

## UTAH POWDER HOMES FACT SHEET

DESCRIPTION	KINGS COVE I (KC1)	KINGS COVE II (KC2)
Basic Description	<p>Approx. 2,400 sq. ft                      Brick w/ Wood Siding Home                      Approx. 30 Years Old                      Well Maintained                      Front Porch &amp; Entry                      Split Entry Style Home</p>	<p>Approx. 3,000 sq. ft.                      Wood with Brick                      Approx. 30 Years Old                      Well Maintained                      Front Porch &amp; Entry</p>
Bedrooms	<p>Five                      Bed Configuration:                      Main Level Bedrm # 1 - Queen Bed                      Main Level Bedrm # 2 - Queen Bed &amp; Twin Bed                      Main Level Bedrm # 3 - Queen Bed                      Lower Level Bedrm # 4 - Queen Bed                      Lower Level Bedrm # 5 - 2 Twin Beds                      Total of Seven Beds</p> <p>Maximum - Sleeps 11 people                      All Bedrooms have a Dresser, Nightstand,                      Table Lamp, Bed Linens, Framed Art,                      Silk Plants, and Extra Blankets &amp; Pillows                      All Bedrooms have a Closet except Lower Level                      Bedroom # 4</p>	<p>Six                      Bed Configuration:                      Main Level Bedrm # 1 - King Bed                      Main Level Bedrm # 2 - 2 Twin Beds                      Main Level Bedrm # 3 - Queen Bed                      Lower Level Bedrm # 4 - Queen Bed &amp; Twin Bed                      Lower Level Bedrm # 5 - Queen Bed                      Lower Level Bedrm # 6 - 2 Twin Beds                      Total of Nine Beds</p> <p>Maximum - Sleeps 13 people                      All Bedrooms have a Dresser, Nightstand,                      Table Lamp, Bed Linens, Framed Art,                      Silk Plants, and Extra Blankets &amp; Pillows                      All Bedrooms have a Closet</p>
Living Room	<p>Main Level                      Stone Fireplace (Gas) including Fire Extinguisher                      Entertainment Center for:                      TV (with Cable)                      VCR                      Stereo                      Cards, Puzzles &amp; Games</p> <p>Large Windows with Levelor Blinds                      Vaulted Ceiling                      Overhead Lighting plus Three Lamps                      Comfortable Seating -                      Sofa, Two Matching Chairs along with                      Pillows &amp; Throws</p> <p>Coffee Table, End Table, &amp; Sofa Back Table                      Décor - Mountain Lodge Look with Framed Art,                      Wall Art Accents, Ski Magazines,                      Plants, Earth Basket, Faux Pine Trees                      and River Rock.</p>	<p>Main Level                      Brick Fireplace (Gas) including Fire Extinguisher                      Entertainment Center for:                      TV (with Cable)                      VCR                      Stereo                      Cards, Puzzles &amp; Games</p> <p>Large Windows with Levelor Blinds                      Vaulted Ceiling                      Overhead Lighting plus Two Lamps                      Comfortable Seating -                      Large Sectional Sofa, Two Matching Chairs                      along with Pillows &amp; Throws</p> <p>Coffee Table, End Table, &amp; Sofa Back Table                      Décor - Classic Traditional Look with Framed Prints                      of the Sierra Mtns &amp; Wildlife, along with                      Wall Art Accents, Large Rugs, Ski Magazines,                      Books, Earth Basket, and Plants.</p>
Dining Room	<p>Main Level                      Next to Kitchen open to Living Room                      Wood Dining Room Table w/ six Chairs                      Wall Art, Silk Plants, Centerpiece</p>	<p>Main Level                      Next to Kitchen with entry to Living Room                      Wood Dining Room Table w/ six Chairs                      Wall Art, Silk Plants, Centerpiece</p>

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DESCRIPTION	KINGS COVE I (KC1)	KINGS COVE II (KC2)
Kitchen	<p>Main Level Dishwasher, Microwave Oven, Disposal, Electric Range/Oven, and other small Appliances such as Coffee Maker, Toaster, Blender, etc. Fully Stocked with Pots &amp; Pans, Dishes, Glasses, (including Wine Glasses), Silverware, Knives, Kitchen Utinsels, Placemats, Dishtowels Paper Towels, Wash Cloths, along with Cleaning Supplies. Cleaning Closet with Vacum, Mop, Bucket, Broom and Dust Pan. Large Wood Table/Chairs Offside Kitchen Counter</p>	<p>Main Level Dishwasher, Microwave Oven, Disposal, Electric Range/Oven, and other small Appliances such as Coffee Maker, Toaster, Blender, etc. Fully Stocked with Pots &amp; Pans, Dishes, Glasses, (including Wine Glasses), Silverware, Knives, Kitchen Utinsels, Placemats, Dishtowels Paper Towels, Wash Cloths, along with Cleaning Supplies. Cleaning Closet with Vacum, Mop, Bucket, Broom and Dust Pan.</p>
Laundry Facilities	<p>Offside Kitchen Area - Full Service Washer &amp; Dryer, Laundry Soap, Ironing Board &amp; Iron.</p>	<p>Lower Level - Separate Room - Full Service Washer &amp; Dryer, Laundry Soap, Ironing Board &amp; Iron</p>
Family Room	<p>Lower Level Ground Level Windows Wood Stove Fire Place with Mantle TV Sectional Sofa and Chair w/Ottoman Coffee Table and Sofa Back Table Desk &amp; Chair Overhead Lighting &amp; One Floor Lamp Décor is Mountain Lodge Look with Framed Art, Fleece Throws, Pillows, River Rock, Silk Plants, Old Skis, Boots, and Poles. Card Table &amp; Chairs</p>	<p>Lower Level Ground Level Windows Wood Stove Fire Place with Mantle TV Sofa, Loveseat, and Chair Coffee Table, Sofa Back Table, and End Table Large Rug Overhead Lighting &amp; One Table Lamp Décor is Old Western with Framed Art, Wooden Mirror, Fleece Throws, Pillows, Silk Plants, Decorated Old Cowboy Boots, and Hats. Card Table &amp; Chairs (2 sets) Walkout area to Hot Tub</p>
Bathrooms	<p>Main Level - Two Bathrooms One Main Bathroom and One Offside the Master Bedroom Lower Level - One Bathroom All Bathrooms have Showers Main Level Bathroom has a Tub &amp; Shower All Bathrooms have rugs and are Fully Stocked w/Towels, Wash Cloths, Tissues, and Soap</p>	<p>Main Level - Two Bathrooms One Main Bathroom and One Offside the Master Bedroom Lower Level - One Bathroom All Bathrooms have Showers Main I and Lower Level has a Tub &amp; Shower All Bathrooms have rugs and are Fully Stocked w/ Towels, Wash Cloths, Tissues, and Soap</p>

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DESCRIPTION	KINGS COVE I (KC1)	KINGS COVE II (KC2)
Telephones	Main Level - Kitchen and Master Bedroom Lower Level - Bedroom # 4 Total of Three Telephones	Main Level - Kitchen and Master Bedroom Lower Level - Family Room & Bedroom # 5 Total of Four Telephones
Garage	Two Car Garage w/ Remote Control Opener SnowBlower & Shovels Ski Rack to Store Ski & Snowboard Equipment Barbeque Grill	Two Car Garage w/ Remote Control Opener SnowBlower & Shovels Ski Rack to Store Ski & Snowboard Equipment Barbeque Grill
Outside Property	Hot Tub (6 people) Private Landscaped Yard Backyard Complete with Wood Perimeter Fence Picnic Table Lots of Pine Trees Surrounding the Property Patio Chairs Offstreet Parking in Driveway - 2 Cars Outside Lighting	Hot Tub (6 people) Private Landscaped Yard Backyard Complete with Wood Perimeter Fence Deck off Dining Area Lots of Pine Trees Surrounding the Property Patio Chairs Offstreet Parking in Driveway - 2 - 3 Cars Outside Lighting
Close To :	Main Freeway (Interstate) -Within 6 miles SnowBird, Alta Brighton, and Solitude Ski Resorts - Approx. 20 Minutes Park City Mountain Resort, The Canyons, and Deer Valley Ski Resorts - Appox.. 40 - 50 Minutes Snow Basin & Powder Mountain Ski Resorts - Approx. One & One Half Hours Highly Rated and Recommended Restaurants within 5 miles. Grocery Store and Gas Station within 3 miles. Ski Rentals - Approx. 10 Minutes Movie Theaters & Restaurants - Approx. 10 -20-30 Minutes Shopping Malls - Approx. 20 Minutes Outlet Stores - Approx. 40 Minutes Downtown Salt Lake City - Approx. 30 Minutes Salt Lake Airport - Approx. 40 Minutes	Main Freeway (Interstate) -Within 6 miles SnowBird, Alta Brighton, and Solitude Ski Resorts - Approx. 20 Minutes Park City Mountain Resort, The Canyons, and Deer Valley Ski Resorts - Appox.. 40 - 50 Minutes Snow Basin & Powder Mountain Ski Resorts - Approx. One & One Half Hours Highly Rated and Recommended Restaurants within 5 miles. Grocery Store and Gas Station within 3 miles. Ski Rentals - Approx. 10 Minutes Movie Theaters & Restaurants - Approx. 10 -20-30 Minutes Shopping Malls - Approx. 20 Minutes Outlet Stores - Approx. 40 Minutes Downtown Salt Lake City - Approx. 30 Minutes Salt Lake Airport - Approx. 40 Minutes
Other Features	The property sits on the foothills of the Wasatch Mountains and is centrally located between the base of Big & Little Cottonwood Canyons. Quiet Residential Neighborhood	The property sits on the foothills of the Wasatch Mountains and is centrally located between the base of Big & Little Cottonwood Canyons. Quiet Residential Neighborhood