



779 Silver Sage Drive

PARK CITY, UTAH 84098



4 bedrooms



4 bathrooms



3,726 sqft



2.16 Acres

MAIN LEVEL

Easterly Mountain views from just about every room.

- › Main level Master Suite (vaulted ceiling) walkout deck through glass panel French doors, Master bathroom (with soaking tub), & walk in closet.
- › 2 Bedrooms and 2 Bathrooms (full and half powder bathroom).
- › Main level open floor plan for entertaining:
 - › Kitchen with granite counters, Kitchen Aid® refrigerator, gas range/oven and range vent hood. Walk-in pantry.
 - › Semi-formal dining space with easterly mountain views.
 - › Main level hardwood floors, vaulted ceiling family room with natural stone gas fireplace, insert flat TV screen above fireplace and easterly mountain views.
- › Walkout to deck from family room for easy indoor and outdoor entertaining.
- › Office/ Den room with French panel glass doors.
- › Laundry/ Mudroom Room (off garage entrance): Built-in cabinets, counters & sink.
- › 5 car oversized HEATED garage (Lennox® gas heater) with high ceilings and potential overhead storage, 2 garages doors and separate door entrance into garage. Potential to set up a workshop in garage.

LOWER LEVEL

Potential to lock out space for long term rental or in-law apartment.

- › Spacious Family room with plenty of daylight, wet bar area, gas fireplace, new flooring, and walk out to lower patio space.
- › 1 Bedroom (Oversized) with Walk-in closet, potential to convert to EnSuite.
- › 1 Bathroom (Full).
- › Office/ Media/ Gym/ Game Room Multi-space use.
- › Theatre Room w/ theatre seats & entertainment equipment.
- › Utility closet (Oversized): Furnace/AC, 2 Water heaters, & Water softener.

EXTERIOR RESIDENCE FEATURES

- › West facing front entrance/yard.
- › Parking for 5 vehicles on paved driveway.
- › Off driveway 24' gravel parking space for mid-size RV, trailer, or watercraft vehicles.
- › Storage- Tuff Shed® 12' x 16' size with plenty of windows & high ceiling.
- › Terraced front yard and front entrance landscaping.



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EAST FACING BACKYARD

- › Main-level entertaining deck offers great sunrise and easterly mountain views (250 sq ft deck space), with gas stub for grill.
- › Lower-ground level walkout partial covered concrete patio space (250 sq ft patio space), with gas stub for grill.
- › Lower-ground level wood deck space, great for sunbathing or hot tub.
- › Backyard stone patio space, great location for fire pit and star gazing.
- › Oversized planter box centrally located.
- › Gradual slope towards lower section of property land, opportunity to place a 2nd structure/ barn type of structure and for animals to graze.

NORTH FACING YARD AREA

- › Stone steps pathway to stone patio area.
- › Gradual sloped terraced areas

SOUTH FACING GARDENING AREA

- › 3 oversized planter boxes and 3 smaller planter boxes, great southerly exposure location for prime vegetable growing.
- › Flag stone steps leading towards backyard entertaining areas.

HOME UPDATES

› 2021

- › Main level hardwood floors refinished.
- › Master bathroom completely updated.
- › New bathroom counters/sinks/faucets, and lighting in all bathrooms.
- › Kitchen cabinets painted.
- › New tile floors in mudroom and powder bathroom.
- › New door hardware throughout home.
- › New glass shower door in lower-level bathroom.
- › New water heater installed.

› 2020

- › Lower-level bathroom remodeled.
- › Furnace master module control replaced.
- › Humidifier system adjusted.

› 2019

- › New lower-level floors installed.

› 2018

- › Septic Tank pumped.

› 2017

- › North side natural stone steps and backyard stone patio installed.

› 2013

- › New CertainTeed shingle roof installed by previous owners.
- › Cell shade blinds throughout home installed by previous owners.