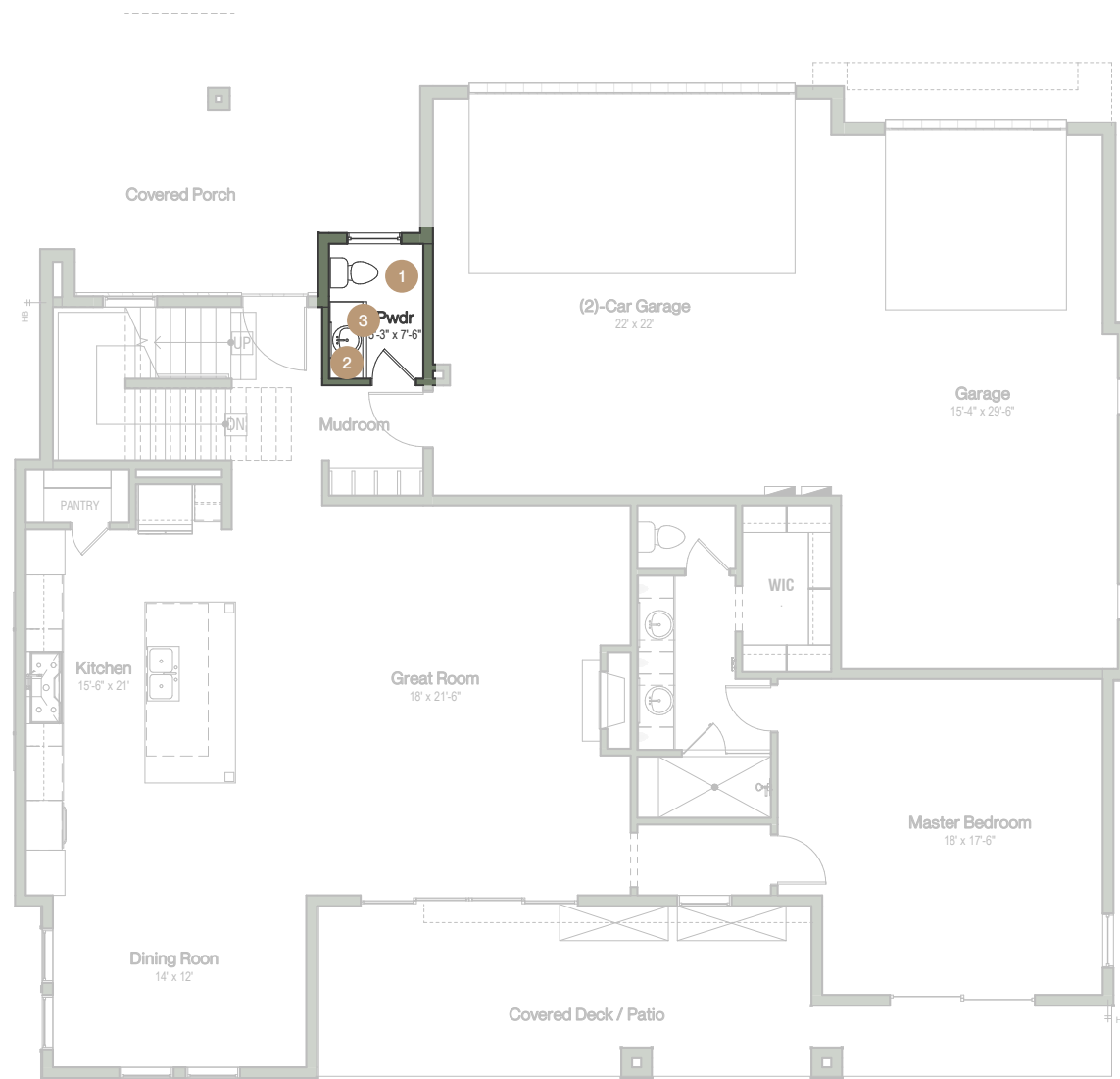
4 GE Café Built in Microwave  
Stainless Steel



3 GE Café Dishwasher  
Stainless Steel

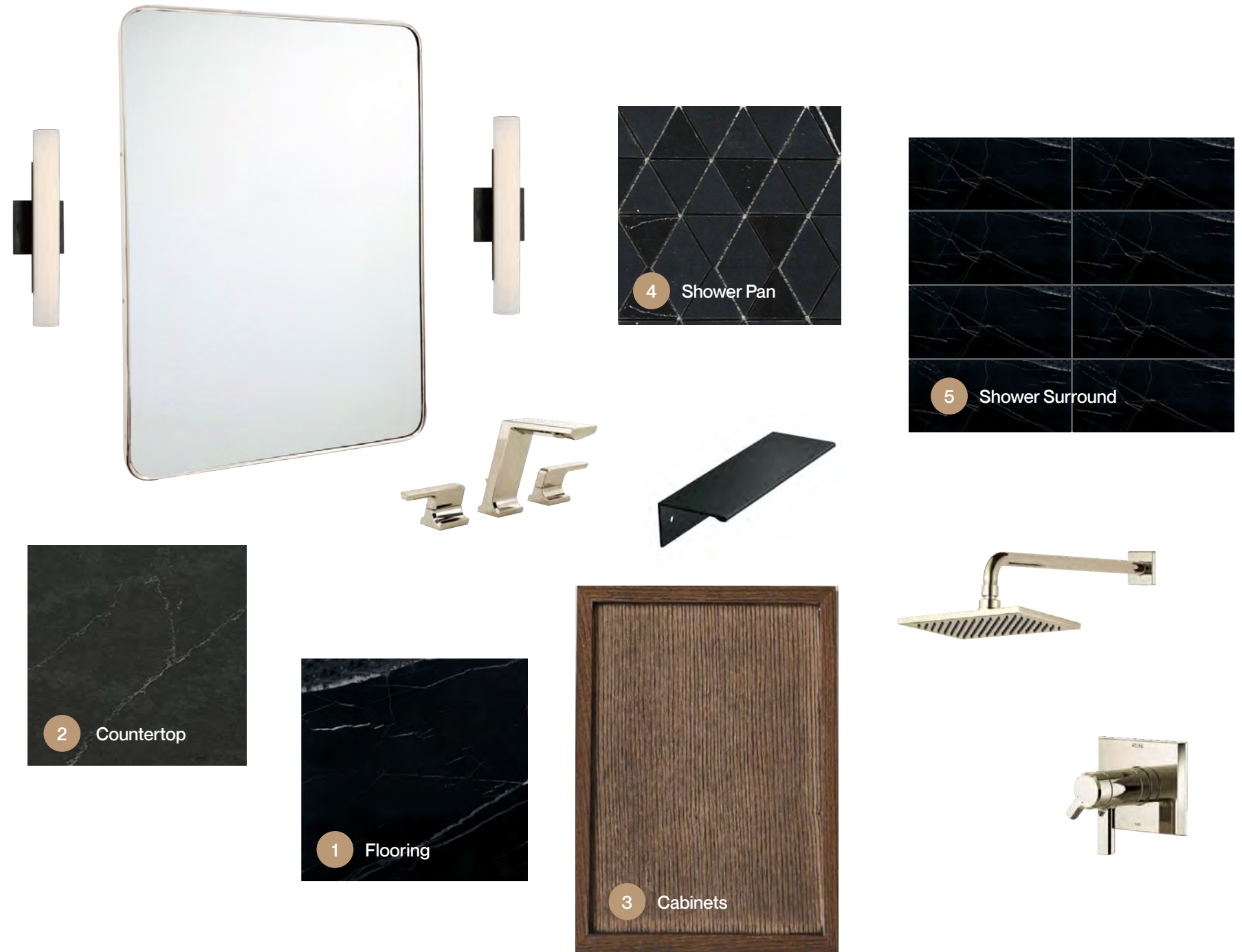
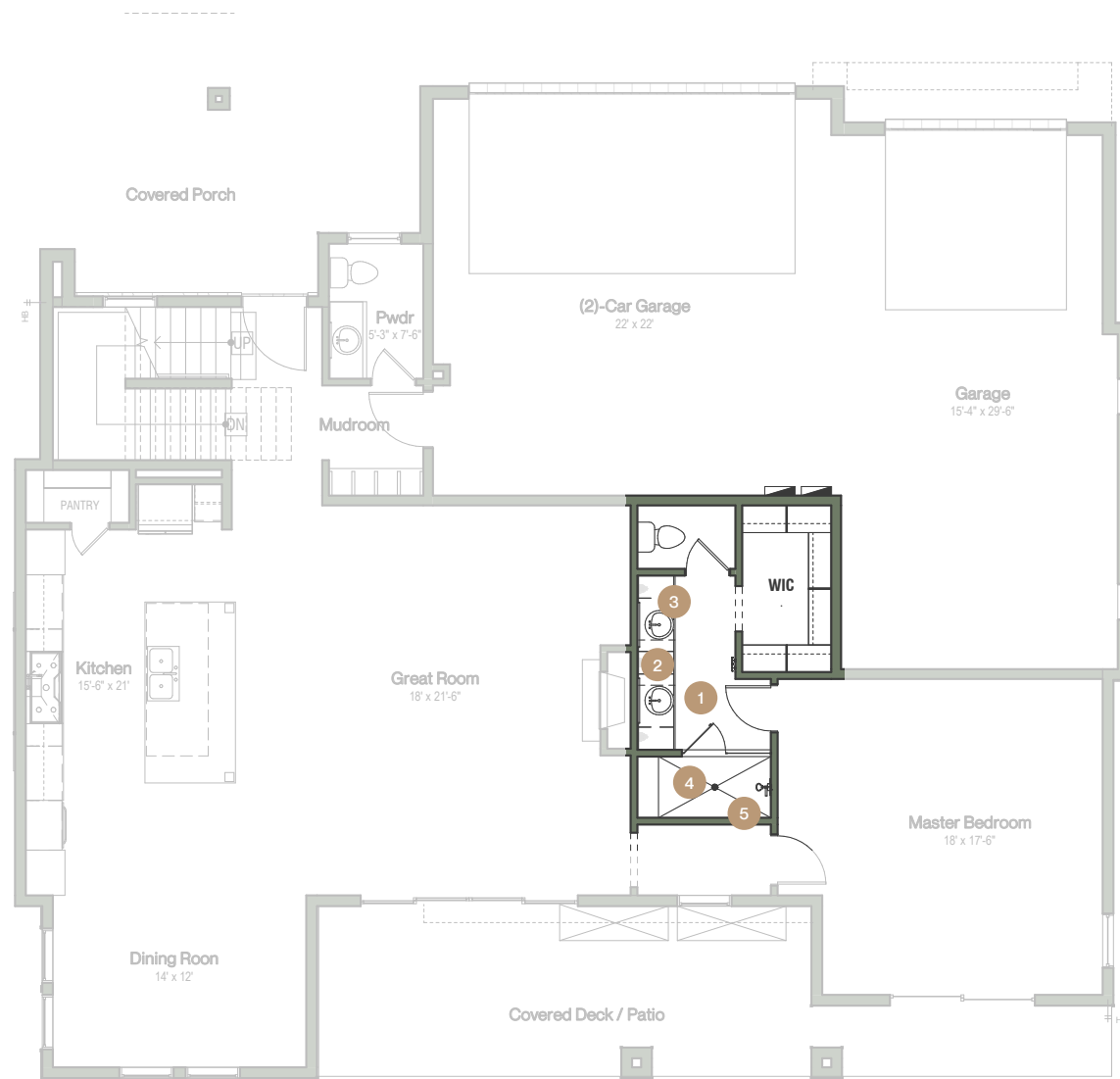
# Pineview Mountain Modern Interior Finishes

## Main Floor – Powder Bathroom



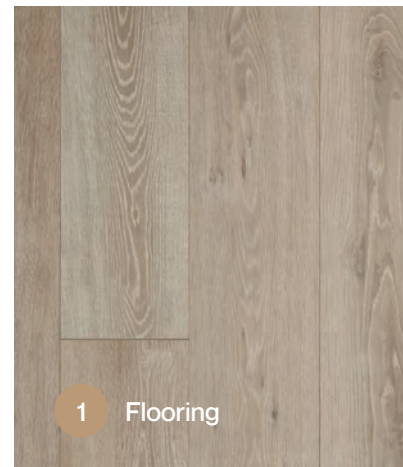
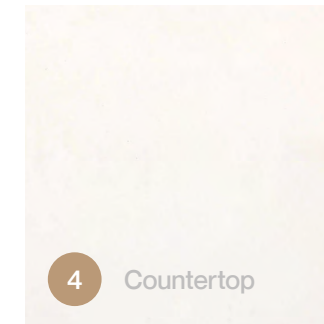
# Pineview Mountain Modern Interior Finishes

## Main Floor – Master Bathroom



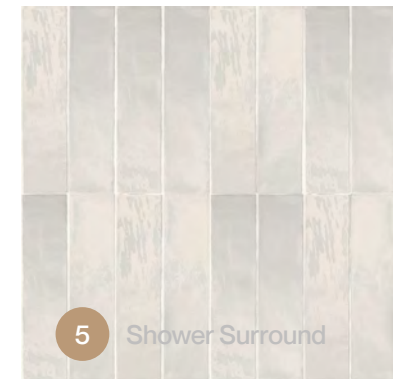
# Pineview Mountain Modern Interior Finishes

## Second Floor – Laundry Room

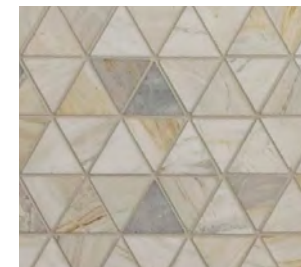


# Pineview Mountain Modern Interior Finishes

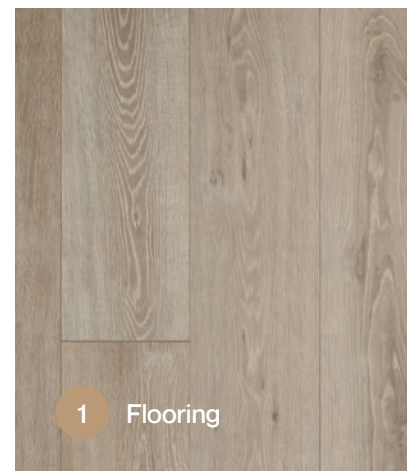
## Second Floor – Secondary Master



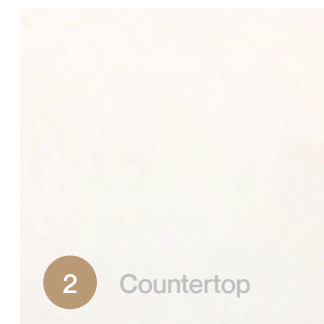
5 Shower Surround



4 Shower Pan



1 Flooring



2 Countertop



3 Cabinets





# Pineview Mountain Modern Interior Finishes

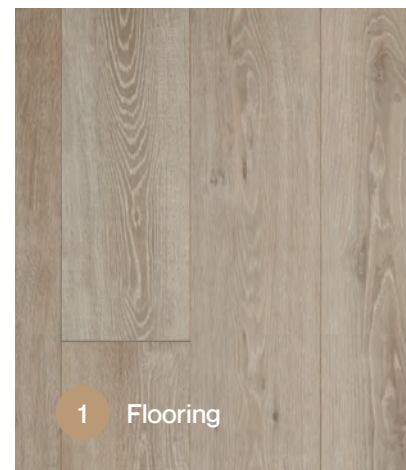
## Second Floor – Bathroom 3



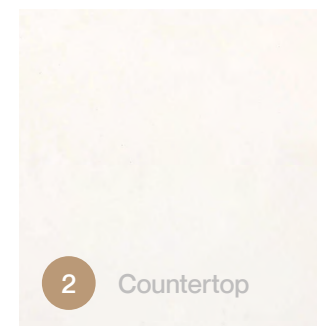
5 Shower Surround



4 Shower Pan



1 Flooring



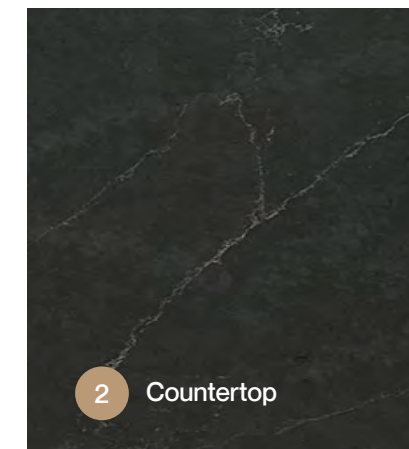
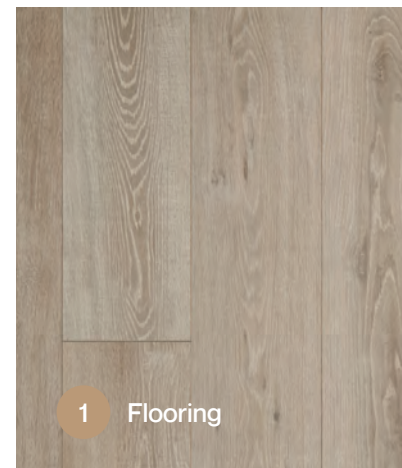
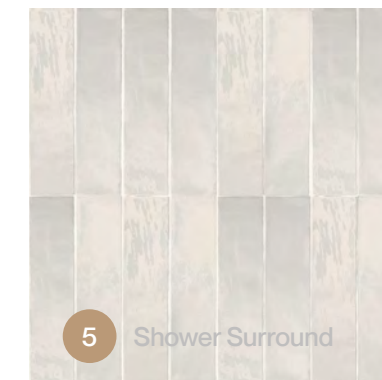
2 Countertop



3 Cabinets

# Pineview Mountain Modern Interior Finishes

## Second Floor – Bathroom 4



1 Flooring

2 Countertop

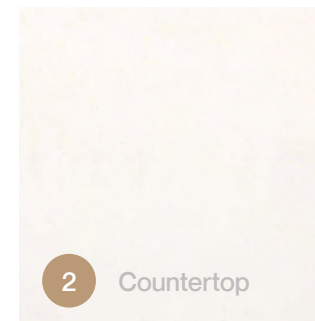
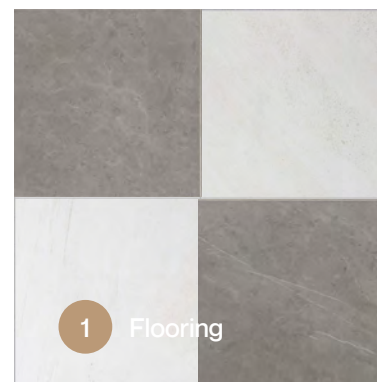
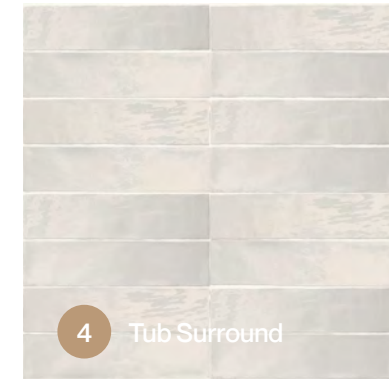
3 Cabinets

4 Shower Pan

5 Shower Surround

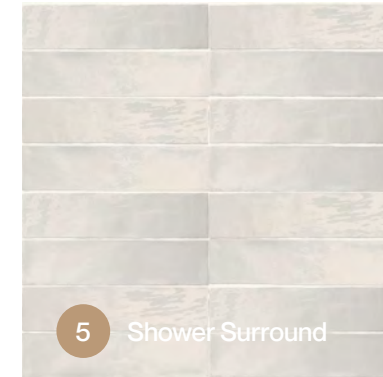
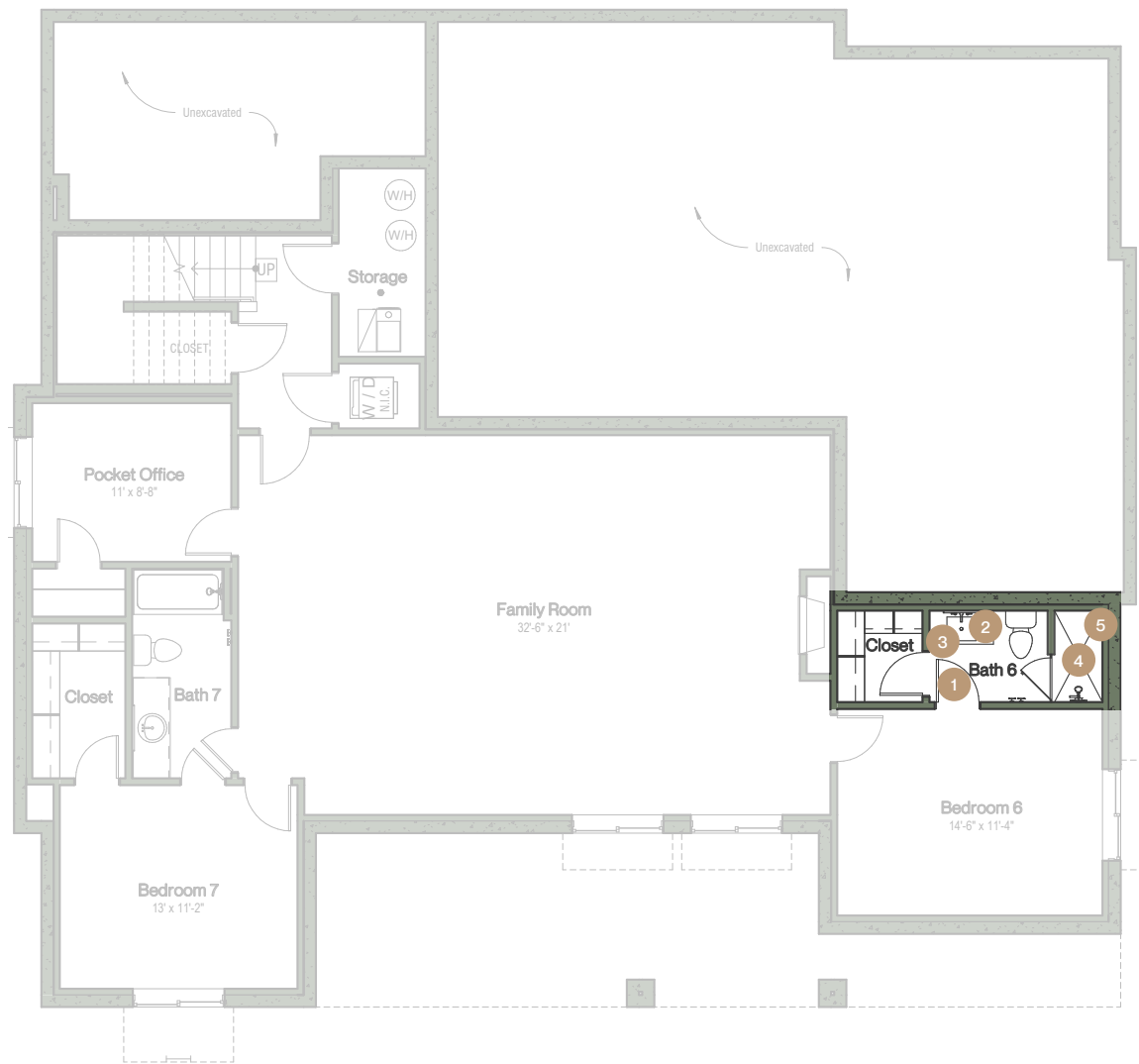
# Pineview Modern Interior Finishes

## Second Floor – Bathroom 5



# Pineview Mountain Modern Interior Finishes

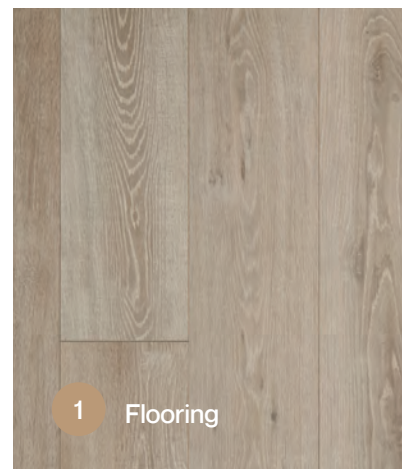
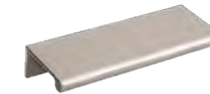
## Optional Basement – Bathroom 6



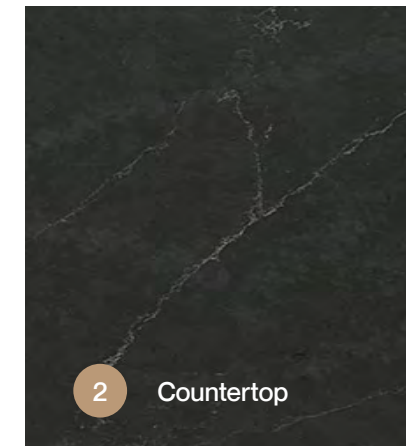
5 Shower Surround



4 Shower Pan



1 Flooring



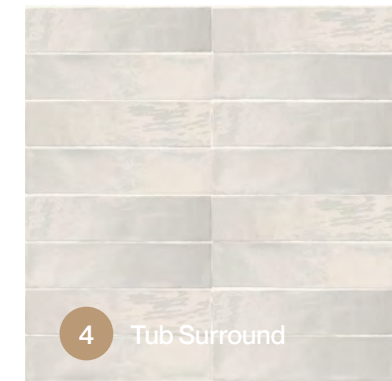
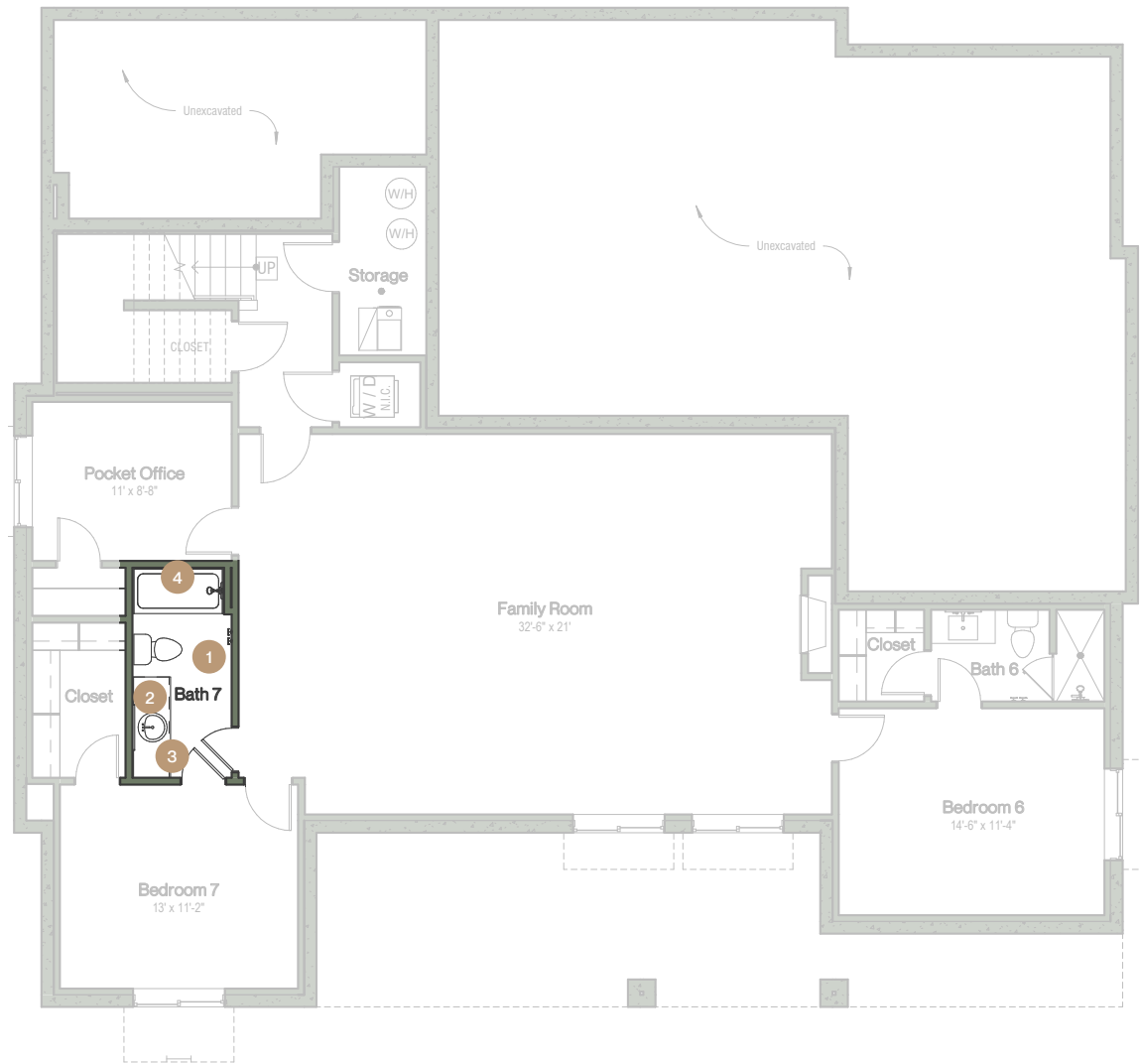
2 Countertop



3 Cabinets

# Pineview Mountain Modern Interior Finishes

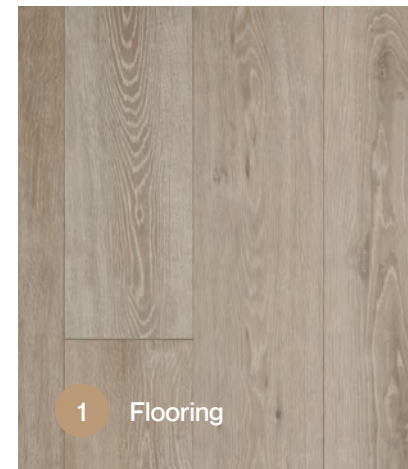
## Optional Basement – Bathroom 7



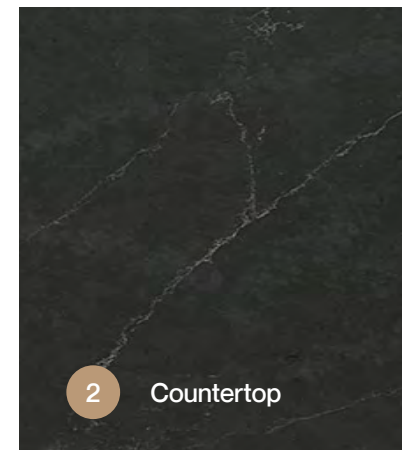
4 Tub Surround



3 Cabinets



1 Flooring



2 Countertop

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