



492 Valley Dr

PARK CITY, UT 84098

 5 bedrooms  4 bathrooms  4,500 sqft  0.53 acres  1,020 sqft patio

MAIN LEVEL

- ▶ Spectacular open floor plan living space with tall/vaulted ceilings throughout the residence, engineered hardwood white oak wide plank floors, 8' tall solid core doors, large Marvin® windows allow for an abundance of illuminous natural light into the home, panoramic mountain & valley views from just about every room.
- ▶ Kitchen features Quartz® counters, Chef's Island w/entertaining bar, soft close white custom cabinets/ wood floating shelves, high-end Wolf®/ Thermador®/ Elica®/ Frigidaire® appliances, polished nickel finish sink/ pot filler faucets, and oversized walk-in butlers prep area/ pantry.
- ▶ Great Room offers spacious entertaining room with 20' ceilings, cozy warm Napoleon® Altitude X Series fireplace insert surrounded by pre-cast surround stone and floor to ceiling windows facing the southern ski resorts.
*Hidden room is located behind the tall-paneled accent wall in the great room to the right of the fireplace, the room can be used as a yoga room, gaming room (pool or poker table) or office. The room has great views towards the southern mountain ranges and an abundance of natural light coming into the room.
- ▶ Semi-formal dining area is nestled between the kitchen and great room with views towards the south facing mountain resort and easy access to the outdoor patio space through glass slider door.
- ▶ Main level primary suite w/ mtn resort views toward the south, master bathroom w/ steam shower, soaking tub, his/ her vanities, and oversized walk-in closet.
- ▶ Main level oversized mother-in law / guest bedroom with vaulted ceiling with northern mountain range views and walk in closet. Separate exterior entrance makes this room also suitable for an at home office space.
- ▶ Main level ¾ bathroom doubles as powder room and guest bedroom's bathroom. Quartz® counters, custom cabinets, tile floors and shower.
- ▶ Off the garage you enter the mudroom with great opportunity to expand into a ski storage/ family cubby locker room.
- ▶ From the mudroom you enter the main level laundry room, features custom cabinets, counter w/sink, and Samsung® Washer/ Dryer.

- ▶ The 1,020 sq ft patio space can be accessed from the semi-formal dining area through glass slider door. 290 sq ft of the patio space is covered while the remaining 730 sq ft is perfect for taking in the southern mtn resort views and soaking in the sun.
- ▶ 3 car (one side allows for tandem car parking) oversized garage with two 7' tall and 10 wide garage doors, epoxy sealed floor, 240A electric charging outlet, hot/cold water spigot, utility room closet (Bosch® tankless water heater and exterior security camera) and man door access to west exterior pathway to front or backyard.

UPPER LEVEL

- ▶ Mountain range views from just about every room, tall ceilings coupled with large windows allow for ample natural light throughout the entire level. The engineered hardwood floors in the hallway and tall 8' solid core doors continue through the 2nd floor. Flat matte iron railings.
- ▶ The home offers a second entertaining family space or great room for the kids to hang out with friends. Sliding wood barn door.
- ▶ One en-suite bedroom with carpet flooring, walk-in closet, full bathroom, and North facing mtn range views.
- ▶ Two bedrooms with carpet flooring, reach in closets and south facing mtn range views.
- ▶ Hallway bathroom with Quartz® counters, double sinks, tile floor/ shower and separate room for shower/ toilet.
- ▶ Upper-level laundry room features custom cabinets, granite honed counter w/sink, and hook-up for washer/ dryer.
- ▶ Utility room closet: 2nd central furnace system.

UPPER LEVEL

- ▶ Crawl space (4' tall area) access is in the closet under the stairs on the main living area.
- ▶ Second furnace system locate in crawl space.
- ▶ Three sump pumps located in crawl space, one for the front of the home and two for the back of the home.



Jose Garcia

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EXTERIOR RESIDENCE FEATURES

› North facing property:

- › Entrance to the front of the property off Valley Drive, the driveway allows for ample space for 4 parked cars and plenty of parking on the street.
- › Fully landscaped flat front yard with mix of mature trees deciduous/ pine trees, bushes, and plants within the Xeriscape rock beds throughout the perimeter of the property. Fully irrigated side yard. Green grass front yard space for kids and pets to enjoy.

› East facing property:

- › Side yard Xeriscape rock beds with mature trees, bushes, and plants. Side rock walkway path that leads to either the front of the home or the backyard. Fully irrigated side yard.

› South facing backyard:

- › Taken in the mountain resort views, sunrise, sunsets, and soak in the abundance of sun off the backyard 1,020 sq ft patio or massive backyard green lawn. Fully landscaped flat backyard with mix of mature trees deciduous/ pine trees, bushes, and plants within the Xeriscape rock beds throughout the perimeter of the property. Fully irrigated side yard. Fully fenced backyard, great for pets to roam.

› West facing backyard:

- › Side yard Xeriscape rock beds with trees, bushes, and plants. Side concrete walkway path that leads to either the front of the home or the backyard. Fully irrigated side yard.

LOCATION, ADVENTURE ACCESS & PROXIMITY TO ALL THE ESSENTIALS

- › The residence is located within the Park City School District, within walking distance to the school bus pick up location.
- › Minutes to everything Park City has to offer from Old Town Main Street to Redstone/Kimball shopping districts fine dining / shopping, and 4 grocery stores.
- › Explore 500+ miles of outdoor adventure trails, 5-10 min bike ride from the home to round valley trailhead, local parks/ sports fields, dog parks, and free public bus transit right down the road.
- › 8-15 min to Deer Valley® Resort, Park City Mtn Resort, and Woodward Park City in Park City, Olympic facilities, Jordanelle waters, Golfing, 20 min to SLC, and 30 min to SLC International Airport.



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 LUXURY
PORTFOLIO
INTERNATIONAL

 Windermere
REAL ESTATE



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CONSTRUCTION BUILD INFORMATION:

CONSTRUCTION

- › Architectural Design & Built in 2023 by Hillwood Homes.
- › Structural Engineering & Surveying by York Engineering.
- › Plat form framing, 2" x 6" wood framing.
- › Siding: Iron Gray James Hardy board.
- › Marvin® Windows and Slider glass door.
- › Concrete slab and Concrete perimeter foundation.
- › Owens Corning Onyx Black Architectural composition roof shingles.

MECHANICAL

- › 2 zone heating and cooling system thermostat-controlled home, upper and lower floor systems.
- › Bosch® tankless water heater.
- › Napoleon® Altitude X Series fireplace.
- › Fire sprinkler system and smoke alarms.
- › Clare Vision® security camera system (located in garage utility room), four exterior cameras can be controlled with mobile app.
- › Hunter® - Hydrowise Smart Controller Irrigation system, can be controlled with mobile app.
 - › 6 zones irrigation zones: Four broadcast sprinkler zones and two drip zones.

INTERIOR FINISHES

- › Quartz® and honed granite counters throughout home.
- › Alta Vista engineered hardwood white oak wide plank floors.
- › Front entrance door: Vista Grande Modern 4 lite pearl glass.
- › Paint grade 8' Solid Core doors.
- › Designer tile used throughout home in bathrooms, kitchen, laundry rooms and mudroom.
- › Black Flat Matte hardware finishes.
- › Flat matte metal horizontal railings.
- › Garage epoxy floor coating.

APPLIANCES & ELECTRONICS

- › Wolf® 8 burner Gas Range / Double Oven
- › Thermador® dishwasher and microwave oven
- › Elica® over hood exhaust vent.
- › Frigidaire® side by side Refrigerator/ Freezer
- › Samsung Washer & Dryer (lower laundry room).
- › Samsung 75" 4K UHD QLED LCD TV (Located in Great Room)



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