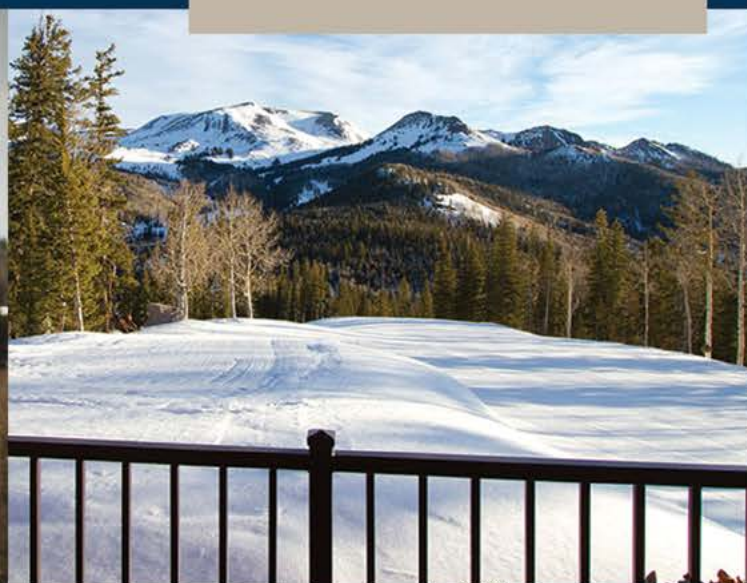
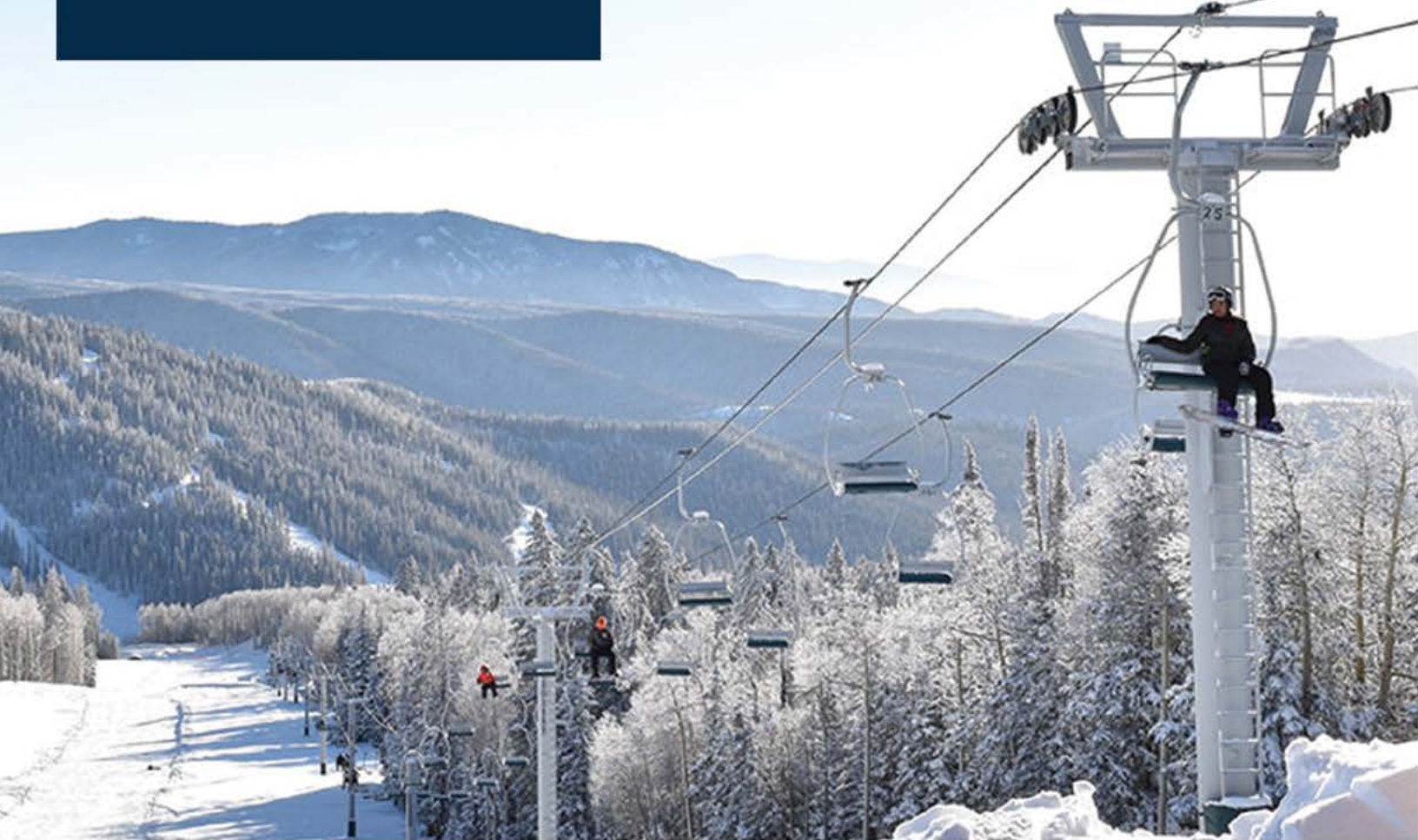


MOUNTAIN OWNERSHIP

LIVING AT EAGLE POINT





AN ALL SEASON ESCAPE

Perched high upon a stunning location in the Tushar Mountains, Eagle Point Resort in Beaver is southern Utah's newest ski and snowboard resort. Considered a perfect getaway from the crowded slopes and high prices of the mega-resorts, Eagle Point is a scenic 3.5-hour drive from Las Vegas and Salt Lake City and 6-8 hours from Arizona and coastal Southern California cities. The independently owned resort averages 400 inches of the Greatest Snow on Earth™ each year across 650 skiable acres and over 1500 vertical feet including some of the steepest lift serviced terrain in Utah. The resort consistently is recognized with the prestigious TripAdvisor Certificate of Excellence based on a history of great reviews earned on TripAdvisor.com.

During the summer months, Eagle Point transforms itself into a mountain getaway, where alpine air provides a respite from the heat. Among stunning alpine peaks and pine-scented air, guests enjoy mountain biking, hiking, fishing, canoeing, paintball, disc golf and access to world-class ATV trails.

Eagle Point Resort is a scenic 17-mile drive from downtown Beaver via Route 153.



An expanding network of 11 miles of single track, plus hundreds of miles of trails beyond the resort.

VISION 2020

In summer 2016, Eagle Point revealed plans for significant upgrades to the infrastructure of the resort through 2020 and beyond. This new era began with Aspen Crest at Eagle Point, the resort's premier residential location, ideally situated in the heart of the resort area. With awe-inspiring views in every direction, each of the private home sites offers a seamless, all-season connection to over 1.5 million pristine acres within the surrounding Fishlake National Forest. With construction of Phase 1 now complete, the ski-in/ski-out residential development is the nation's newest slope-side, year-round collection of homesites offering exclusive access through the resort's private 1,200 acres to the vast forest beyond for skiing, biking, hiking or riding. Construction and sales are also underway for the community's Phase 2 consisting of ski-in/ski-out Twin Homes.

Vision 2020's ambitious extensive capital improvements promise to transform the guest experience of the resort. The plan includes new lodging opportunities, the installation of a snow making system in 2018, new lifts to access many acres of skiable terrain, and the introduction of summer features to create a world-class, year-round destination responsibly integrated into the surrounding Fishlake National Forest.



Building on the enduring tradition established in 1973 by resort founders Conrad and Amy Koning, we remain committed to expanding the community and adding amenities with a keen focus on maintaining Eagle Point's unique charm and appeal.

– **Shane Gadbow**

Owner/CEO, Eagle Point Resort

Quick Facts

10,000 ft. elevation mitigates potential winter consequences of changing climate

Southern Utah Population ↑ 59% since 2000

St. George one of the fastest growing metro areas in the country

Close proximity to two expanding universities—Dixie State and Southern Utah University

.537% property tax rate

5.4 million residents within 3.5 hour drive

NEIGHBORS, NOT CROWDS

SKI-IN/SKI-OUT HOMESITES AND TWIN HOMES
SEAMLESSLY CONNECTED TO THE RESORT AND
FISHLAKE NATIONAL FOREST



The Tushar Mountains are the third highest mountain range in Utah, generating snowy winters and a mild summer climate.

Aspen Crest at Eagle Point is in the heart of southern Utah's preeminent alpine resort that attracts winter enthusiasts from across the southwest to ski its family friendly trails and be challenged by some of the best steeps in Utah. When not enjoying the over 350" of Utah's Greatest Snow on Earth®, winter enthusiasts hit the trails snowmobiling, strap on the snowshoes, and cross country ski across alpine meadows reserved for herds of elk in the summer.

Blessed with over 300 days of sunshine a year, wildlife springs to life each year and year-round recreation becomes a reality for those lucky enough to experience a second home at 10,000 feet. Hiking, mountain biking, world-class fishing, and access to what Dirt Wheels magazine labeled "one of the Top 15 ATV trails in the country" are just a few of the seemingly endless activities for everyone.

Soaring above 12,000 feet the majestic peaks of the Tushar Mountains and accompanying valleys and snowfields offer endless opportunities to enjoy the outdoors before you nestle up to the fireplace in the evening.



ASPEN CREST
AT EAGLE POINT



Custom Lots from \$100,000
Finished Twin Homes from \$475,000
Approx. 2,010 sq. ft.
3BR, 3BA, 2-car garage



- **Lift-served and hike-to backcountry skiing at Mount Holly and beyond.**
- **Snowmobiling across endless trails taking in breathtaking panoramas.**
- **Snowshoeing along trails and across alpine meadows among the pine and aspen trees.**
- **A season pass at Eagle Point Resort will ensure that no powder day goes untouched by you.**
- **With the elk down the valley for the winter, alpine snowfields welcome cross country skiers offering views for hundreds of miles.**





OPTIONS FOR EVERYONE

Merchant Creek & West Village

Adjacent to the resort on the north side of Highway 153, Merchant Creek and the West Village are a collection of homesites from one of the earliest developments in the area. With lower prices to be found among these homesites as compared to other newer communities with paved road access, Merchant Creek and West Village provide affordable opportunities to build your mountain home, whether it be an outpost for your recreational activities or an artist's retreat.

Sunset Ridge

An exclusive collection of homesites adjacent to National Forest Service land, Sunset Ridge is located on the west side of Elk Meadows Road. Consisting of a select few ready-to-build lots, this is a rare opportunity for you to design the home or cabin you have always dreamed of. The parcel, which rises above the sprawling meadows transversing the valley below, is heavily forested with aspens intermingled among multiple species of pine trees.



Make the Most of Your Mountain Home

Eagle Point's management team can help maximize the value of your investment and rental income while satisfying your goals and objectives for personal use of the property.

A place where
silence lives,
is cherished,
and preserved.

LiveEaglePoint.com