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PARK CITY

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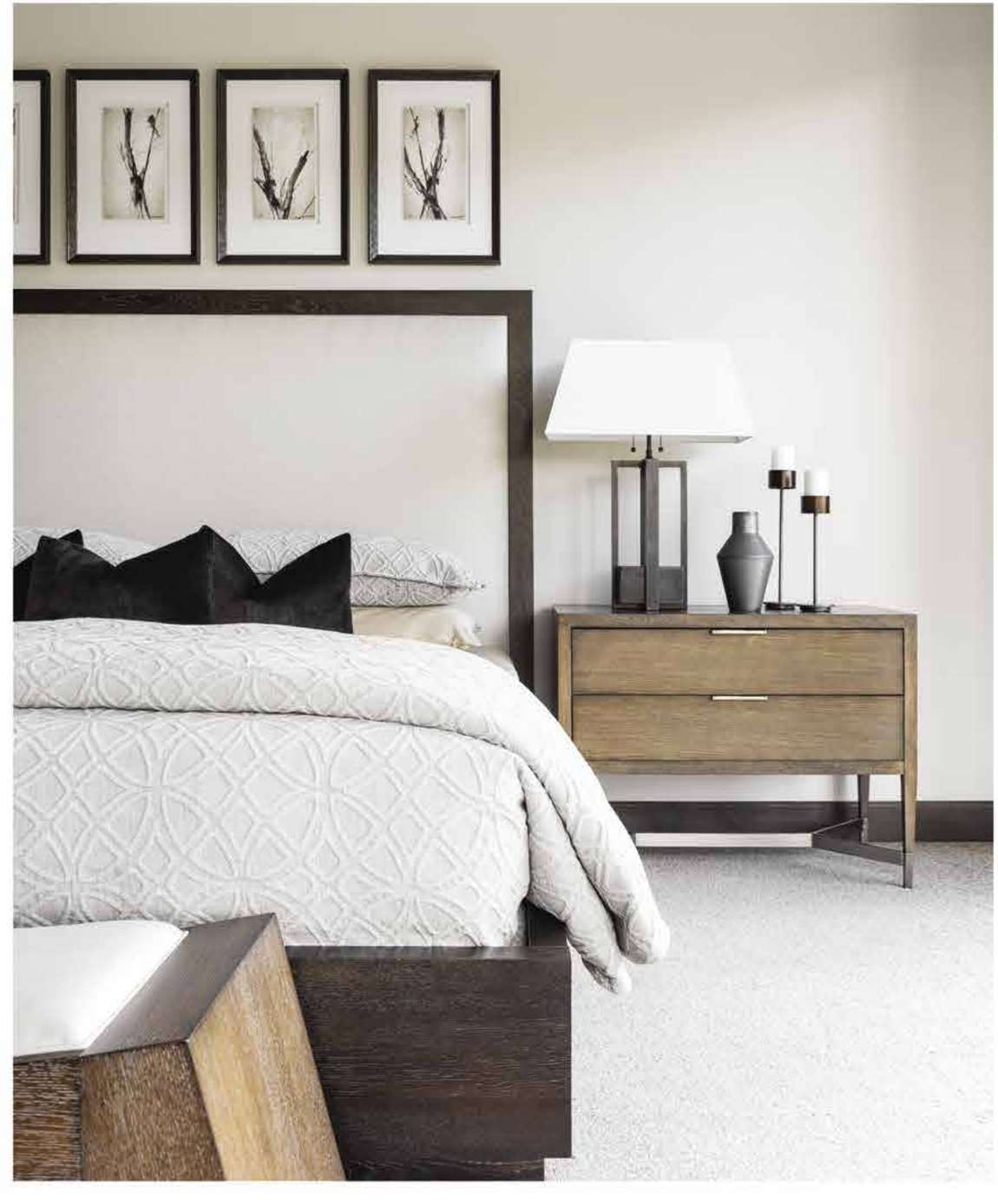

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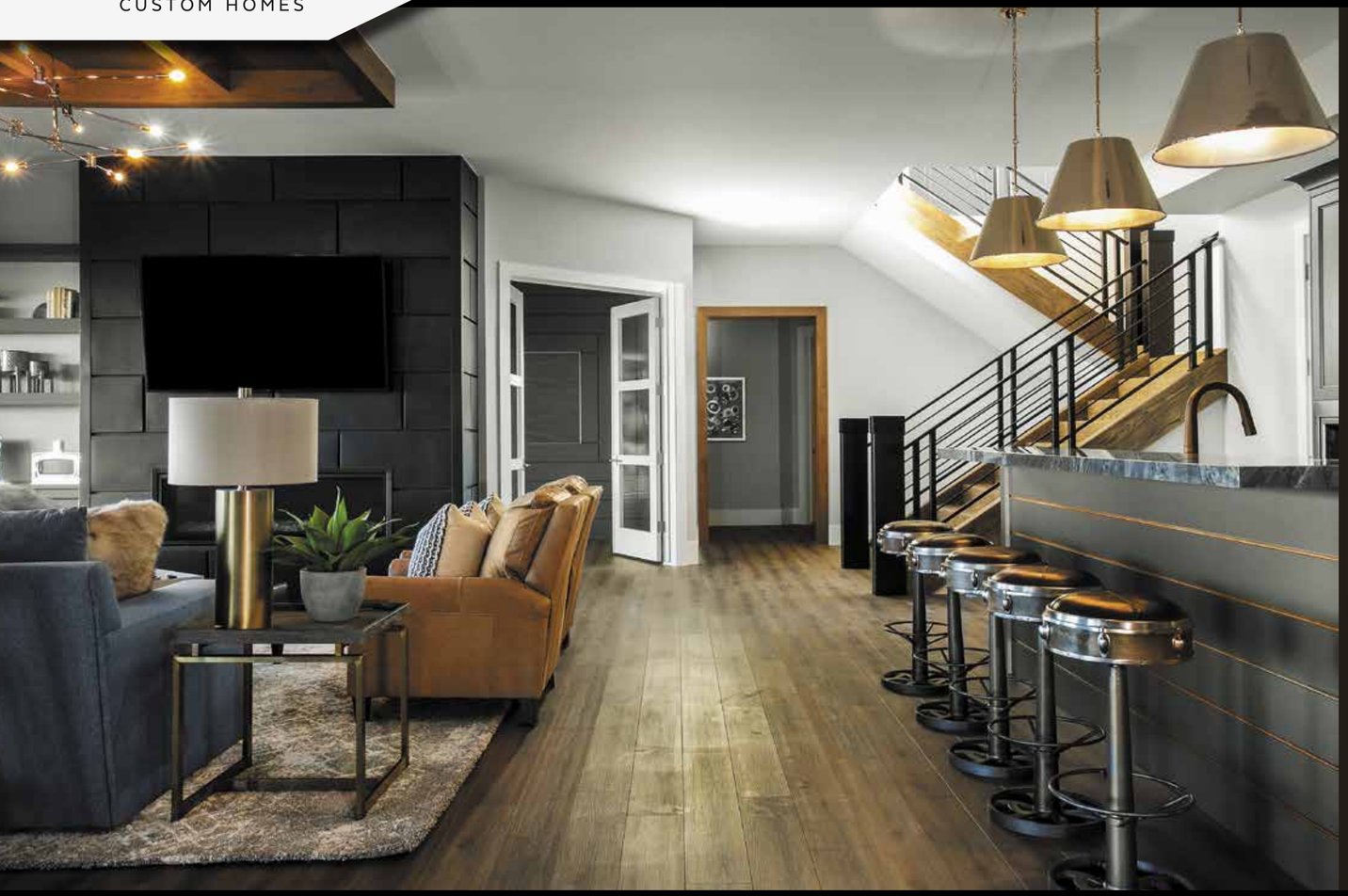

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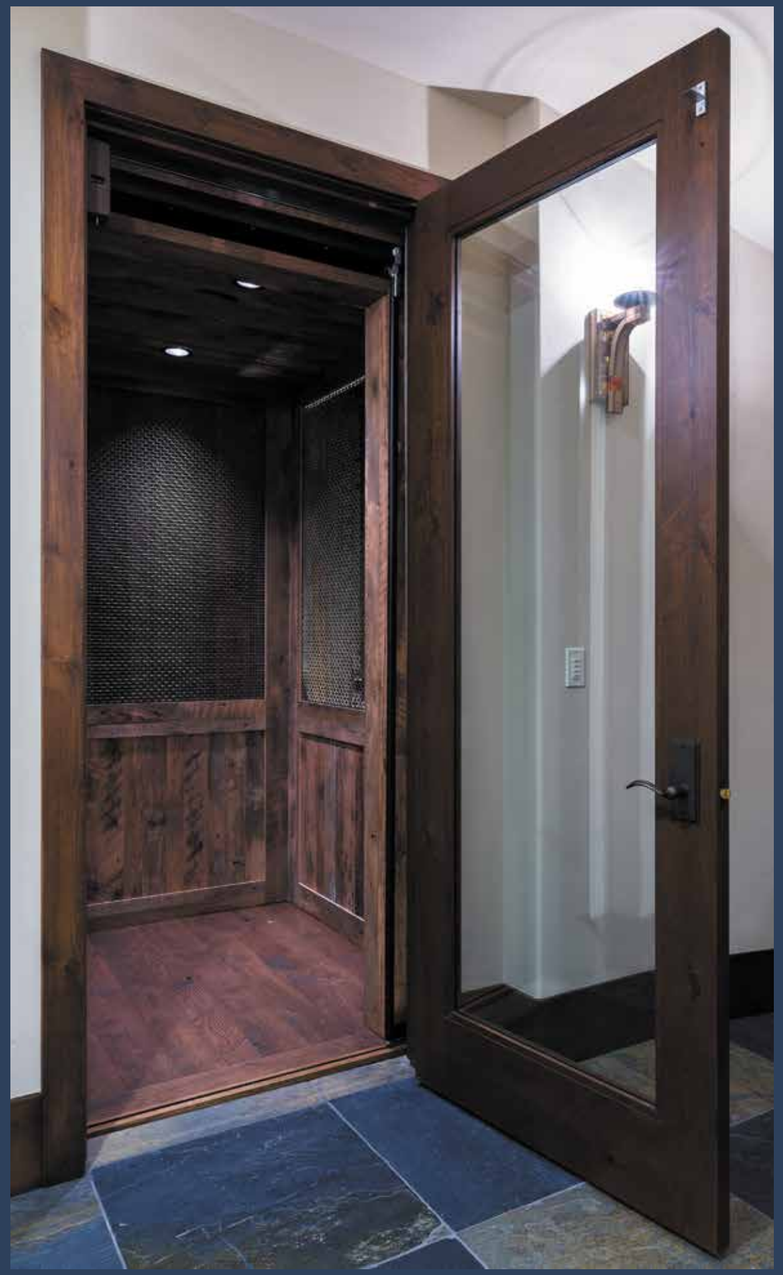

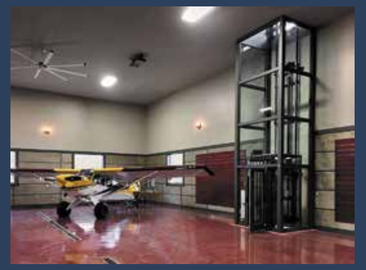

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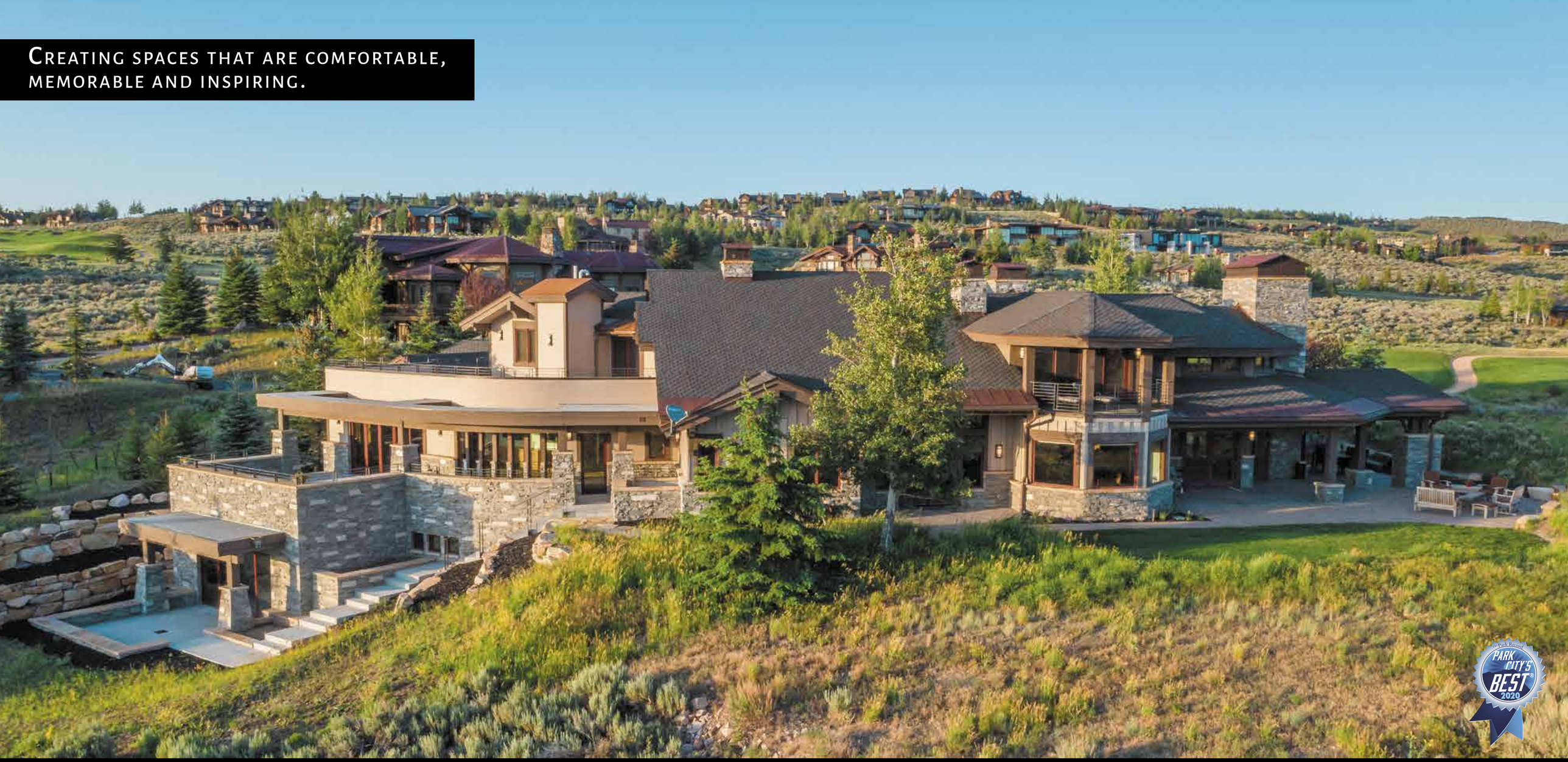

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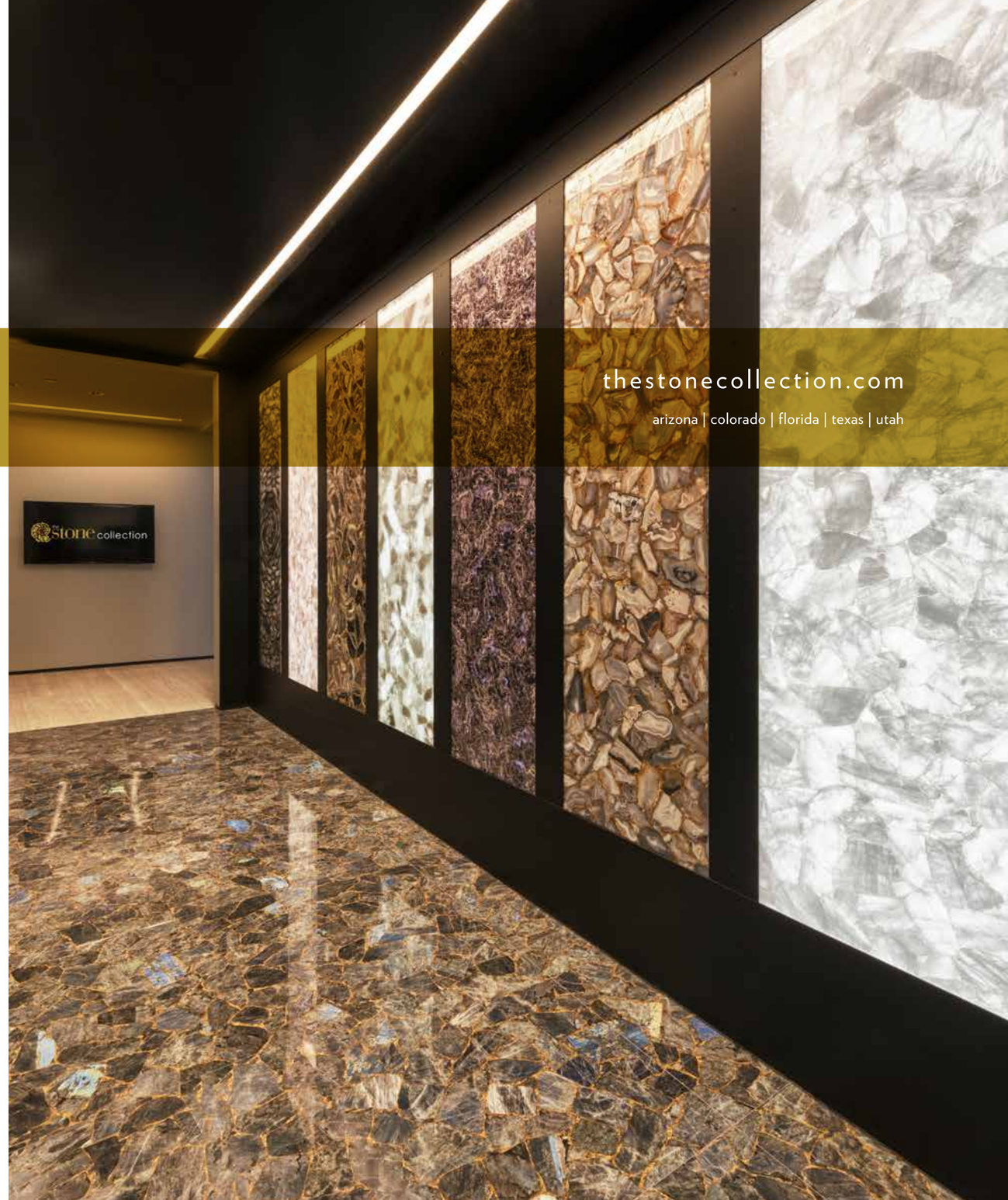

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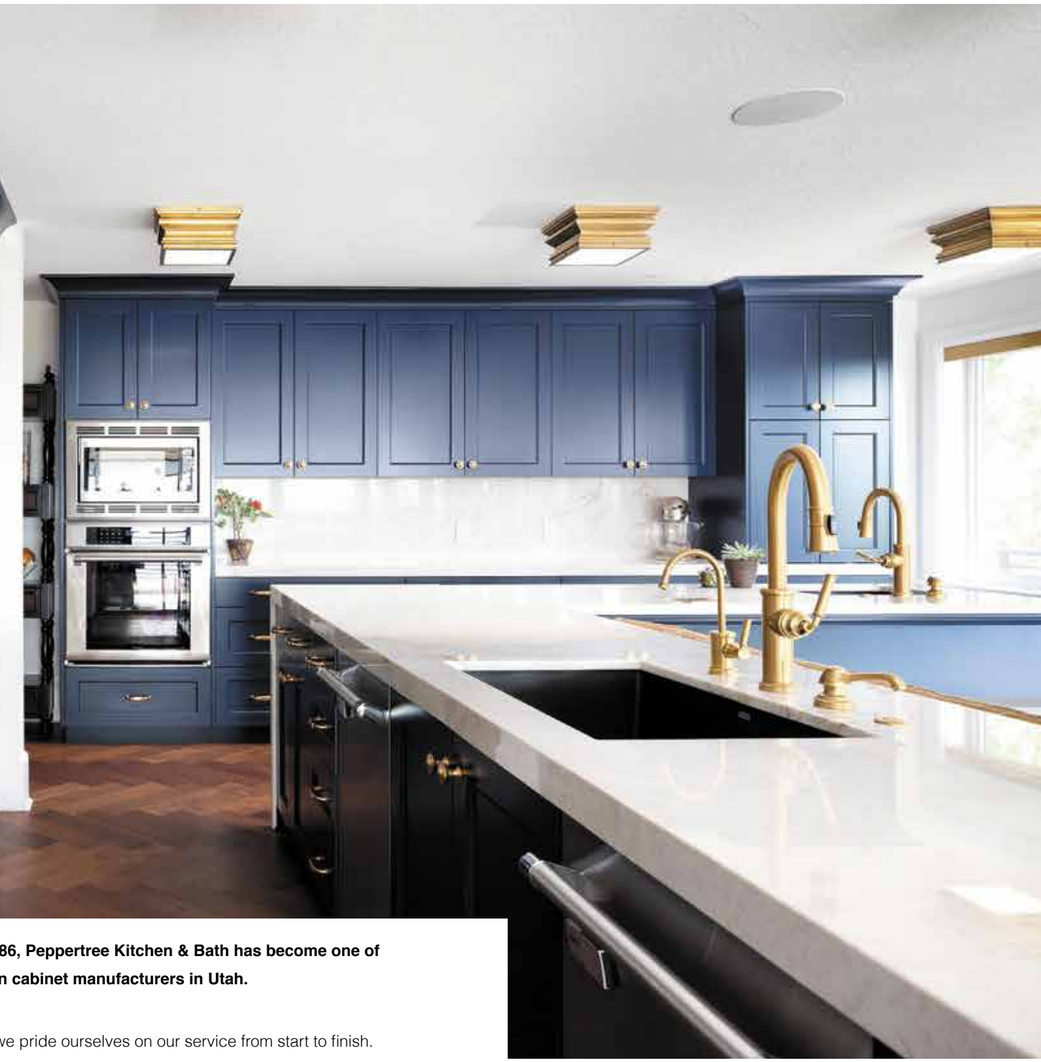

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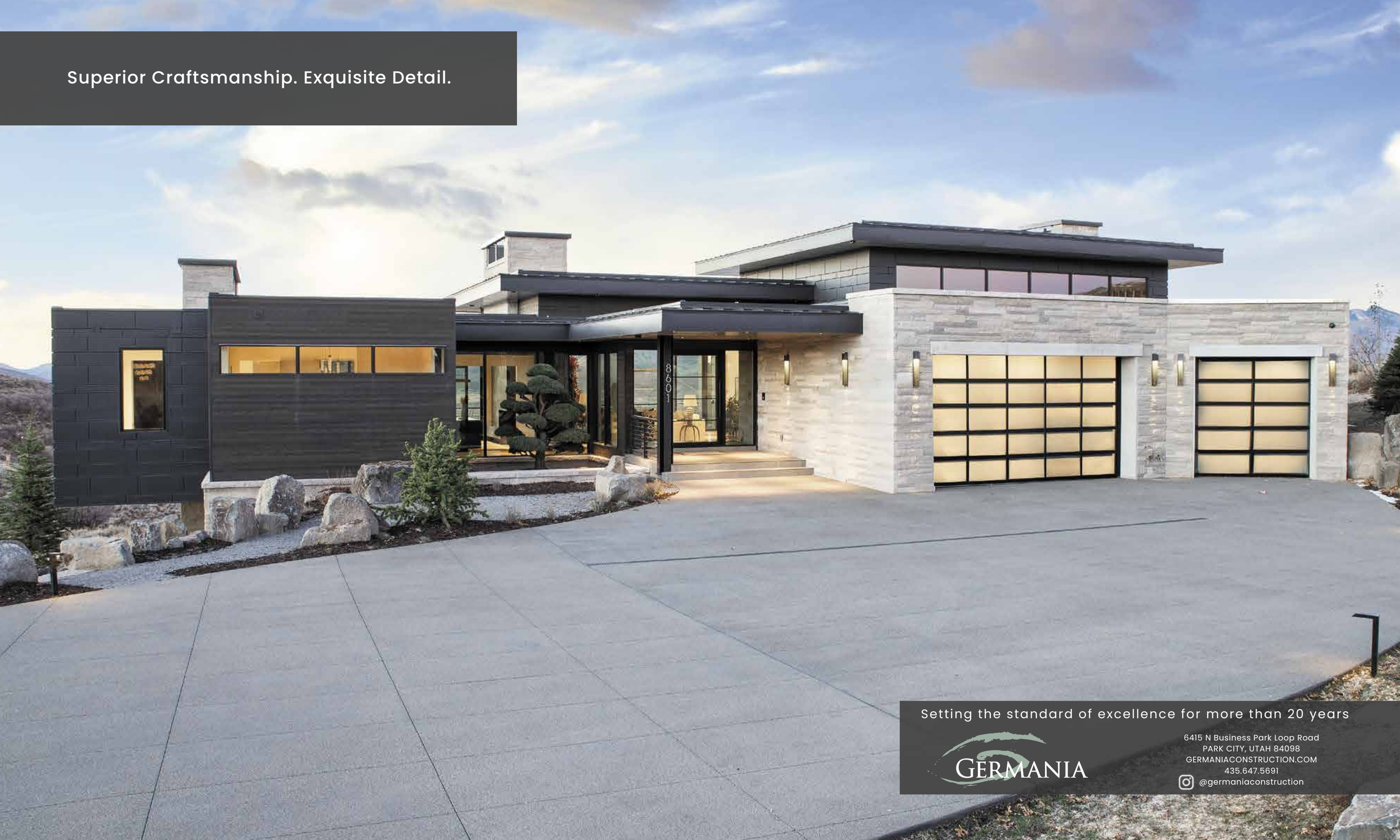

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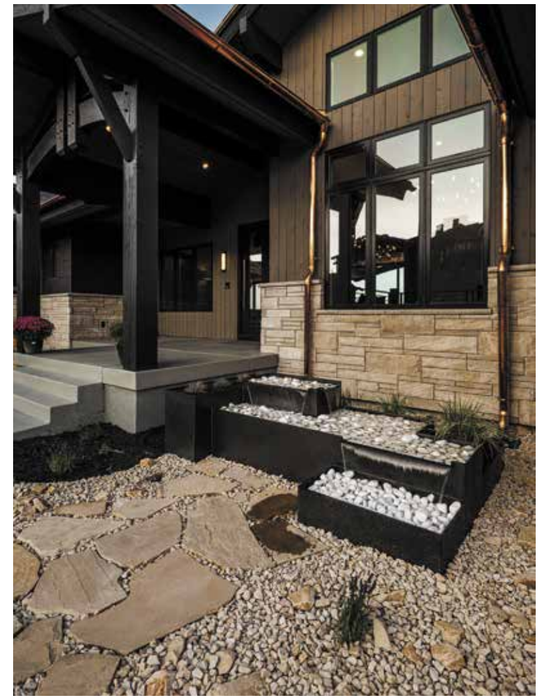

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-Andrea L. Pleasant Grove, UT

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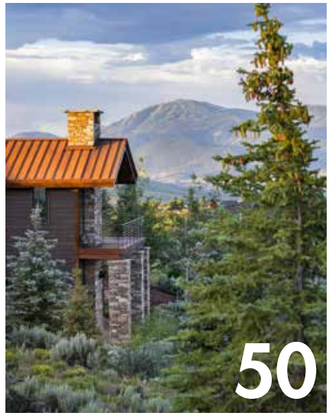

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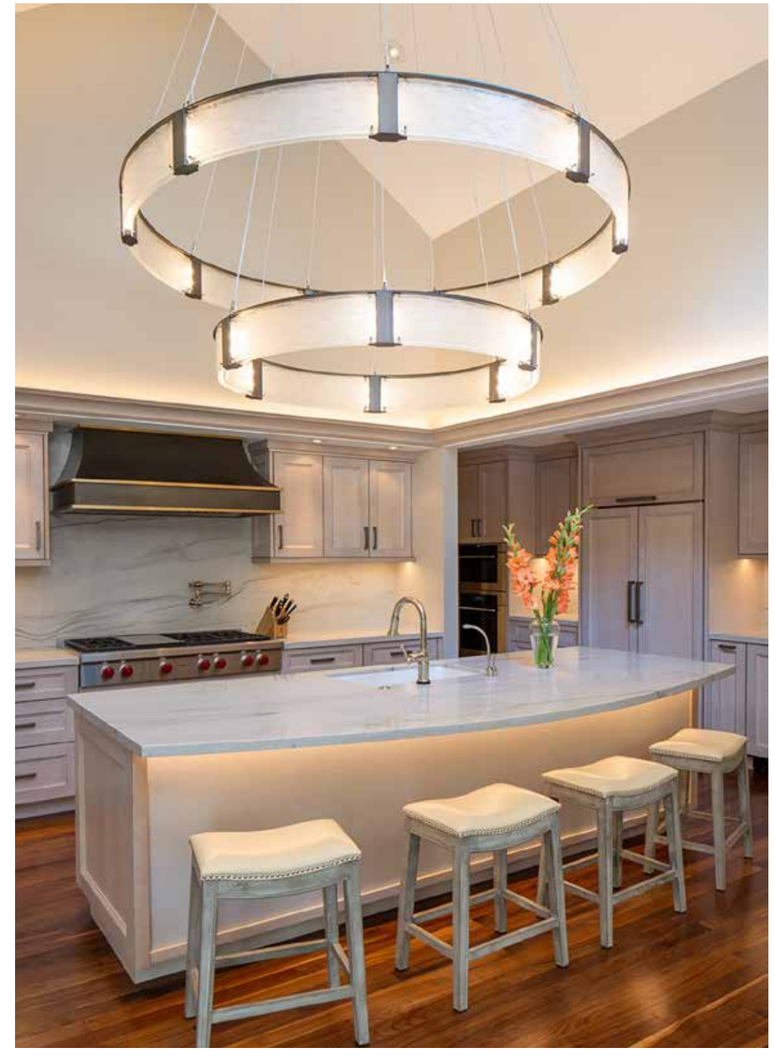

PHOTO COURTESY OF ELUME LIGHTING

The *BUILD Magazine* family celebrates the 2nd issue of *BUILD Magazine – Park City* and we are excited to share it with you. *BUILD Magazine* continues the tradition of celebrating the local and incredibly talented build, design, decor and landscaping communities. Whether you are designing your dream home from the ground up or looking to freshen your space with a renovation or remodel, *BUILD Magazine* is there with inspiration and cutting-edge design ideas.

A comprehensive and invaluable source when you are ready to create the home of your dreams. *BUILD Magazine* is your trusted all-in-one resource for exploring the best of design while connecting you with the region's most exclusive architects, builders, designers and craftsmen. In 2016, our very first *BUILD Magazine* was launched in Bend, Oregon and to date there are over 13 *BUILD Magazine* communities in the country and western Canada.

Visit buildmagazine.com for additional design inspiration and local resources to help you elevate your everyday living spaces. Home has become synonymous with sanctuary. We hope that you will enjoy the images and engage these companies to help you create your dream home in Park City.

Dan

Dan Singer,
Publisher - Mountain West Region

Modern Mountain Masterpiece

Highland Custom Homes is proud to feature this Mountain Modern home designed for the ambient setting of the Park City foothills. This custom crafted home features the natural elements of metal and stone inside and out. Handcrafted timbers, along with zinc panel exteriors, set this home apart. Each room was constructed with creative detail, including walnut trim panels and archways.

This 7,400 square foot Highland Custom Homes masterpiece sprawls over 2 acres filled with tall pines and aspens, two outdoor fire pits, a custom waterfall, and over 3,000 square feet of outdoor covered deck living space that sets the backdrop for this oasis in nature.

This home includes state-of-the-art home smart technology, radiant heated driveway, and top-of-the-line appliances throughout. Custom cabinetry, stone and metal encased fireplaces, wood floors, and vaulted ceilings with iron candlelight chandeliers complete this masterpiece. This majestic home, located in one of the most premier locations in the world, will be sure to inspire.

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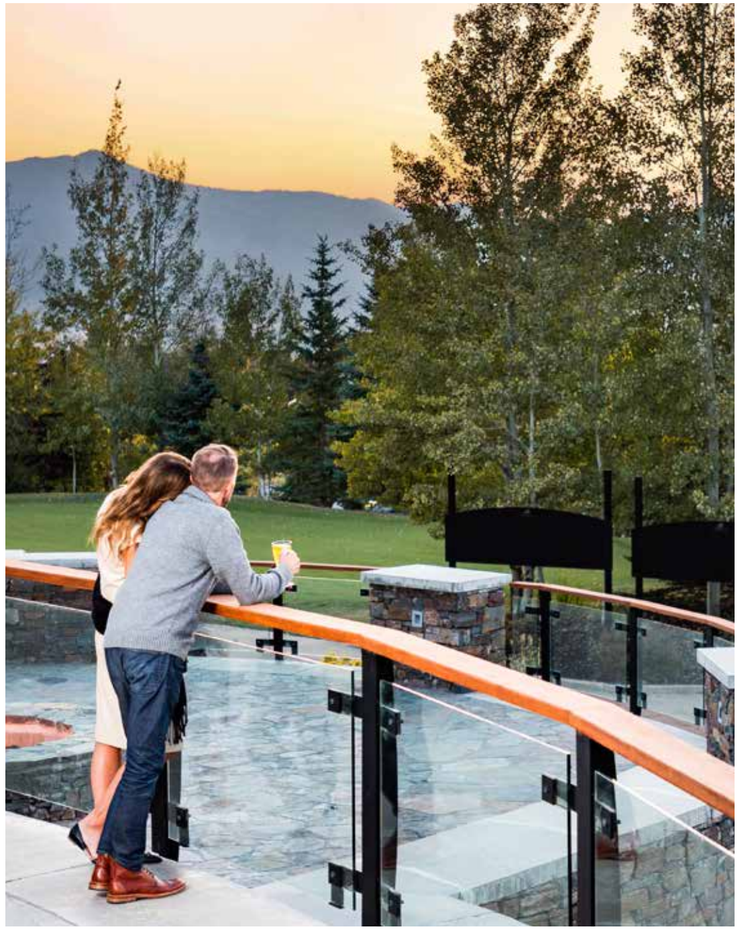
Discover Park City

Park City is perched above Salt Lake City and is known for its' beautiful vistas, reservoirs and hidden hot springs. Numerous neighborhoods offer a wide variety of single-family homes, condos, and ski chalets. With the SLC international airport only 33 miles away, no wonder folks from around the world are choosing to relocate to Park City, coupled with a lifestyle of expedition right outside their front doors. There are countless reasons why Park City is a desirable place to live and build or buy a home or second home.

Once a silver mining town, Park City is now a premier winter sports destination and cultural hub. Home to two major ski resorts, Deer Valley and Park City, plus an athlete training facility at Utah Olympic Park, the city fills up from November to March with skiers, snowboarders and bobsledders.

The winter months feature many choices for residents and visitors alike. Adrenaline seekers have their pick of world-renowned skiing, snowboarding, or bobsled tours. Milder activities to partake in the winter include snowshoeing, sleigh rides, tubing, ice skating, and dog sled rides. Additionally, Park City hosts the internationally acclaimed Sundance Film Festival every January.

In the summer, Park City offers many outdoor adventures such as mountain biking, hiking, fly fishing, world-class golf, white water rafting, zip-lining, and more. Year-round events and festivals showcase the arts, culture, and museums that celebrate Park City's historical past. The Kimball Art Center located just a few blocks off Main Street features regional and national artists and hosts the annual Kimball Arts Festival every August.



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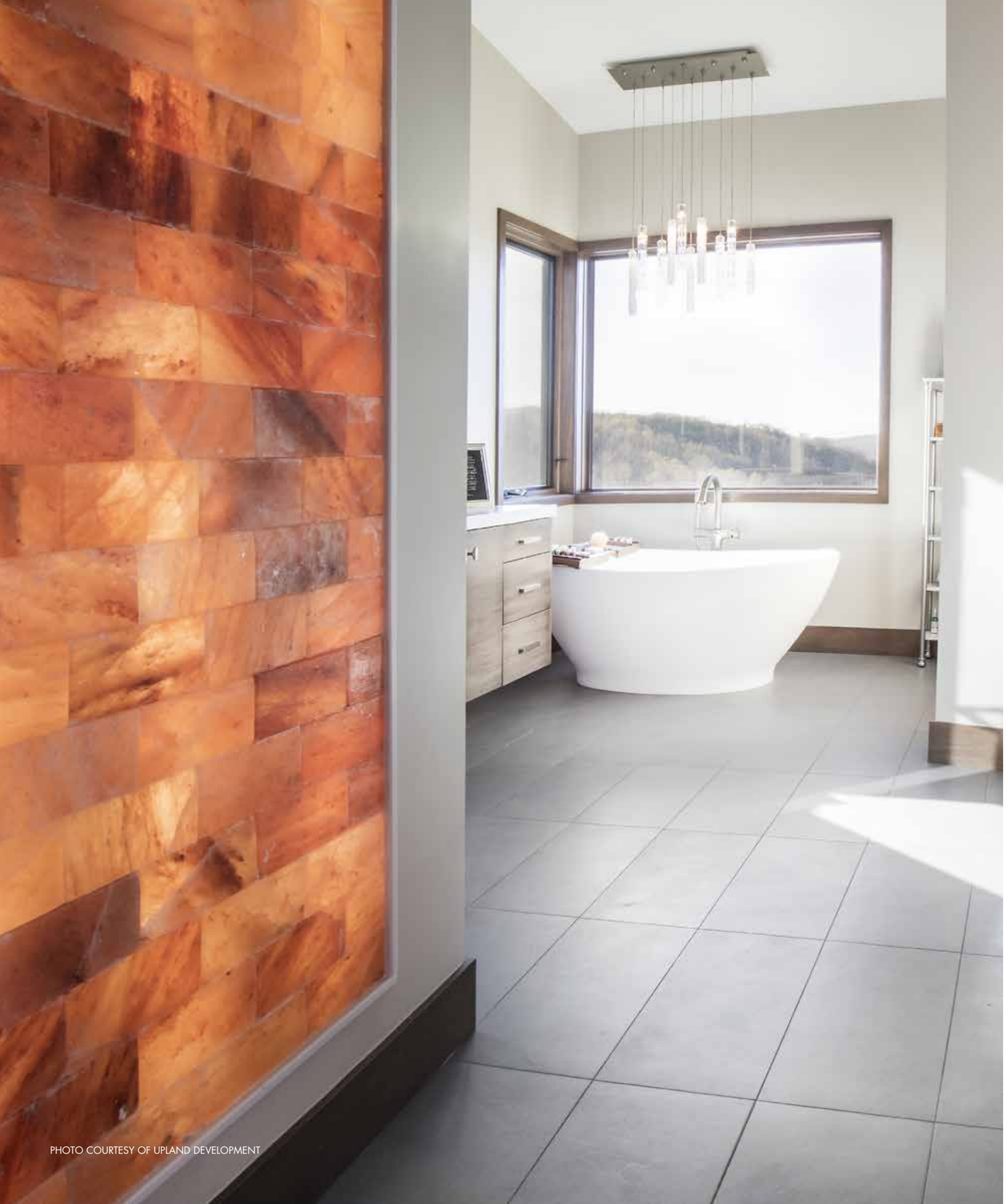
Downtown Park City offers first rate shopping, galleries and dining with over one hundred clothing boutiques and fifty eateries - everything from fine dining to coffee shops. Year-round, Park City's free transportation system makes it easy to explore both downtown and resort attractions, including Historic Park City.

The draw to create a dream home in one of Utah's premier destinations is supported by the area's extensive home builders and artisans. Draw inspiration from the surrounding beauty in your backyard and join the others who value building and living in Park City's unique community surrounded by breath-taking views. BM



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From Mining Town to Boomtown

Move over Aspen – Park City is now one of the hottest resort marketplaces in the U.S. The housing market is booming here, with lower interest rates, lower taxes than other states, and Park City's recent transition from a winter-only ski town to a year-round playground for homeowners and visitors. Since the 2002 Olympics, buyers from large cities who might have previously overlooked the Beehive State are now considering a home in the Wasatch mountains to enjoy a higher quality of life.

Park City is blessed with plenty of open space and zoning for new builds and close proximity to an international airport in nearby Salt Lake City. With more employees working remotely – why not work in Park City? Most new buyers are small business owners, CEO's, hedge fund managers, or retirees with substantial assets. Many executives are retiring to Park City and bringing a wealth of "intellectual horsepower." It's also a fiscally responsible state with growth potential, good schools, cutting-edge technology, and some of the best skiing in the Rocky Mountains.

Park City Housing Market Statistics

Closings are up 15% as compared to last year. Though inventory continues to fall – area developments are growing. The Park City luxury home market is extremely active. Golf Resort Properties like Canyons Village are selling well because of desirable newer construction and luxury amenities.

New Construction in Park City

There are currently 378 properties under contract in slope-side areas like Deer Valley, Old Town, and The Canyons Village. Golf course communities, including Tuhaye, Red Ledges, Victory Ranch, and especially Promontory, have been selling newly built homes at a much faster rate than usual.

Out of the 550 homes sold, over $1,000,000 in 2020, 307 of the buyers were in-state. The remaining 243 buyers hail from California, followed by Texas, Florida, Nevada, and Illinois.

Park City shows no sign of the building industry slowing down anytime in the foreseeable future, as buyers from around the country see the benefits of a lifestyle in beautiful Park City, Utah. IM

Sources: mountainexpressmagazine.com, realestateinparkcity.com, parkrecord.com

HOME BUILDING CHECKLIST

WHAT TO EXPECT WHEN YOU'RE BUILDING

Building a custom home or undertaking a major renovation can be a fun and exciting experience if you know what to expect. But, like getting married or having a baby, building a home is a MAJOR life event. One that you should enter well-informed so you can avoid surprises. You've purchased your homesite and now it's time for the work to begin. But before the first shovel hits the dirt, read our New Build Checklist to find out what to expect every step of the way.

PHOTO COURTESY OF UPLAND DEVELOPMENT

- ☐ If needed, meet with your banker to discuss and secure financing.
- ☐ Select an architect or home designer who will help bring your vision to life on paper.
- ☐ Interview and hire a custom design-build team (builder, interior designer, landscaper) responsible for creating your one-of-a-kind dream home based on your lifestyle and budget.
- ☐ Acquire building permits. Often a task performed by your general contractor, the permitting process will vary based on which community you have chosen to build in.
- ☐ Prepare site and pour foundation. This can be a relatively simple or complex undertaking depending on the location of your lot and whether you need a septic system.
- ☐ Framing, including floors, walls and roofing. The crucial "bones" of your home should be solid and long-lasting, making it even more critical to select a custom build team that employs only the highest quality craftsman.
- ☐ Insulation, plumbing, electrical and HVAC. Here in the Park City area, where temperatures can vary dramatically depending on the time of year, quality insulation as well as a good heating and cooling system is critical not only for comfort, but for energy efficiency.
- ☐ Complete drywall and interior textures; begin exterior finishes and install exterior driveway and walkways. Your home's exterior should reflect your personal style and fit in with the natural surroundings. A great designer can help create your home's unique first impression that also complements the warmth and style of the interior.
- ☐ Hard-surface flooring and countertops, interior trim and windows. Consider radiant heat tile -- ideal for warming cold feet after a day of skiing. Extensive use of south-facing windows not only bring in an inviting abundance of natural light -- particularly in the winter -- but make a room feel larger than it actually is.
- ☐ Complete mechanical trims, install kitchen and bathroom fixtures. The heart of your home, you will likely spend more time in your kitchen than anywhere else in the home, particularly if you enjoy entertaining. Choose appliances that combine form and function, while adding elegance to your cooking space.
- ☐ Install mirrors, showers doors and final clean-up; complete landscaping. Take full advantage of the region's natural beauty with drought-tolerant plants and native landscaping while emphasizing inviting outdoor living spaces that might include water features, hot tubs or pools, a fire pit and or built-in grilling stations.
- ☐ Final inspection and walkthrough. Your custom build team will walk you through your new home to acquaint you with its features. This is also an opportunity to spot items that need to be corrected or adjusted, so be attentive and observant. A quality builder will guarantee your satisfaction. IM

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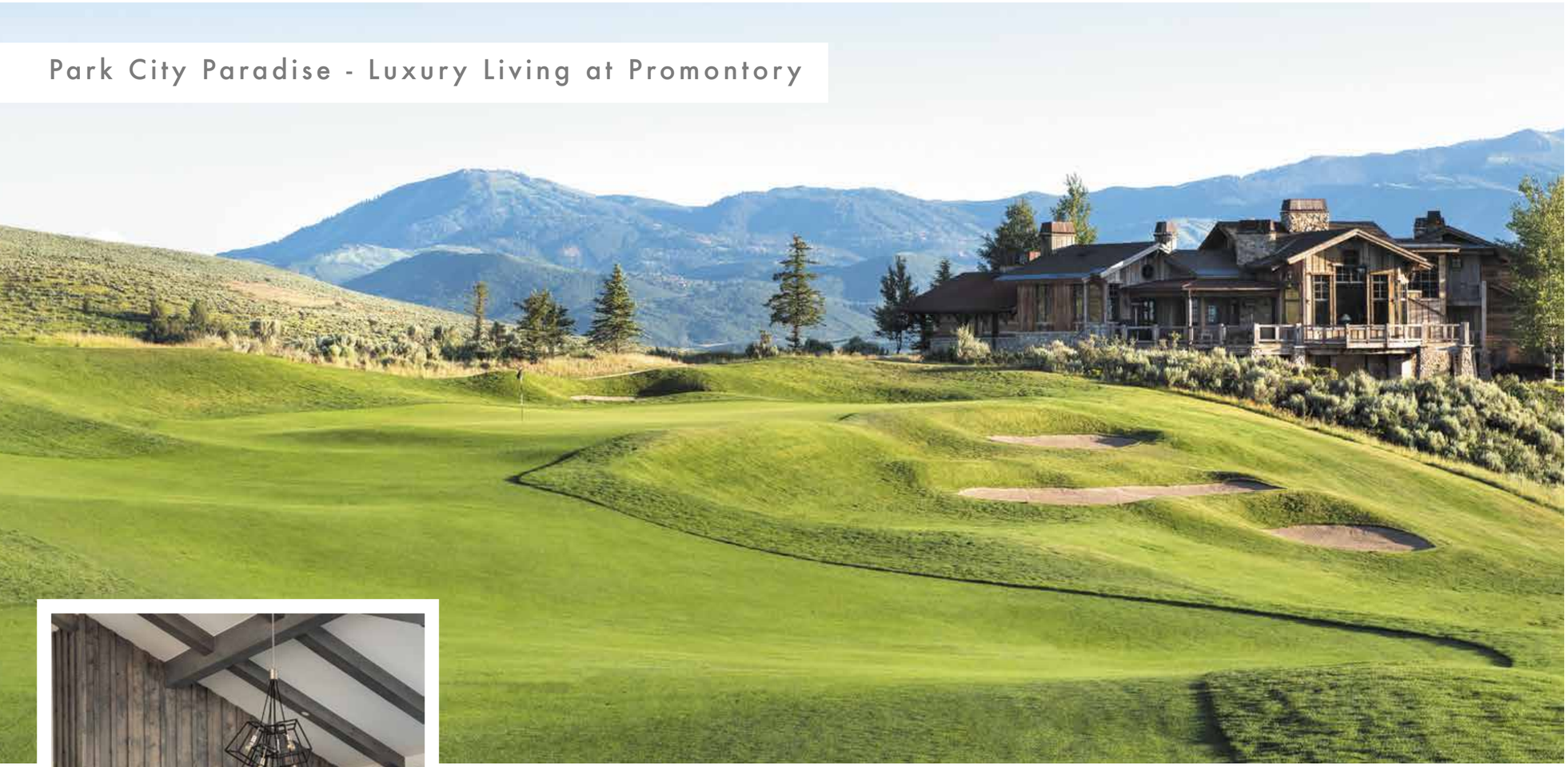
BUILD MAGAZINE

Developments

Park City Paradise - Luxury Living at Promontory



"Families are gravitating to us not only for the luxurious lifestyle at Promontory, but also because we have a defined sense of community, and commitment to family legacy. It's the perfect place to own property, grow your family here and pass it on."

PROMONTORY
PARK CITY

8417 N Ranch Club Trail
Park City, UT 84098
435.333.4600
PROMONTORYCLUB.COM

Never before has the concept of a home as a safe sanctuary felt so relevant than now. As we seek to distance ourselves and thrive in our own private havens, the open space, fresh air, and natural landscapes of Park City, Utah, appeal as a perfect antidote to city life. And clearly, the word is out as more people discover the magic of this alpine town.

Promontory is the ultimate luxury community for multi-generational families to enjoy the good life. Set on 6,400 acres and surrounded by breathtaking scenery, this mountain playground offers architecturally striking homes with dramatic views and a four-season, luxury lifestyle with exceptional amenities.

Promontory boasts a variety of compelling properties within its 30 different neighborhoods, whether you want a special view lot for a custom build or choose to select from a variety of beautifully built homes. For a semi-custom option, Promontory HOMES builds luxurious mountain homes within eight unique neighborhoods with buyer-tested floor plans that work within the stunning landscape. Buyers get the benefits of design choices and finishes and making the house their own without a full-time commitment of custom build.

Promontory's design guidelines allow owners a full spectrum of options from traditional rustic homes to contemporary mountain estates. And while there is a lot of architectural variety in the neighborhoods there's definitely a trend toward a mountain modern style of architecture.

Discover Pinnacle at Promontory, an exclusive gated community within Promomtory's gates and a favorite for those seeking spectacular, grand estate lots and discreet privacy.

What makes Promontory stand out from other high-end legacy communities? While dream homes are still being built, the impressive suite of amenities are intact. Promontory's refined taste and spare-no-expense philosophy is reflected in their 14 signature, members-only amenities. The Beach House sits along a sand-trimmed lake with luxurious waterfront cabanas, and The Shed is the center for family fun with a bowling alley, arcade, basketball court, and 500-seat amphitheater. Experience the elegant Equestrian Center, top-rated Pete Dye and Jack Nicklaus signature golf courses with modern marvels for clubhouses, and the rustic Outfitter's Cabin. New additions include Double Deer, a massive ballroom and event space for special occasions, Spa Sage, and the 19th Golf Lounge, all of which are now part of the Nicklaus Clubhouse. Wedding guests and friends can also experience Promontory style luxury by renting a Double Deer Cottage when visiting.

"Promontory is the ultimate private playground for every member of your family, every season of the year. With so many thoughtfully designed, unique amenities, five dining options, and two world-class ski resorts with on-mountain private Promontory ski lodges just outside our gates, Promontory is truly a one of a kind community that could never be replicated in the present day. It's no wonder that the secret of Promontory is out," shares Kelli Brown, General Manager of Promontory.

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BUILD MAGAZINE

Builders

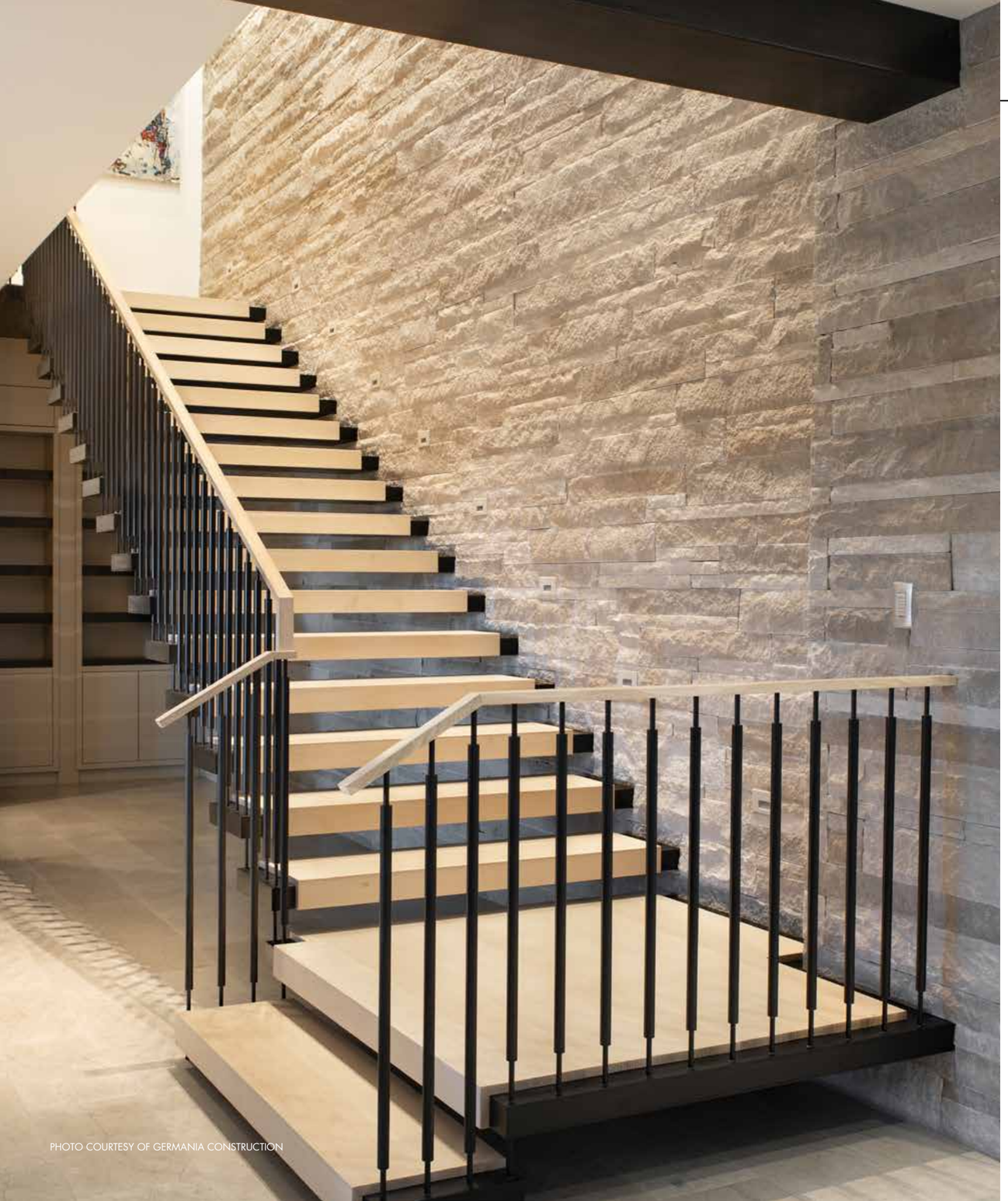

PHOTO COURTESY OF GERMANIA CONSTRUCTION

Cut your Home's Carbon Footprint Without Cutting into Style

Modern home-builders have taken on eco-friendly home design, driven by facts like: "39% of the energy used in the country are in the residential and commercial sectors". Moreover, our custom home builders are successfully taking on this challenge without sacrificing curb appeal.

The latest, eco-friendly building trend, and a word that you'll be hearing more often is Net-Zero energy design, or a building capable of utilizing Eco-friendly elements with less need for traditional power-sources like natural gas, oil or electricity. The most significant variable in this equation for new homes are solar panels and window orientation.

Solar panels are especially effective in areas that receive a lot of sun, like Park City, Sun Valley or Scottsdale. Solar panels work by absorbing natural sunlight with photovoltaic cells, generating direct current (DC) energy and then converting it to usable alternating current (AC) energy with the help of inverter technology. Photovoltaic cells absorb the sun's energy and convert it to DC electricity. Though solar panels are an amazing progressive invention they aren't very visually appealing. Your designer and builder need to consider which direction roof angles should face so solar panels are least visible (increasing curb appeal) and receiving the most sunlight (increasing energy efficiency).

Now when it comes to windows, home builders study design plans, noting where the greatest and least windows are, and how to plot location and local weather impact on the home. Essentially, in hot climates, the sides of the house with the *least* windows face the sunniest directions; where in cold climates, the sides of the house with the *most* windows face the greatest sun exposure. Throughout this directional orientation process, it is also achievable to capture that highly-desired asset—natural light.

PHOTO COURTESY OF UPLAND DEVELOPMENT

If you're looking to conduct a green-minded remodel of your existing home, you obviously can't just helicopter your house off its foundation and re-orient it. In a remodel, first replace your old, inefficient windows with high-efficiency ones. Timeworn windows are often culprits in wasteful thermal flow. Beyond windows, consider swapping out your old appliances with new, cost-effective, and ecologically resourceful ones— luxury appliances are both eye-catching and sleek.

As we continue to see how much Net-Zero home design benefits the world we live in and decreases are dependence on coal and fossil fuels, choosing to *go green* will become the choice of modern home builds without sacrificing beautiful design. BM

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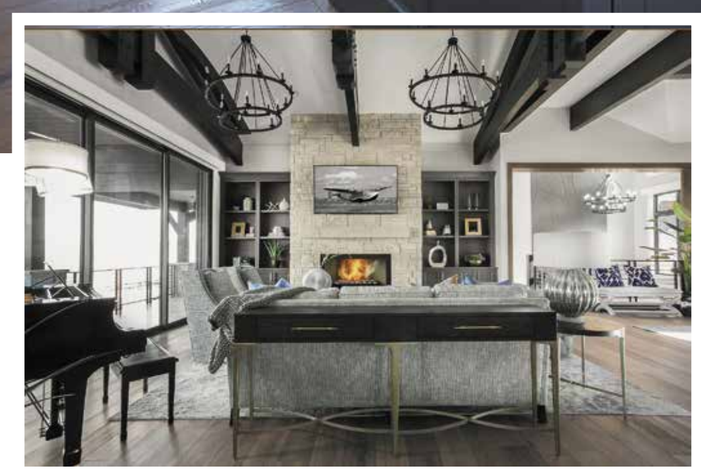
houzz

Highland Custom Homes has been committed to building custom homes in Utah for over a decade. What sets us apart is our attention to detail and our custom quality finishes. We realize that building a home is a big investment and that this process can be overwhelming. With our professional team and expertise, we want to make your building experience as smooth as possible. Our highest priority is our client and our goal is to meet their expectations. We know that when you build a home that this is a partnership and our goal is to gain the confidence of our clients with their personal home and gain their trust in referring us to their friends, family, and associates. We take the building of homes and relationships seriously and are committed to building these values on a solid foundation of quality and integrity.

"We just love our house! Highland Custom Homes gave us great suggestions along the way and were very pleasant to work with."

- Darren and Shellie Jones - American Fork, UT

Above: Basement bathroom with electric heated floors and custom cabinetry and a walk-in shower with custom glass enclosure.



Above: Mountain modern kitchen with quartzite countertop, farmhouse sink and Sub-Zero and Wolf appliances.

"We absolutely love our home and don't plan on moving anytime soon, but if we ever have to do it again, we would build with Highland Custom Homes in a heartbeat!"

- Lynn Kvamme - Highland, UT

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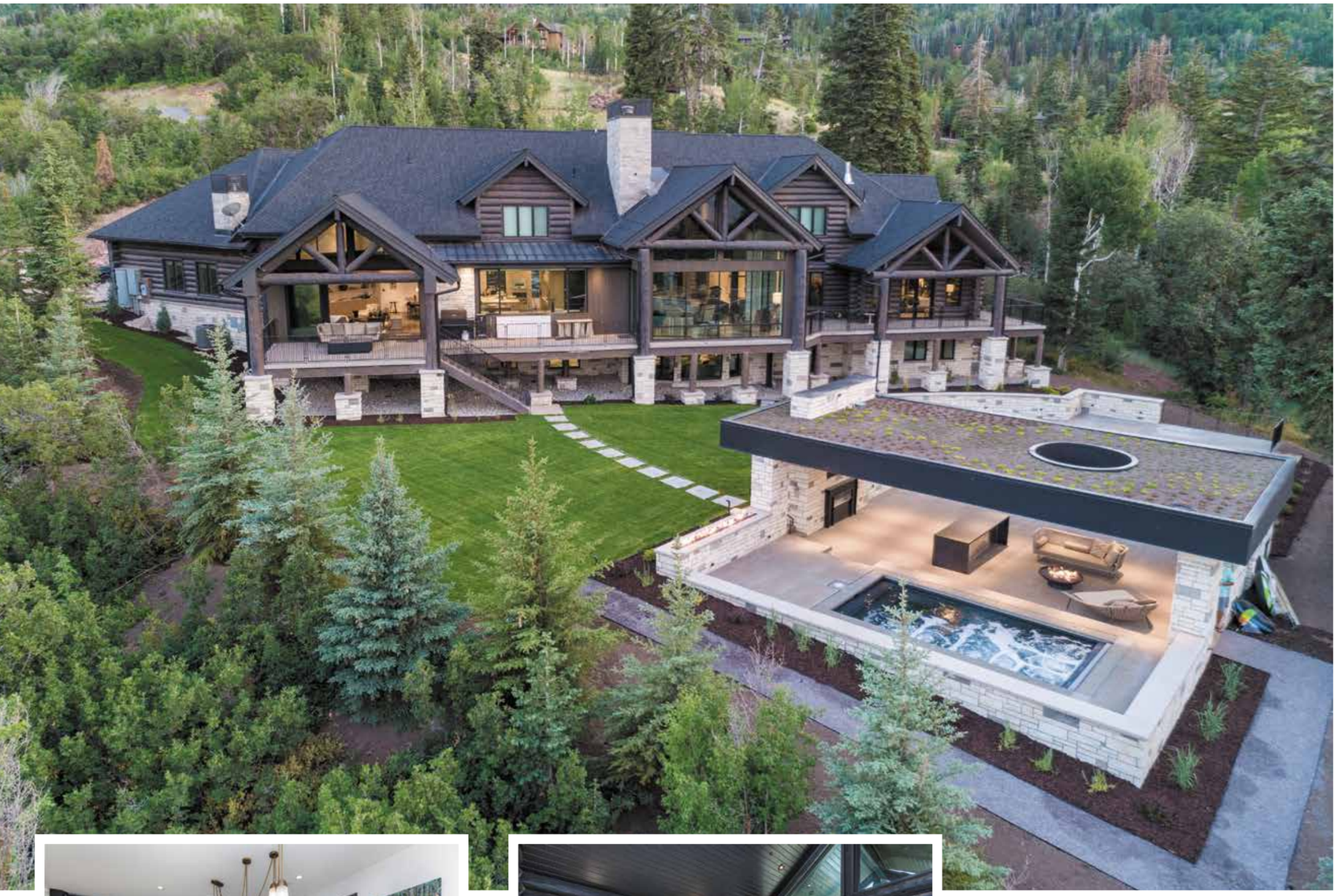


JAFFA GROUP

Updating a Log Home for the 21st Century Family

For 25 years, Jaffa Group has been at the leading edge of design build in Utah. So when the quintessential 21st Century family sought to update their log home inside Park City's prestigious gated community, The Colony, they called upon Scott Jaffa and his skilled team of architects, designers, builders, and sub-contractors.

Though sleek mountain modern exteriors are becoming the norm throughout the region, this family was intent on preserving the original character of their home including keeping much of the log work in place. Jaffa Group achieved a contemporary aesthetic by painting some interior logs white, while giving others and all those on the exterior of the home a darker treatment.

The house was reconfigured and reimagined to suit the family's lifestyle that includes gathering in large numbers, preparing family meals together, and spending as much time outdoors as possible. To these ends, a window wall in the dining room opens onto a Zen-inducing water feature connecting the natural and built environments seamlessly. The large, open-concept kitchen and family room features a bespoke island, as well as ample counter and communal table seating. A custom marble and glass refrigerator and a built-in pizza oven support this family's endless hours cooking in the kitchen.

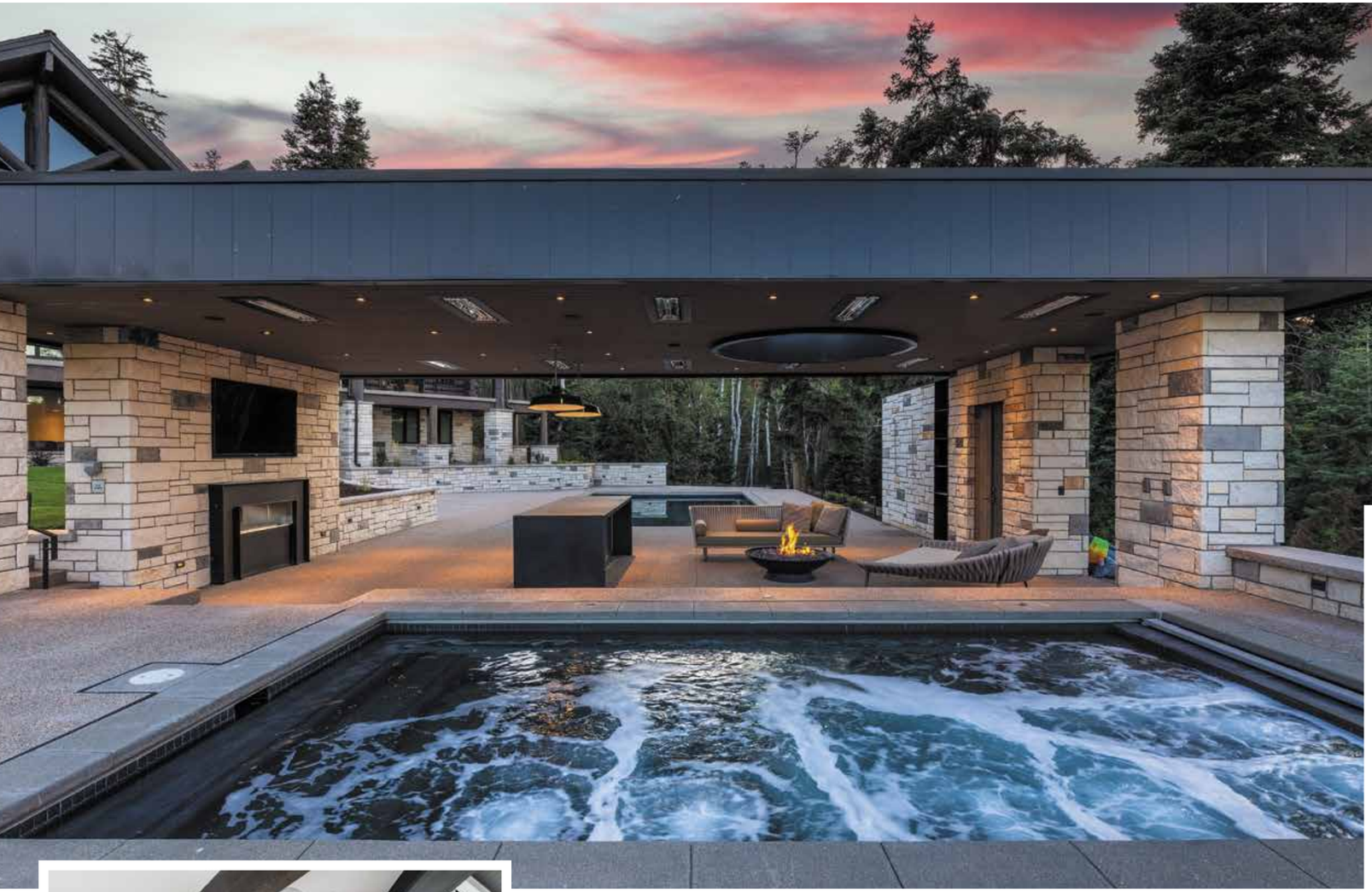
"Everyone hears the nightmares about doing a remodel; we did not experience any of it. Scott not only listened to the vision we had, he made exactly what we had in mind. The entire crew was organized, on time, courteous and attentive to our ideas. Everyone stayed right on schedule with a minimum of intrusion on the neighborhood."

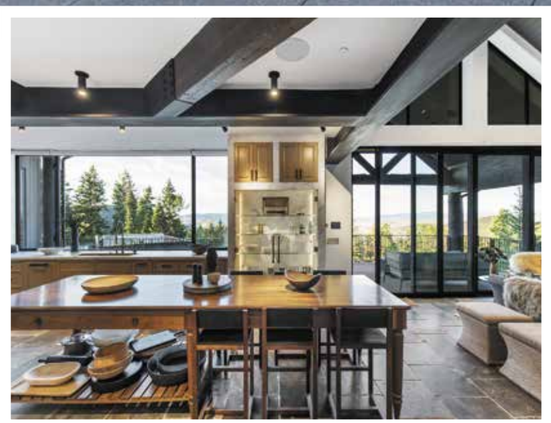
- Bill & Jean Martin

The greatest change came to the outside where an old pool house was transformed into an open-air pool pavilion. An outdoor chef's kitchen, multiple fire features, and full entertainment setup make this the ultimate hangout spot for four seasons.

When it came time to complete the interiors of the home, pieces were chosen that complement one another on the spectrum from rustic traditional to serene contemporary. The entire house radiates a calm energy while being able to standup to regular use by parents, grandparents, kids, aunts, uncles, cousins, friends and more. Seemingly endless seating options and multiple vignettes provide opportunity for impromptu gatherings all over the house.

Though each room in the home is decidedly unique and different, rich textures and fabrics, repeating natural elements throughout, and whimsical art tie together the entire design. This log home reimagined for the 21st century family is but one example of the extensive remodel work that Jaffa Group does so well.





"As non-residents, we were nervous about attempting a complete remodel of our home. Scott and the Jaffa team kept in constant contact with updates, photographs and other progress details. We were only able to visit the jobsite once during construction yet always felt fully involved. Jaffa Group completed the job on time and under budget. When does that ever happen?"

- Adam & Kate Firestone

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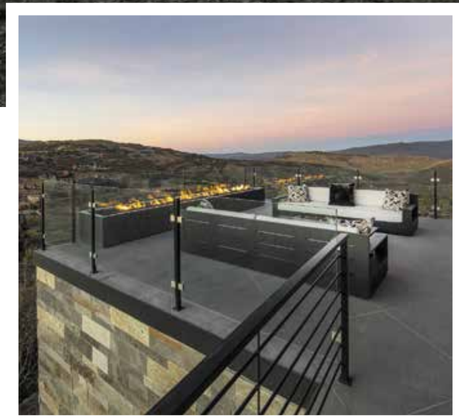
"A timeless home is not only more sustainable, but it continues to gain maximum value."



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Everyone dreams of a custom home built just for their family and how they live. "A custom home is an opportunity to express one's preferences, lifestyle and unique tastes," say Ryan and Jesica Taylor, co-owners of Upland Development. They make knowing their clients and expressing this the center of how they build custom homes.

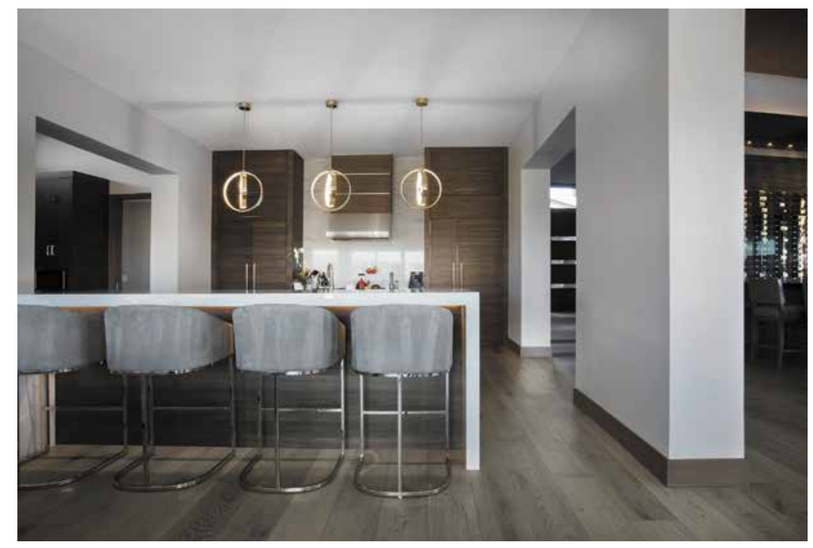
"Construction is about people."

"Construction is about people. They want to enjoy what they have worked for, and it's my responsibility to ensure that their dreams and expectations are realized," says Ryan Taylor, the member of the team most often found at jobsites, versus Jesica who keeps a close eye on schedule, orders, coordination and budgets from the office.

"Building a home begins with a concept and ultimately ends in being a large investment, but it doesn't have to be risky," Jesica adds. "It is our responsibility to put all the pieces together in the initial planning stages so the client can make informed decisions for building a dream home that embraces a family's specific lifestyle needs now and into the future while adhering to a budget plan that works for them."

Photos by: Scot Zimmerman - Designed by: Bridgwater Consulting Group

As the Taylors explain, timeless homes consider the family over decades and to adapt to the family's changing lifestyle as it matures and changes. Ryan emphasizes that it also includes building materials and finishes that won't freeze the home in time, and the home needs to continue to highly perform mechanically and structurally.



Homeowners agree on the benefits of Upland Development's attention to budget, schedule, and quality, but they always also comment on creativity and problem solving. One called Ryan her "sourcebook of creative ideas" and said that her favorite features in the home came about by sharing ideas that Ryan made a reality.

"Sourcebook of creative ideas."

In Utah, the climate allows for living outdoors all four seasons, and the views are one of the main reasons people build in the Wasatch Mountains. "Outdoor living is really basic to how people like to entertain and relax," adds Jesica. "If they are going to fully enjoy the home, outdoor living has to especially be specific for clients." Ryan usually gets very personally involved in building outdoor spaces.

Upland Development builds throughout Park City, the Wasatch Front and Back, and beyond. It's Ryan Taylor's hope that generations to come will enjoy living in Upland Development homes, and the homes will be recognized by their quality and durability.

UPLAND DEVELOPMENT

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BIG CANYON Homes inc.

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There is an art to turning a great home into an extraordinary home. Big Canyon Homes is an award-winning custom home builder that understands the importance of designing homes that match our families' lifestyles. We strive to capture our client's dream in every custom home design.

Big Canyon Homes has been building custom luxury homes in Utah and Wyoming since 1990. Our clients have come from across the nation looking for the perfect location and the home of their dreams.

Big Canyon Homes is also proud to be an industry leader in energy-efficient luxury homes, including Net Zero Building. A Net Zero Home is more than just a home with solar panels; it is designed to integrate energy conservation—from framing to finishing.

We understand that building a luxury home can be a stressful process. That is why we work hard to make building your home a fun and exciting experience from the moment we break ground until the day we turn over the keys to your front door. Your satisfaction is Goal #1. We work with our clients, architects, and designers to complete the project on time and within budget. We expect quality work, adherence to scheduling, and fair pricing from our subcontractors and vendors. We reward them by paying them on time and providing safe, clean job sites. So, our loyalty + their integrity = #1 Goal.

"We have built several houses over the years, and we have never had the kind of experience we had with Craig and the Germania team. He is on top of every single detail and totally transparent at every stage in the process. He actually made the whole process enjoyable, and that is unlike any experience we have ever had. And this job was remote! Craig is the best in the business."

- Ken W., Homeowner

GERMANIA

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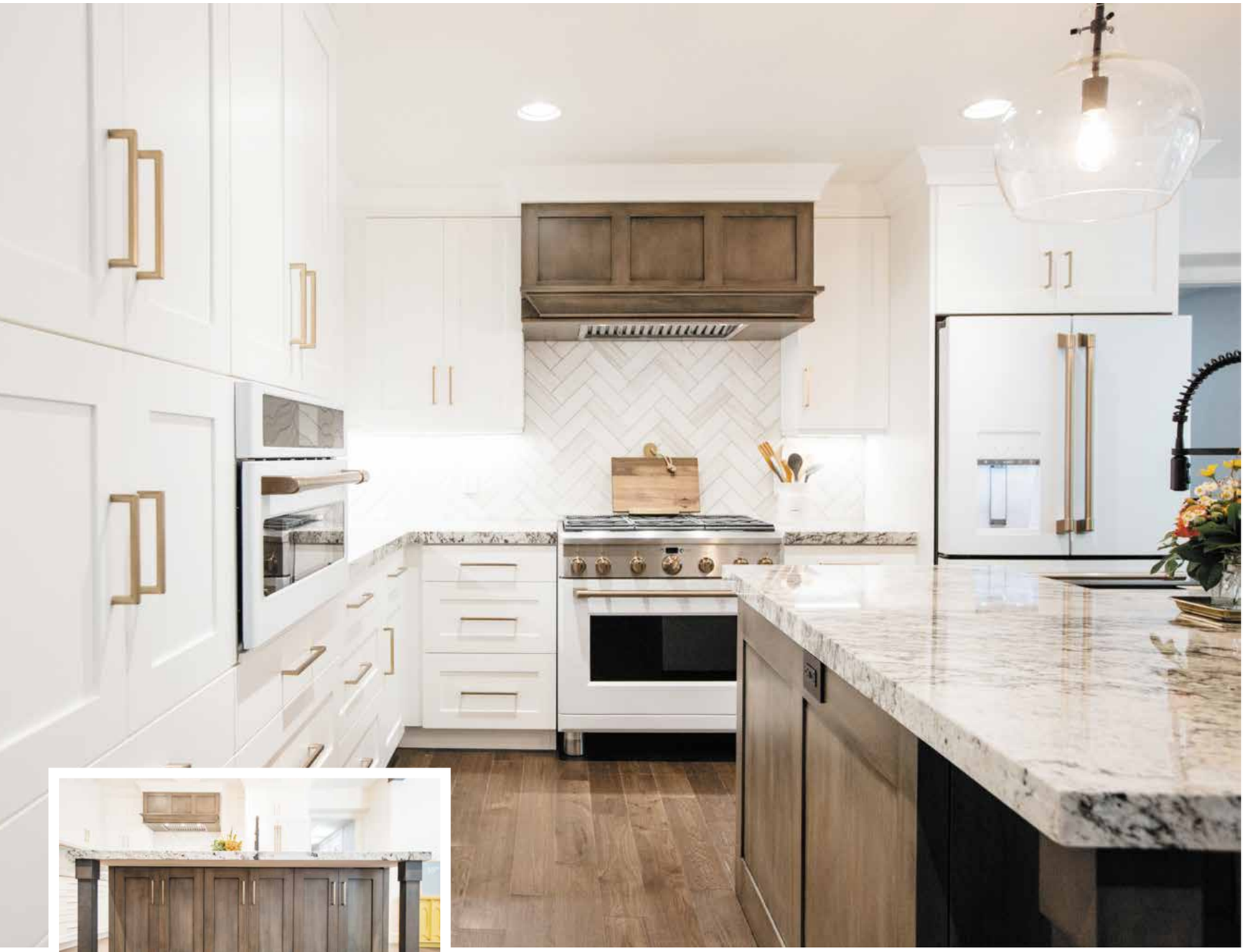
GERMANIACONSTRUCTION.COM

Germania Construction provides superior craftsmanship and exquisite detail in the building of custom homes in the resort communities of Park City, Utah. We ensure the highest level of service built upon transparency, accountability and integrity.

We believe in building the team of Architect, Builder and Designer early in the process. This allows us to value engineer the home, and to create a well-tailored set of construction documents. Ultimately this process leads to benefits in cost savings, scheduling and an elevated quality of home.

Founder Craig Mogel and his team are committed to superior craftsmanship in every home Germania builds. We emphasize the utmost integrity and attention to detail for an exceptional end result. The harmonious landscapes we create have resulted in some of Park City's finest luxury residences. While working with a variety of discerning clients, the end result is always a source of pride and beauty for all.



Each project is custom to the client's desires by paying attention to every detail and guiding them through each step of the design process.

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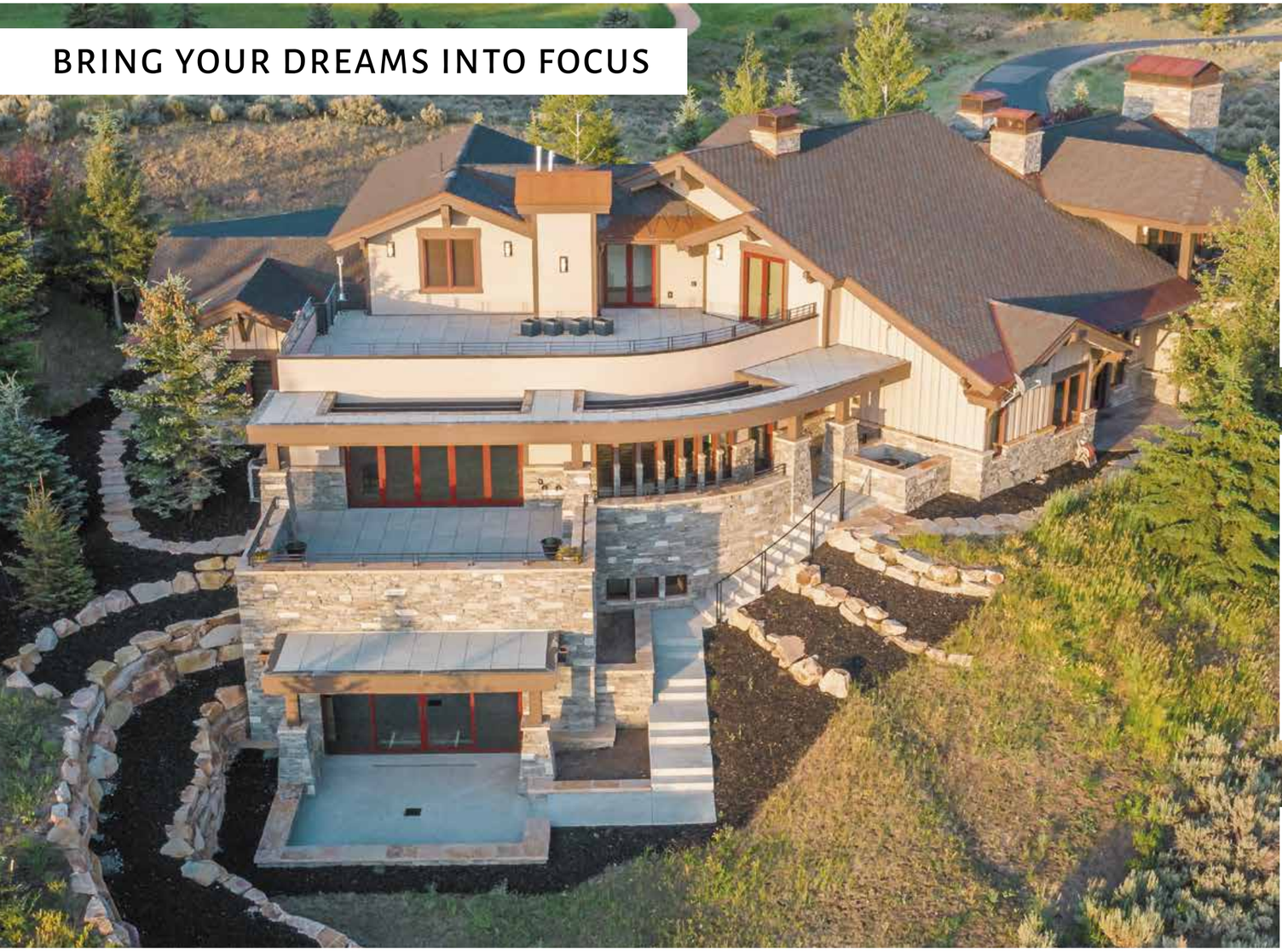
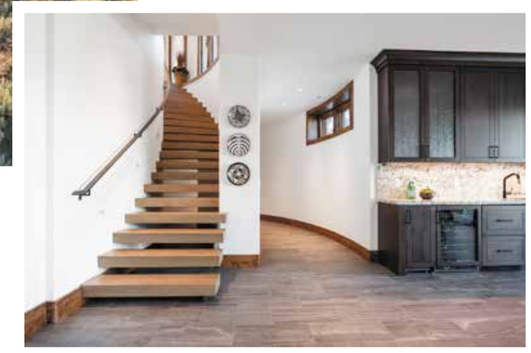
BRING YOUR DREAMS INTO FOCUS





"Pete and his team at PJ Builders were creative, resourceful, respectful of the budget, and exceeded our quality expectations. As the project grew substantially in scope, the PJ team was adaptable and innovative in problem solving. PJ's attention to detail and insistence on quality over the entire project was clear from beginning to end."

- Owner Castle Wood King

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Our success lies first and foremost in developing relationships with our clients, vendors and trade partners, both past and present. It also grows through our commitment to excel in all areas of custom home building and design, as well as our vast experience in the residential building industry. Whether you're starting with a blank canvas or redesigning a home where you have lived for many years, PJ Builders is dedicated to creating a beautiful environment for you, your family, and your lifestyle. With over 20 years of building experience, we transform your ideas, dreams, and concepts into tangible reality. Our passion for construction and collaboration has allowed us to hone our craft in Park City, Utah, to provide stunning spaces that stand the test of time.

Park City's Best 2020

Voted Park City's Best General Contractor and Best Carpenter 2020

OTTO/WALKER

Otto/Walker Architects was founded on the dual principles of designing structures which fulfill the aesthetic as well as practical desires of its clients while utilizing all the attributes a building site has to offer. These natural gifts often include expansive views, generous solar exposure, mature vegetation and topography which can help to enhance a design. To be successful in a mountain environment such as Park City, Utah, these two key goals must be achieved while also providing a beautiful project which endures the test of time.

Otto/Walker Architects emphasizes client involvement throughout the project, while providing the vision, creativity and thorough beginning-to-end service that our years of experience can provide.

2200 Park Avenue #C201, Park City, UT 84060 | 435.649.6373 | OTTO-WALKER.COM

JAFFA GROUP

Secluded Oasis in the Heart of Park City

The advantages of hiring a design build firm – as opposed to a separate architect, construction company, and interior designer – are many. Perhaps the greatest is that the home ultimately achieved most closely matches the client's boldest visions. It also allows the architects, builders, and designers to fully show off their skills when all three disciplines work in concert. Theoretical concepts are immediately rooted in foundational reality. Any troubleshooting is performed in real-time as the project progresses.

This custom home by Park City firm, Jaffa Group, is a shining example of integrated design build. Situated in one of the iconic ski town's most densely populated residential neighborhoods, it achieves a sense of privacy typically reserved for lots many times its size and far removed from civilization. To accomplish a feeling of being tucked in a forest, Jaffa Group sited the home as far up on the building envelope as possible. Existing foliage and dedicated open space frame the home. Though "wow" entries are typically a hallmark of Jaffa Group plans, the team reversed the entry by carving it into the ground level and was thereby able to bring the living areas up to tree level on the second and third floors. The resulting mountain and forest views speak for themselves.

"We gave Scott an extensive list of all the elements that we wanted. He and his team listened. Scott's meticulous placement of our home combined with his careful positioning of expansive windows allowed for stunning mountain views from practically every room."

- Ira & Karen Hammerman

In addition to privacy, priorities for the homeowners included maximizing natural light, seamlessly connecting indoor and outdoor living, creating multiple entertaining spaces, and imbuing the house with color. Not an inch is wasted inside the fully optimized footprint where massive picture windows invite light in without compromising privacy on account of how they are oriented. Numerous sliders open fully to connect various living levels to outdoor terraces featuring hot tubs, bars, and fire pits. Natural elements including wood, stone, and marble carry from floor to ceiling and appear in every room. Various gathering spaces surround an open concept kitchen and bar with a spectacular wine feature wall. Finally, rich and bold colors connect all the spaces and maintain a vibrant and happy energy throughout.

The resulting product serves as a sanctuary for the homeowners when they are there alone and an ideal space for entertaining throughout the year when friends and family visit. It is also a prime example of what can be achieved when one puts an empty lot and blank slate in front of Jaffa Group.

"We challenged Jaffa Group to fast-track our project to be ready for the next ski season. They achieved that goal on time and on budget. The tradespeople – most of whom had long standing relationships with Jaffa – responded swiftly and professionally to every scenario."

- Brian & Kirsten Shirken

JAFFA GROUP
DESIGN • BUILD

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435.615.6873 | JAFFAGROUP.COM

INOUYE DESIGN

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INOUYEDESIGN.COM

"Inouye Design helped us create our dream home and made it way better than we ever thought possible. Now that our home is being built, I see all the little things Aaron and his team added to give our home functionality while keeping it very unique. I highly recommend having your home designed by Inouye Design."

- Chelsea

Inouye Design specializes in the design of high-end custom homes and has won numerous awards for functional and, aesthetic home designs and floor plans. Inouye Design was formed in 1997 by Aaron Inouye, to provide innovative design to create extraordinary housing projects that reflect the needs, desires and personality of each homeowner. Integral to providing quality service is maintaining attention to detail, utilizing cutting edge 3D computer technology, and incorporating every specific requirement from the client. This results in a highly successful design that blends the homeowner's individual lifestyle with the project's unique setting.

Inouye Design has created designs for custom residences in Arizona, California, Colorado, Hawaii, Idaho, Nevada, Oregon, Utah, and Washington. These projects vary in size from 1,500 to 35,000 square feet. Many of these homes have been featured in publications such as *Utah Home and Style*, *Edge Builders*, *Leading Residential Builders*, and *Utah Valley Magazine* as well as several appearances on the television shows *Hot Homes of Utah* and *Homes Today Utah Edition*.

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BUILD MAGAZINE

Exterior Finishings

PHOTO COURTESY OF ELUME LIGHTING

Designing your Outdoor Space for Year-Round Use

Planning the outdoor environment around your new build or current home is as essential as the selections and design you choose for the indoors. With today's outdoor heaters, fireplaces, and stylish concrete fire tables, entertaining, dining, and relaxing outside with a favorite beverage is possible year-round, even in Northern climates.

Before your contractor lays the first pavers or digs holes for your elegant deck or patio, there are three things to consider.

Orientation of your outdoor living space relative to sun & weather exposure; consider an East-West orientation. Typically an outdoor space is built off the kitchen for convenience.

Consider creating a *focal* point, such as a fire pit, covered dining and living area, or lush garden backdrop. Brainstorming with your designer on the style and ambiance you want to create.

PHOTO COURTESY OF GERMANIA CONTRUCTION

There are many considerations for making this space both festive and functional with some pre-planning tips. Consider plumbing water to an outdoor sink or water feature. You may also want to install an outdoor bar complete with a sink and refrigerator for beverage and wine storage.

Pre-install gas lines for your gourmet grill, outdoor heaters, fire-pits, or maybe you enjoy the sound and smell of a crackling fire. A built-in fireplace not only adds to the ambiance but can provide natural warmth. Lighting is very important, and allows for maximum enjoyment and entertaining in your "dreamy outdoor-space." String lights and up-lighting can create an inviting atmosphere. Up-lights showcase water features and foliage while spotlights and outdoor sconces frame the area. Music lovers can pre-wire outdoor speakers to enhance conversation and mood for any occasion.

Smart outdoor lighting adds security and safety for the homeowner with automation, remote controls, sensor lights for front doors and garages, and solar lights alongside pathways and driveways. In colder climates,consider a heated driveway to save time from shoveling and reduce ice build-up.

Like inside your home you can never have enough outdoor outlets for holiday lights, additional lighting, and power tools. Also, for convenience, consider installing hose spigots on all four faces of your home.

Lastly and most essentially, when protecting your outdoor *masterpiece* from the elements a covered porch or extended roof-line, or a well-made pergola can provide ample shade. As you brainstorm with your designers and contractors, incorporate technology, and paint your canvas, you might find yourself spending a lot more time outside. BM

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Park City receives up to 400 inches of snow per year—or 35 feet. Perfect for powder-hounds skiing The Canyons or Deer Valley, but not welcome in your driveway or outdoor patio.

Many residents don't enjoy shoveling massive amounts of snow all winter or paying exorbitant fees for snow-removal, not to mention potentially hazardous slips on an icy surface. DesignScapes offers a fantastic solution for these three issues—custom heated driveways.

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Dennis Duce of Duce Ltd. acquired decades of experience in the trades and customer service. However, Dennis also inhabits an unmatched heartfelt vision and integrity in the building community. His passion is measured not only by the high-end quality of finish work but also in his relationships with homeowners and subcontractors.

Duce Ltd. officially began in 2015, generating beautiful exterior finishes; exquisite roofing, stonework, gutters and steelwork for commercial and residential projects in the greater Salt Lake and Park City area. In the last year, Duce Ltd. has diversified its scope of work and expanded into interior finishings in the kitchen and living areas in addition to intricate fascias and outdoor patios for luxury homes.

This featured home was a creative collaboration between Duce Ltd. and a local Park City couple. The homeowners were delighted with the outcome of their living room and the indoor-outdoor craftsmanship and material selections giving this home a cohesive feeling and curb appeal.

Dennis Duce listens very carefully to each homeowner's ideas and concepts for their space. There will always be unforeseen challenges and setbacks during the process. Still, Dennis and his team have staying power and ingenuity to problem-solve on-site and see each project through until the homeowner is completely satisfied.

"Working with Dennis Duce was a pleasure from the start. He asked great questions and really listened to Sharron and I. Dennis' creativity and scope of vision for our home was amazing. We couldn't be more thrilled with the outcome of this project—we call home!"

- Mike & Sharron Rzepiejewski

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Arizona artist Julie Hooker won the Phippen Family Award 2018 for this extraordinary wood carving and pyrography done on an alder wood panel. It depicts with incredible detail a scene of folks heading out on what could be the last hunt of the season back in the 1800's. Find it at Buffalo Collection. Pages 34 & 130, buffalocollection.com

Hammerton's newest collection, Fusion celebrates our innovative design and wide selection of exquisite blown, kiln-fused and cast glass materials, each handcrafted by our Utah-based artisan team. Remember that each fixture design is customizable in size, scale, shape and materials.. Find it at Elume PC. Page 140, elumepc.com

Hammerton's newest collection, Fusion celebrates our innovative design and wide selection of exquisite blown, kiln-fused and cast glass materials, each handcrafted by our Utah-based artisan team. Remember that each fixture design is customizable in size, scale, shape and materials.. Find it at Elume PC. Page 140, elumepc.com

FINISHING TOUCHES

Find a luxurious selection of unique items that complete your home.

For over 75 years, Sub-Zero has reimagined refrigeration with customizable units built to last for over 20 years of daily use. This 36" PRO Refrigerator/Freezer with Glass Door makes an iconic statement with stainless-steel inside and out, dual refrigeration technology, easy access full-extension slide out glass shelf and much more. Find it at Mountain Land Design. Pages 106 & 144, mountainlanddesign.com

The Wolf 48" Dual Fuel Range features 6 Dual Stacked Burners for precise heat control, and an Infrared Charbroiler for more succulent steaks, chops and burgers. Find it at Mountain Land Design. Pages 106 & 144, mountainlanddesign.com

Upholstered in American buffalo leather, the Independence sectional love seat is classic, elegant and simply sophisticated with enduring comfort for the independent minded individual, or the whole family. Find it at Buffalo Collection. Pages 34 & 130, buffalocollection.com

Eight Must Have's for your Kitchen

Today's homeowners focus on eliminating clutter on the countertops of their new or remodeled kitchen. Thoughtful planning will also assist in making this high traffic room more efficient.

Knife Drawer

knife rack made of cork & rubber composite, or bamboo with silicone non-skid feet. Low profile design that fits most drawers with high-visibility of knives for selection.

Pantry entrance next to your kitchen and garage entry

convenient for unloading groceries from the car on shopping days.

Slide-out drawers for all lower cabinets

better visibility and storage of pots and pans, etc.

Two soap pumps at the sink

one for hands, one for dishes.

Motion-sensor light for the pantry

never leave the lights on again!

Built-in paper towel holder

with easy access to the sink and also saves on counter space.

Install power outlets in the pantry on a dedicated shelf to create a "charging station."

Saves on counter space.

Instant hot water dispenser at the sink

great for a quick cup of tea, instant hot noodles, or cereal.

PHOTO COURTESY OF GOUGH CONTRACTING

PHOTO COURTESY OF GOUGH CONTRACTING

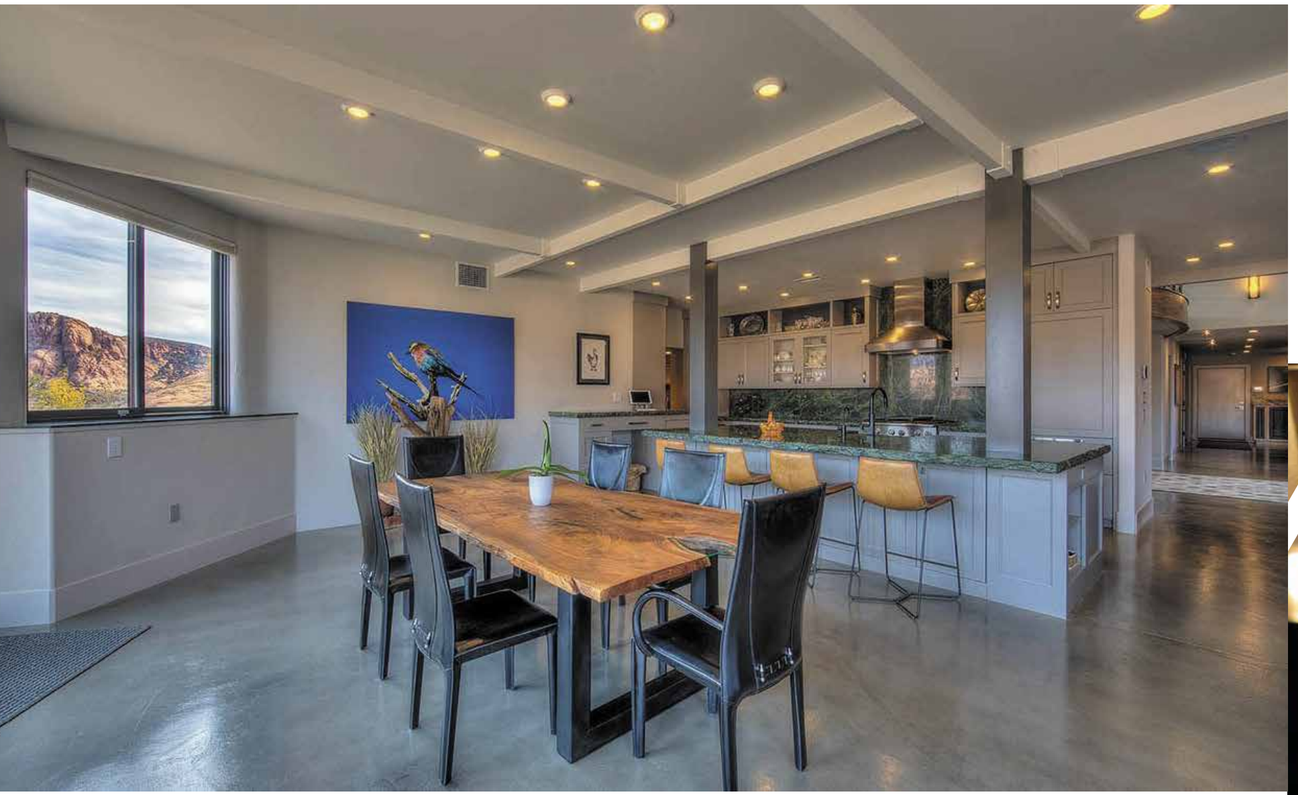

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PHOTO COURTESY OF WASATCH SHUTTER DESIGN

Making a First Impression

PHOTO COURTESY DESIGNSCAPES

From minimalism to non-traditional, driveway-design is almost endless. When choosing a particular style, be sure to select materials that complement the exterior home design and landscaping. It may seem challenging to harmonize design, practicality, and personal tastes. We suggest starting with what is practical, then moving to the look and overall feel you want to achieve, and the materials that will best harmonize your property.

Local climate is usually a good place to start when considering driveway materials. Let's begin with the all-time favorite: Concrete. Concrete is functional across a myriad of climates. Additionally, concrete can suit the design dreams of both modest and eccentric tastes. For minimalists, concrete can be dyed neutral colors, like tan, for a look featuring zero strikes against conventionality, but still a departure from undyed, classically gray concrete. Impartially colored concrete is also an excellent idea for driveways surrounded by brightly colored flora – this offers a pleasing contrast. For a less traditional look, concrete can be paved into irregular shapes, or have other materials like bricks or pavers incorporated in linear patterns, or random or fanciful design. You might want to consider adding a grass strip down the middle of the concrete if you live in an area with consistent precipitation. Grass can improve your driveway's drainage due to the permeability of grass.

Despite its adaptability, concrete has a serious competitor in asphalt, especially when it comes to harsh winter climates. Contrary to concrete, asphalt is not as prone to expansion and contraction, which can cause damage and deterioration. Asphalt also absorbs warmth from the sun more efficiently, and that heat helps to melt ice off driveways improving overall safety. Furthermore, asphalt makes an excellent driveway material choice for another big reason—asphalt is eco-friendly. Because asphalt can be crushed up and recycled, it is the perfect option for those who desire an environmentally conscious driveway design.

From concrete to pavers to bricks and asphalt, you can take all the advice the world has to give. In the end, however, you pave your way in deciding what material(s) will make your driveway envy of the neighborhood while simultaneously reflecting on what defines your contentment with the end product. It's a balancing act, to be sure, but one that'll result in the coolest, most practical driveway on the block. IM

The company's priority for developing personalized relationships with clients enables the staff to gain a clear understanding of a homeowner's taste and expectations, then provide the right options available, making it less overwhelming. "What sets us apart from other supply showrooms is my staff's devotion to knowing a client's desires while providing information on product durability. Less upkeep equals a happy homeowner."

bella
TILE STONE

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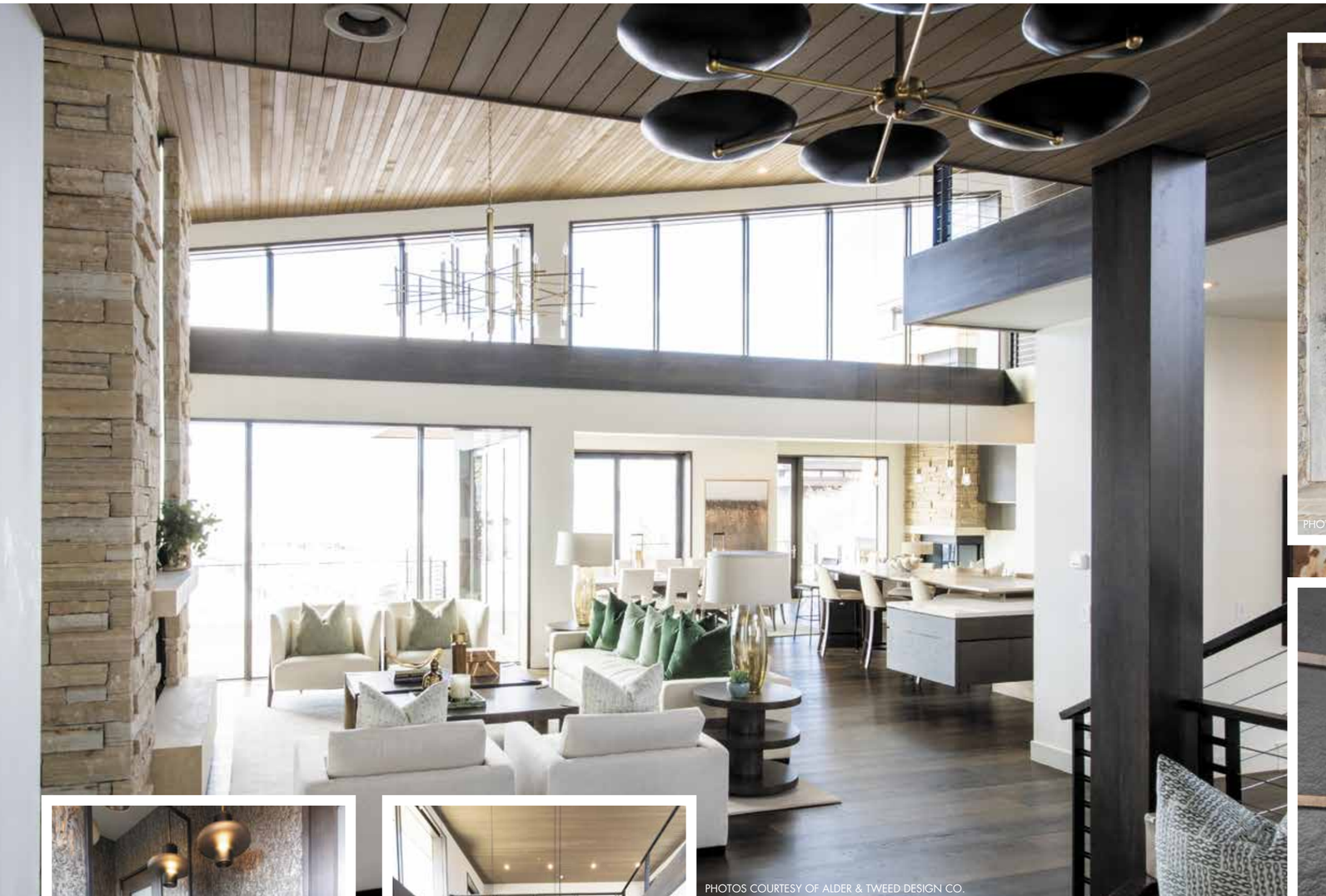
When Bella Tile and Stone opened two years, ago their philosophy was to put the client first. It was important to have a Park City showroom that supplies the finest in locally and internationally sourced tile, natural stone, ceramics and metallics to clients who are building a luxury home. All this offered with personalized, white-glove service.

Owner Chris Barber set up shop with the goal to facilitate home construction for all professionals involved in the process, specifically emphasizing homeowner convenience. "Being faced with decision after decision that creates a lot of stress when building a home. Without a local option, builders' clients would drive to Salt Lake City, to select these materials for their dream home. We will continue to offer exquisite and trend-forward product lines desirable for a luxury home design while providing concierge service."

With final details vital for "making a house a home," the service-oriented showroom has contributed to their client on-line ratings of five stars. Chris understands the local, high-end market in Park City with a supply outlet also featuring the newest product lines. However, he emphasizes the higher value for having his staff and clients collaborate on style preference, location usage, and product durability for an application.

Walking through Bella Stone and Tile's showroom doors opens A thru Z product options and customer service, exceeding the dreams imagined for home design.



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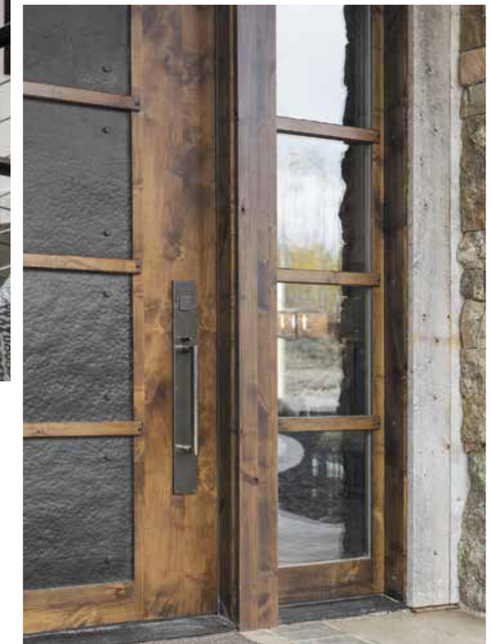

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Frontier Woodworks specializes in interior and exterior doors, barn doors, pivot doors, custom mill-work, including base, case, and crown molding. beam wraps, stair tread, handrails, ship-lap, tongue and groove, barn wood, exterior wood siding, and much more.

Recognizing the need for top-quality handcrafted doors and mill-work since our inception in 1995, Frontier Woodworks is driven to deliver products manufactured from the best materials by master craftsmen.

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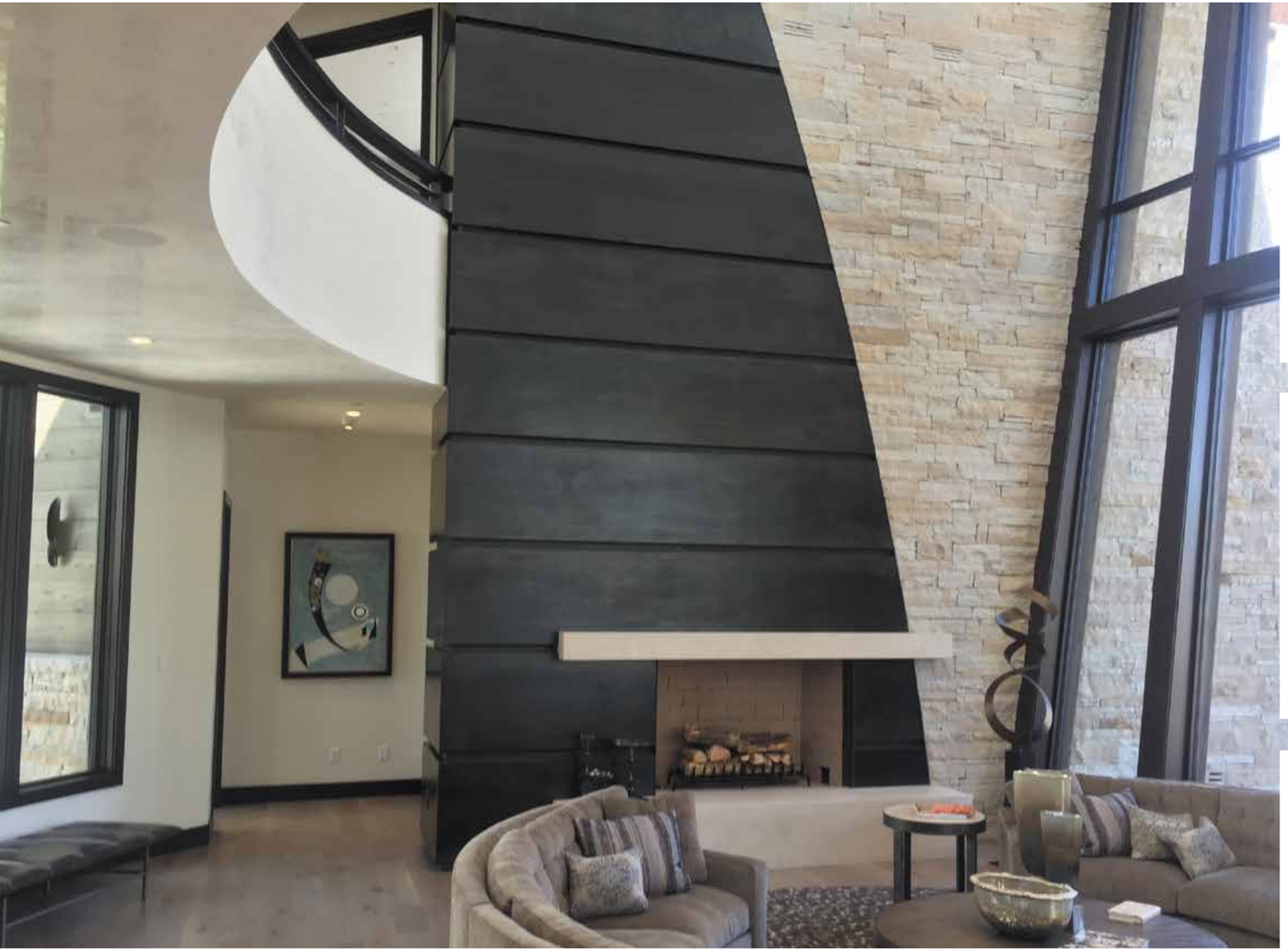
In addition to our custom work, Frontier Woodworks is also a distributor for several other door manufacturers and door hardware companies.



We work closely with architects to provide traditional and 3D drawings for our clients. We can also provide 3D printed models

"As a custom builder in Park City, iron work is one of the most important crafts we need to provide for our homeowners. Innovative Iron has delivered top quality metal work to our clients for over fifteen years. In all that time, there isn't a single project where they didn't exceed our expectations. From staircases and railings, to mechanical one-of-a-kind-doors, we have not found anything they can't excel at. They are always a joy to work with, and I recommend them without reservation."

- Preston Campbell, Go West Development

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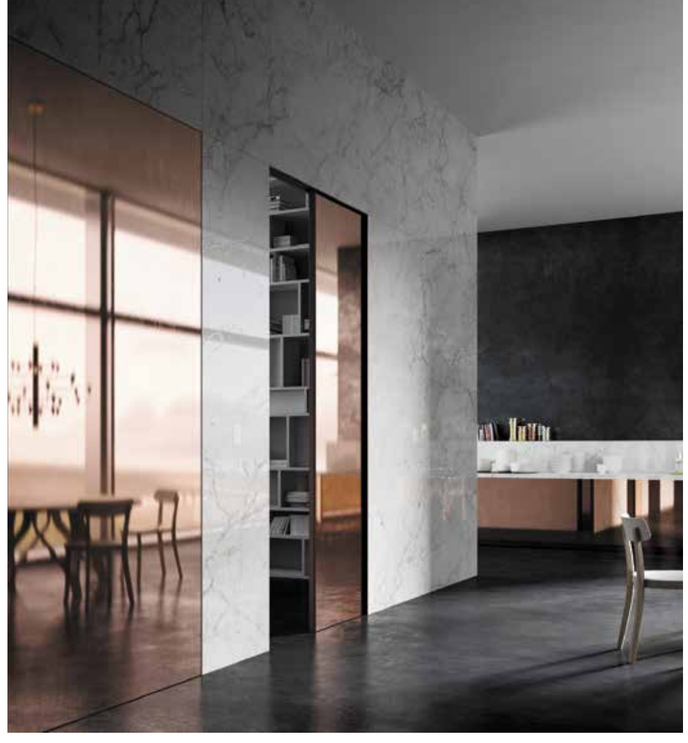
Lets be honest, everyone always talks like they are the BEST, but in reality, there are a lot of incredible people and companies out there. One of the keys to our success has been to surround ourselves with as many of these people as possible. We love to work with contractors, architects, designers, and other trades to come up with the best possible design and solutions to all kinds of different projects.

We believe in continual progress and improvement not only for ourselves but the contractors we work with.

We look forward to the opportunity to create something amazing on your next project.



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La Fucina provides collaborative services not only for homeowners but also builders, architects and designers that have an imagination and style that cannot be satisfied with common offerings found in showrooms or catalogs. In the same way that bespoke clothing is designed to fit the single person it was designed for, La Fucina's goal with its clients is to deliver a bespoke building experience and home that can't be found anywhere else.

With a focus on contemporary Italian design, La Fucina relies on decades of building and architectural experience coupled with enduring relationships with leading European brands and the top artisans found in Italy. The company president, Mauro Marzano was born and raised in Milan, Italy, the global capital of design and fashion. He has spent over a decade working with Italian artisans, building relationships with world renowned architects and designers while consulting for many of Italy's leading brands. When possible, La Fucina will take the client on a journey through Italy to better understand the client's needs, style and desires as well as introduce the client to the brands, artisans and designers that can be commissioned for their bespoke home.

Apart from a comprehensive approach, La Fucina is frequently engaged to provide services for only a portion of a project and can leverage their vast relationships to help find that unique entry-way door, lighting, kitchen, bath, flooring or anything else that is needed to complete a home. Working along-side the builder, sub-contractors, architect and interior-designer, the goal is to ensure all aspects of a homeowner's vision is fully realized and that their bespoke home is the perfect fit.

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Photos By: Andrew Carlson (www.carlsonphotoandvideo.com)

PHOTO COURTESY OF GERMANIA CONSTRUCTION

Ins & Outs of the Perfect 21st Century Bathroom

We all remember the curio cabinets and clutter of our grandparents' generation of bathroom décor. However, chaos is impermissible in today's toilettes, where designs concentrate mainly on being as "Insta-worthy" as a bathroom can get. Lavatories nowadays convey the style, personality, and even pleasures of the homeowner, and the ins and outs of it all are quite simple to achieve.

It begins with space. Contemporary bathroom design not only prioritizes storage space, it maximizes it. One way to capitalize on your bathroom space is by installing floating vanities with pull-out shelving hidden within the vanity, increasing the open space in your bathroom while also adding storage functionality.

Today, bigger is better in bathrooms – an ideal central to the Open-Concept idea, which became popular in the '90s and remains so today. White is the go-to color to achieve openness. Such a monochromatic scheme makes even the smallest of bathrooms appear larger. The ingredients in cooking up this ultra-open feel don't consist solely of color choice, however. Windows providing natural light also help to open things up. Incorporating views of the outside world from your bathroom are quite trendy. In the city, views of a cityscape from the lavatory are very much en vogue. In contrast, in more rural areas, a window open to surrounding nature is what a modern interior designer might call "rustic chic."

PHOTO COURTESY OF PJ BUILDERS INC.

Moreover, we must never forget the fixtures. Marble and brass fixtures have come into vogue if you want a modern vibe. Another material choice dubbed trendy is reclaimed and recycled materials wildly popular in mountain homes. Materials like reclaimed wood provide, as mentioned earlier, "rustic chic" which, in homes surrounded by forest, creates a curious kind of blending of the outside world with the inside space.

The overall goal of 21st-century bathroom design is to not tip our hats to flamboyant design choices á la 1950s-80s, but instead strive for stylish simplicity. We can sum up this style trend most accurately by saying - "Be understated but memorable" If that is not the perfect way to describe a perfect bathroom, then we suppose it's time to remind ourselves of the definition of perfection. BM

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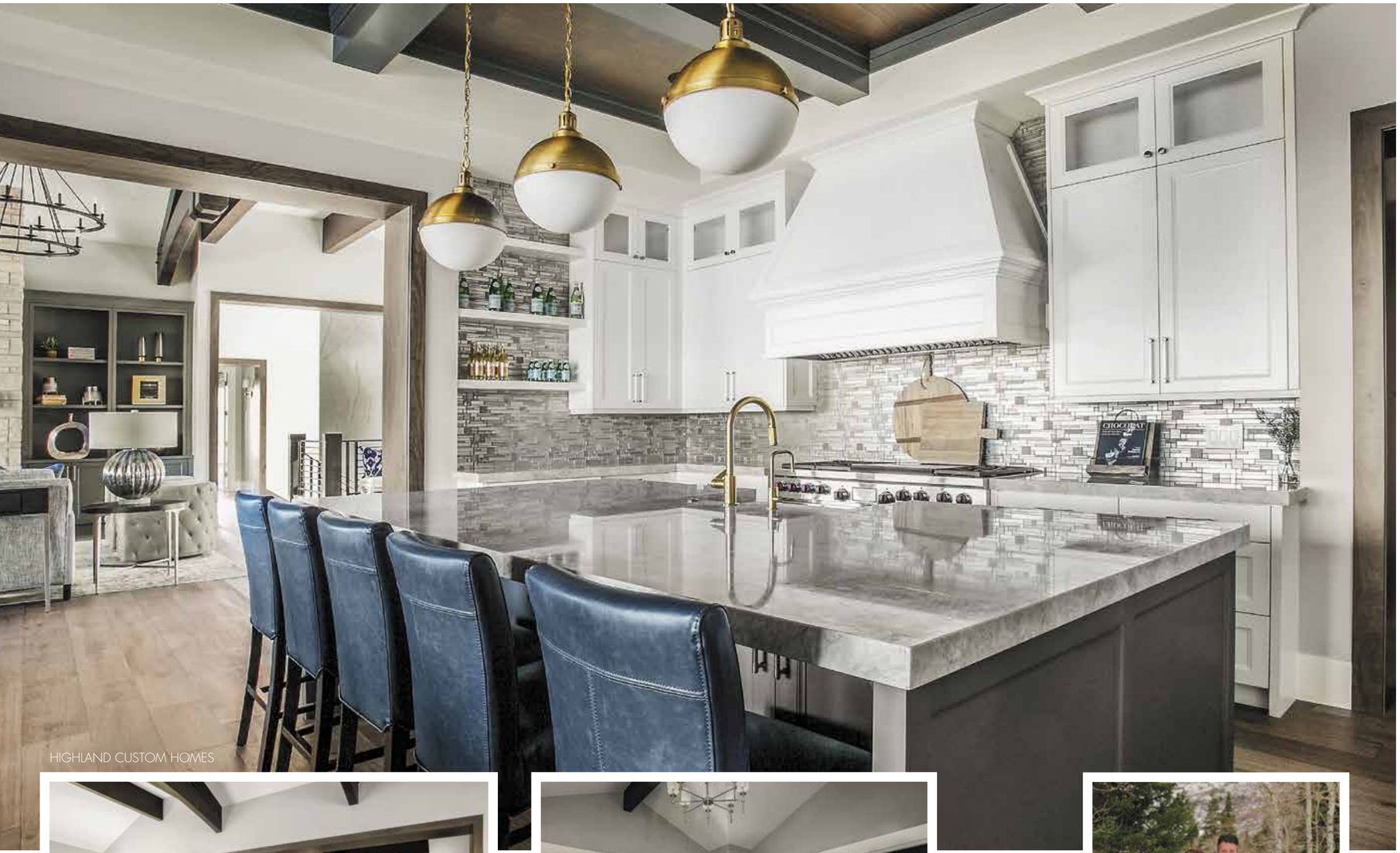
- Client – Paradise Valley, AZ



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Pricing is unmatched, and furniture brands are some of the best in the nation. Customers also have the opportunity to create custom furniture on their website. Osmond Designs offers everything from 3-D rendering, interior design to furniture and customer service. Osmond Designs makes it easy for home-owners and builders, whether you are furnishing your dream home, vacation home, investment property, or staging your property.

Osmond Designs is a seven time Best of State winner for Interior Design, as well as Best in Utah Valley 2011-2019. Osmond Designs is also a nine time Houzz Award winner for Heather Osmond and her "dream-team" for both highest level for client satisfaction and interior design services.

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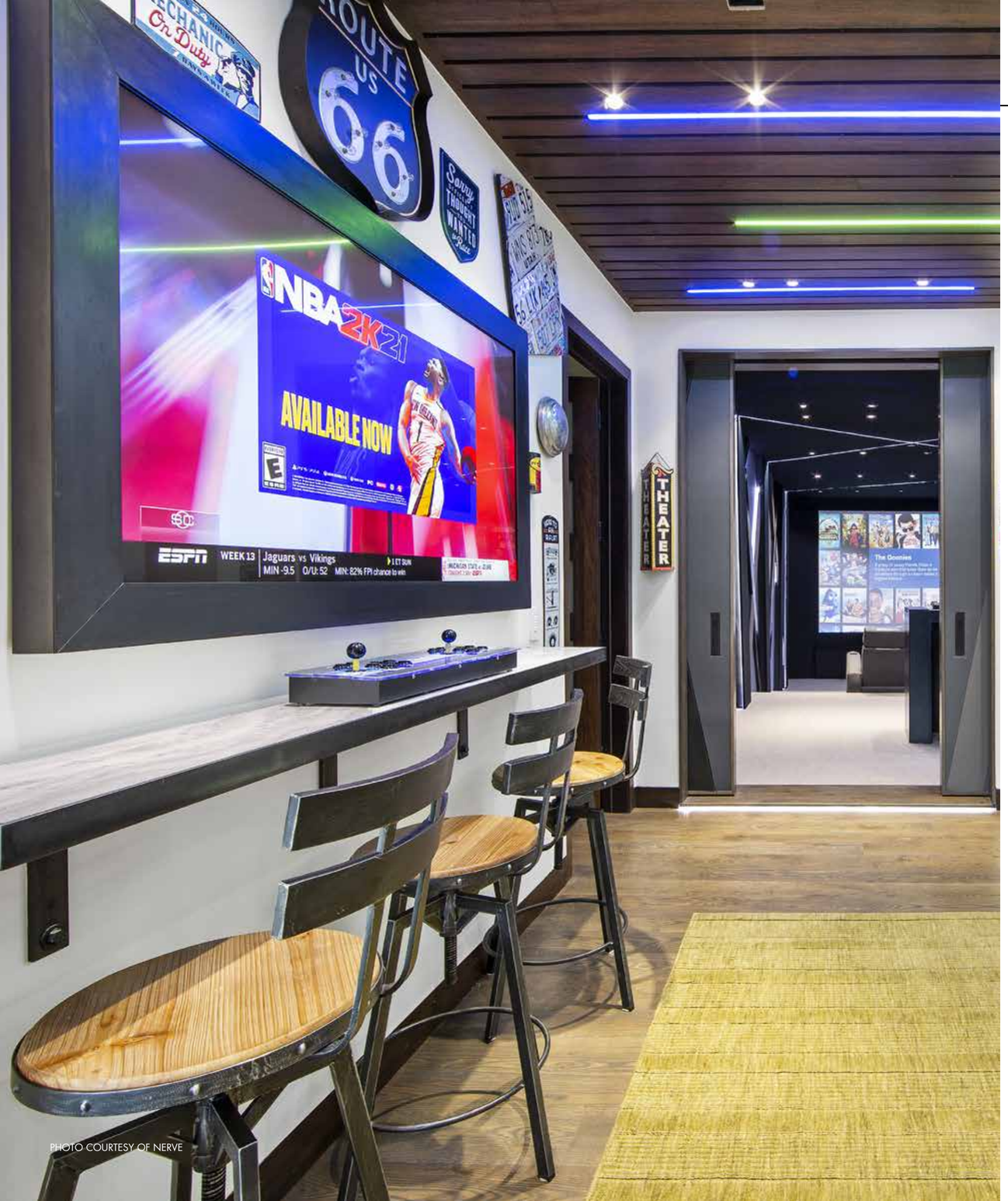

PHOTO COURTESY OF NERVE

Trending Now

Technologies for Today's Luxury Homes

Imagine a room in your home where you can see the latest Hollywood Blockbuster in surround-sound, go bowling with your family, or play nine holes of golf at your favorite course. A space where you can enjoy a multitude of activities, like baseball or soccer—even yoga. This space would have to be enormous to accommodate all this multi-generational fun, but with the ongoing trend of luxury home-technology systems, the skies the limit for you and your family.

Home Technology has evolved alongside our imaginations, lifestyles, and trends. Moreover, this room should be professionally designed and installed—think ultimate man-cave or next-level den for endless fun and enjoyment for you and your guests.

These virtual playgrounds offer a stimulating and tangible experience for homeowners alongside the world-class cinema experience in a stylish home theater. The home tech industry also helps to support a population that may be home-bound.

Today's families are more mobile, with remote work and school options. Families have the opportunity to enjoy their second homes in resort areas for extended stays. WFH (Work From Home) trend is now expanding into a PAH (Play at Home) trend. With all these after-hours experiential choices, you'll rarely feel the need to leave the comfort of your home.

PHOTO COURTESY OF HIGHLAND CUSTOM HOMES

Lifestyle and practicality are at the heart of this growing home-centric trend. Media rooms, automated security systems, and voice-activated home automation enhance our lives in profound ways as well as keep us safe and secure.

Todd Astill with Nerve, a Home Technology company based in Park City, explains, "Every technology in your home should enhance your lifestyle, making your home more entertaining, convenient, comfortable, and secure."

There are also many eco-friendly options available for home homeowners—automated shades for passive solar homes respond to the rising and setting sun, to high-capacity battery banks linked to DC-lighting radiant floor heating systems. Energy efficiency choices for every part of daily living—automated lighting and smart temperature controls, can make every aspect of living seamless, leverage full automation, and bring everything together into one simple, easy to use interface.

According to the American Council for an Energy-Efficient Economic, smart homes' energy usage can be as much as 17 percent lower thanks to smart devices' ability to monitor usage and make adjustments.

More comfort and convenience, combined with energy savings, make luxury home technologies the smart choice. BM

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- Jim & Kathy G.

HAMMERTON
AMERICAN ARTISAN CRAFTED LIGHTING

ēlume
DISTINCTIVE LIGHTING

3156 Quarry Road, Unit A
Park City, UT 84098
435.647.2997
ELUMEPC.COM

We are Elume, a boutique showroom in Park City that has won the prestigious ARTS Award three times for Best Lighting Showroom in the western United States! Filled with fascination and inspiration, our showroom is the backdrop for the magic that happens here with the Elume lighting designers – an extraordinary team with extensive experience, a flair for design, and a passion for lighting. We believe the lighting should reflect the occupants of the home and be chosen specifically for each project – often custom-designed.

We are proud and extremely fortunate to partner with Hammerton, a premier custom lighting fabricator in Salt Lake City, on many of our projects. Since 1995, Hammerton has set the industry standard for boldly designed American-made lighting that is exquisitely handcrafted, perfectly proportioned, and meticulously detailed. There is no limit to what we can design with them since they are experts in artisan glass, woven steel mesh, eco-resins, acrylics, crystal, aluminum, bronze, rawhide, mica, textiles, and more.

Elume is conveniently located in Quarry Village at the Jeremy Ranch/ Pinebrook exit. Regular hours are Monday – Friday, 10 – 5. We are always open during those times for browsing but make an appointment so we may give you the attention you deserve if one of our lighting designers is not available.

Best of ASK? Park City

24th Annual ARTS AWARDS WINNER

26th Annual ARTS AWARDS WINNER

29th Annual ARTS AWARDS WINNER

31ST ANNUAL ARTS AWARDS FINALIST

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Professional's Index

ARCHITECTS & DESIGNERS

92 Inouye Design
801.373.0909 - inouyedesign.com

70,88 Jaffa Group
435.615.6873 - jaffagroup.com

86 Otto/Walker
435.649.6373 - otto-walker.com

BUILDER SERVICES

38,120 La Fucina
385.715.4010 - lafucina.co

BUILDERS

2,78 Big Canyon Homes Inc.
435.901.2176 - bigcanyonhomesinc.com

32,80 Germania Construction
435.647.5691 - germaniaconstruction.com

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435.640.8343 - goughcontracting.com

6,66 Highland Custom Homes
801.787.5401 - highlandcustomhomes.com

70,88 Jaffa Group
435.615.6873 - jaffagroup.com

20,84 PJ Builders, Inc.
435.649.7345 - pjbuilders.com

74 Upland Development
801.910.9913 - uplanddevelopment.com

DEVELOPMENTS

58 Promontory
435.333.4600 - promontoryclub.com

EXTERIOR FINISHINGS

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800.933.5038 - bartile.com

110 Cardinal Coatings
801.824.4880 - cardinalcoatings.com

98 Collins Roofing
895.2895 - collinsroofinginc.com

100 Designscapes
385.215.5805 - designscapes.com

102 Duce Ltd.
435.565.1278 - duce.ltd

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435.649.6434 - eschenfelderlandscaping.com

116 Frontier Woodworks
435.513.1093 - frontierwoodworks.org

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801.472.3939 - hiattlandscapes.com

30 On Top Roofing
435.615.8669 - ontoproofing.com

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801.523.4500 - pella.com

24 Sierra Pacific Windows
800.824.7744 - sierrapacificwindows.com

10 Weathershield Windows & Doors
weathershield.com

FLOORING

104 National Flooring Brokers
801.877.1774 - nationalflooringbrokersutah.com

HOME DECOR

34,130 Buffalo Collection
480.946.3903 - buffalocollection.com

8 Sticks and Stones
435.615.2071 - sticksandstonesparkcity.com

HOME TECHNOLOGY

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888.444.2758 - apluselevators.com

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970.528.1300 - altitudect.com

40,138 Nerve
801.913.6404 - nerve.tv

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801.599.8400 - klawrencedesign.com

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435.222.4183 - markandaly.com

IFC,132 Osmond Designs
801.766.6448 - osmonddesigns.com

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435.333.8453 - bellatileandstone.com

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801.824.4880 - cardinalcoatings.com

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801.728.0747 - theclosetbutler.com

116 Frontier Woodworks
435.513.1093 - frontierwoodworks.org

118 Innovative Iron
801.886.3390 - innovativeiron.com

38,120 La Fucina
385.715.4010 - lafucina.co

122 Tanner Glass & Hardware
435.565.6115 - tannerglass.com

36 Salt Design Cabinet & Mill
801.964.1806 - saltdesigncabinetry.com

26 The Stone Collection
801.875.4460 - thestonecollection.com

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801.466.6668 - wasatchshutter.com

KITCHEN & BATH

106,144 Mountain Land Design
mountainlanddesign.com

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801.565.1654 – peppertreekitchen.com

LIGHTING

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435.647.2997 - elumepc.com

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801.266.7665 - deepblueinc.com

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800.951.7727 - diamondspas.com

14 Omega Pools
801.255.1462 - omegapools.net

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