

Fairfield Meadows

Layton, Utah



Built for the Way
You Want to Live!

www.FairfieldMeadows.com



CLEARWATER
HOMES



Great Layton Location

Fairfield Meadows (Estates at Mutton Hollow) located in East Layton at the base of the Wasatch mountains on the Kaysville border. 8,000 to 14,000 SQFT basement lots with elevated panoramic views spanning north to south and beyond Antelope Island. Conveniently located within 1 mile of schools and parks. Walking distance to the future 8 acre park within the community to be built by Layton City. Enjoy this great community, friendly front porches, and indoor/outdoor living with expansive windows throughout to capture the beautiful views.

For more information, or a personal tour contact:

Sarah Mayer

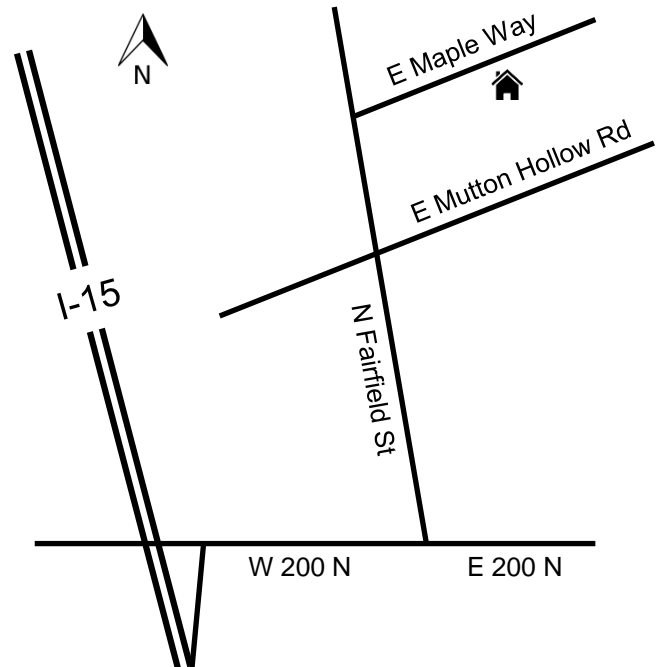
801.218.2885

sarah@clearwaterhomesutah.com

Model Home Address

1308 E Maple Way
Layton, Utah 84040

Visit Our Model Home



[Click here to view a map online](#)



Get news and updates on Facebook



Watch video tours on YouTube

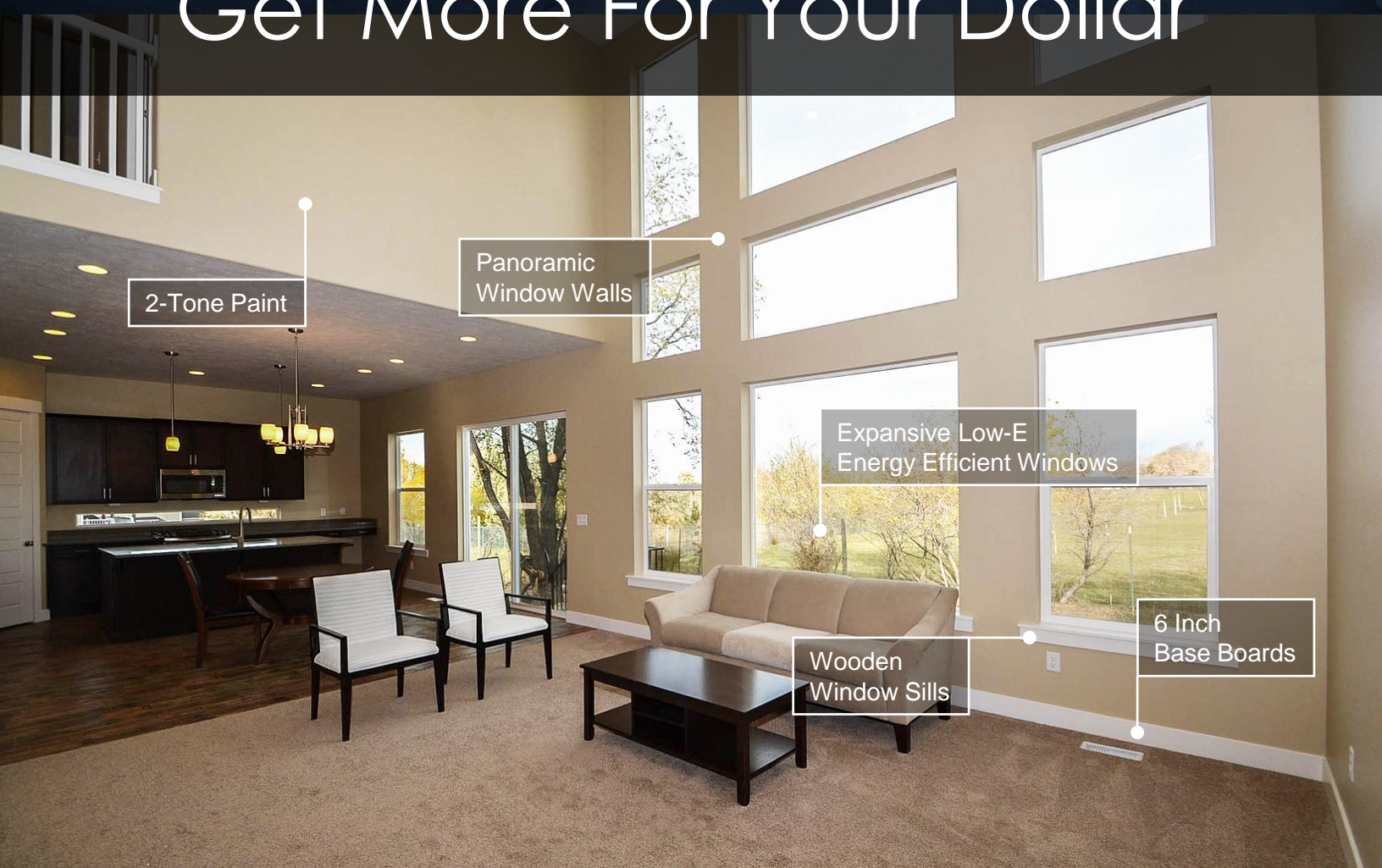


Front Porch Lighting

Porch Swing

8 Foot Deep Front Porch

Get More For Your Dollar



2-Tone Paint

Panoramic Window Walls

Expansive Low-E Energy Efficient Windows

Wooden Window Sills

6 Inch Base Boards

Pendant Lighting *

Energy Efficient Lighting

6 Inch Trim

Shaker Panel Beech Cabinets

8 Foot Doors On Main Floor

42" Upper Cabinets With Crown Molding

Moen Fixtures

Stainless Steel Sink

Transom Window *

Kwikset Satin Nickel Hardware

Luxury Laminate Wood Floors

3cm Granite Countertops

Stainless Steel Appliances *

Trash Pull Out

"*" Optional Upgrade Items



42" Shower with
Cultured Marble Surround

Oversized Kohler
Soaker Bathtub

Generous 5-Piece Master Baths



3cm Granite
Counters

Moen Fixtures

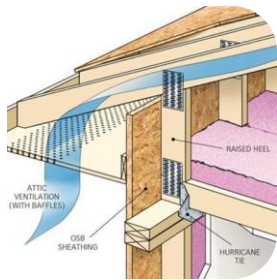
Tile Floors

Shaker Panel
Beech Cabinets



Built to Conserve Energy

An energy efficient home is a more comfortable home. Insulation is a critical component to an energy efficient home and Clearwater Homes implements several techniques into our building process to ensure maximum insulation.



Raised-Heel Roof Trusses

Raised-heel trusses are engineered utilizing advanced design and manufacturing techniques to meet modern building codes and improve energy efficiency. Raised-heel trusses differ from their conventional truss counterparts in that they are fitted with a heel where the bottom chord intersects with the perimeter wall plate which raises the top chord. This provides additional space for better insulation.



Advanced Framing Techniques

By using 2"x6" exterior walls instead of conventional 2"x4" walls, and spacing studs 24" on center (instead of the standard 16" apart) We're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we're able to include more insulation (up to 57 cubic feet), save lumber (20% less) and give you a higher performing home.



Air Tight Building Envelope

Joist ends can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical conduit. Clearwater Homes uses polystyrene spray foam to air-seal and insulate all joist ends. Unlike conventional batt insulation, the spray foam won't sag and it performs as a super-tight air barrier and insulator, contributing to improved energy efficiency.

Included Features

Community Amenities

- Excellent East Side Location
- Amazing Mountain Views
- Public streets and maintenance
- \$200 per year HOA

Interiors

- Your choice of Interior Finishes and Colors
- Luxury Laminate Wood Flooring in Entryway, Kitchen and Dining Nook
- Short Pile Carpet with upgraded 3/8" 6lb rebound pad
- Upgraded 2-Tone Paint throughout
- 10' Main Floor Ceilings (Rambler Plans)
- 9' Main Floor Ceilings (2-story plans)
- 9' Upper Floor Ceilings (2-story Plans)
- 9' Foundation Walls with Oversized 5'x4' Basement Windows
- 16 Designer Can Lights (buyer's choice of location)
- Low Voltage: Two Phone Jacks and 4 TV Jacks with Conduit in one location
- Prewire for Ceiling Fan in Great Room
- Craftsman/Prairie Style 6" Baseboards with 3.5" Door Casings and 6" Headers
- Painted MDF Wood Window Sills with Apron
- Painted Bread loaf Style Handrail
- Kwikset Hancock Satin Nickel Hardware
- 2x6 Exterior Wall Framing with R-19 Wall Insulation (per plan, some exclusions apply)
- Energy Heel Roof Trusses with R-38 Attic Insulation
- 2lb Spray Foam Insulation in Rim Joists for a tight Envelope
- TJI Floor Joists
- Expansive Low E Energy Efficient Windows
- 90% Energy Efficient Lennox Furnace
- Lennox 13 Seer Central Air Conditioning System
- 40 Gallon Hot Water Heater
- Your choice of Interior Finishes and Colors

Exteriors

- Desirable elevations with Stucco and Hardie Siding Accents with rock wainscot.
- Front Yard Landscape complete with sod, sprinklers, 2 trees, and 4 shrubs.
- Maintenance Free Trex Landing and Stairs to 10x10 concrete patio
- Gas Line at Back of House for Outdoor Fireplace or Grill (stubbed with shut-off valve)
- Oversized Covered Front Porch
- 30 Year Architectural Grade Shingles with 110 MPH Lifetime Wind Warranty
- Attached 2 car garage with 8' Door with Opener, 2 remotes and Keyless Entry

Kitchens

- 3cm Granite Countertops
- Shaker Panel Beech Kitchen Cabinets with 42" Uppers and Crown Molding
- Luxury Laminate Wood Flooring
- GE Black Appliance Package with 30" Gas Range, Over the Range Microwave and Dishwasher
- Moen Chrome Faucet (Eva or Brantford style)
- Spacious Island with Overhang

Bathrooms

- Shaker Panel Beech Cabinets
- Tile Flooring
- Oversized Kohler Soaker Tub (Master Bath)
- Separate 42"x42" Shower with Cultured Marble Surround and Glass Door (Master Bath)
- Adult Height Vanity with double sinks and 3cm Granite Countertop (Master Bath)
- Moen Chrome Faucets (Eva or Brantford Style)
- Comfort Height Elongated Toilet (Master Bath)



More Space & Natural Light



Taller Ceilings Add More Volume

Open living begins as soon you walk in the door. You might be surprised at the significant difference 9' ceilings can make vs. the more conventional 8' ceilings in regards to the overall spacious feeling of a home.



Panoramic Windows & Large Basement Windows

Large panoramic windows open up the rooms, bring in the warmth of the sun during the day, cool breezes in the evening, and create focal points for each room. Basements include large 5' X 4' windows standard.



Large & Inviting Front Porches

Large front porches provide an immediate connection to your community and encourage you to visit with your neighbors. All of our floor plans include front porches along with a porch swing.

Floor Plan Overview

Ramblers

Tofino

3 Bedroom / 2 Bathroom

Main Floor	1,800 sq ft
Unfinished Basement	1,940 sq ft
Total Finished	1,800 sq ft

2-Story

Newport

2-4 Bedroom / 3 Bathroom

Main Floor	1,085 sq ft
Second Floor	1,415 sq ft
Unfinished Basement	998 sq ft
Total Finished	2,500 sq ft

Cardiff

4-5 Bedroom / 3 Bathroom

Main Floor	1,237 sq ft
Second Floor	1,669 sq ft
Unfinished Basement	1,247 sq ft
Total Finished	2,906 sq ft

2-Story (Main Floor Master Bedroom)

Rincon

5 Bedroom / 2 Bathroom

Main Floor	1,578 sq ft
Second Floor	951 sq ft
Unfinished Basement	1,493 sq ft
Total Finished	2,529 sq ft

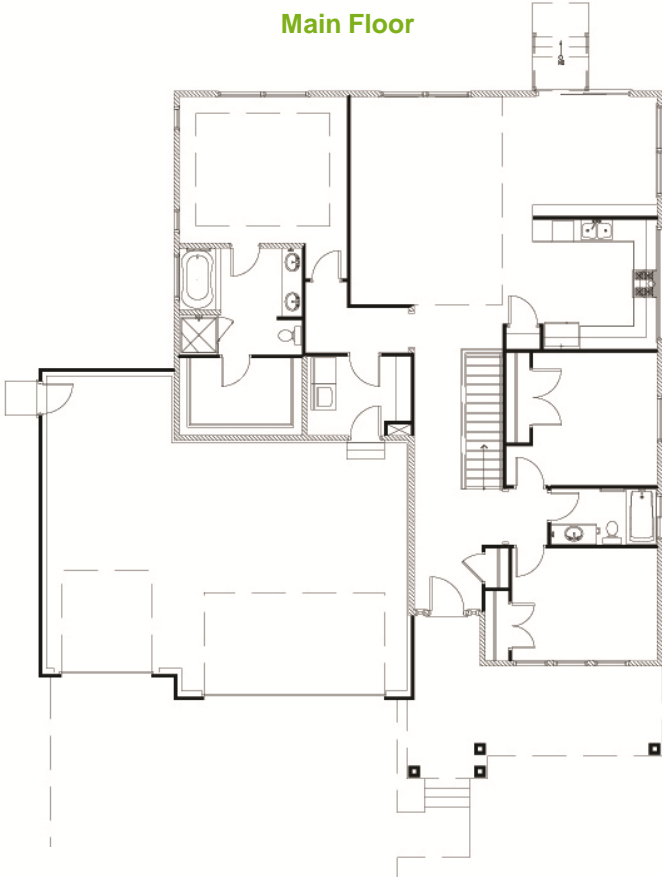
Maverick

4 Bedroom / 4 Bathroom

Main Floor	2,037 sq ft
Second Floor	995 sq ft
Unfinished Basement	1,882 sq ft
Total Finished	3,032 sq ft

Tofino Floor Plan

Main Floor



Square Footage

Main Floor: 1,800
Basement: 1,940

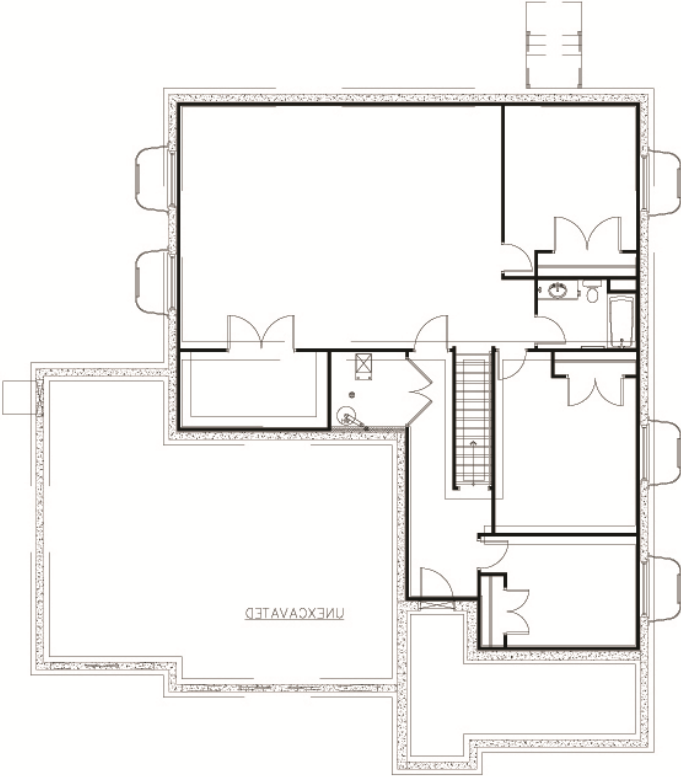
Total Livable: 3,740*

Room Options

Bedrooms: 3
Bathrooms: 2
Garage: 2 or 3 car

* Total livable space includes the finished basement option

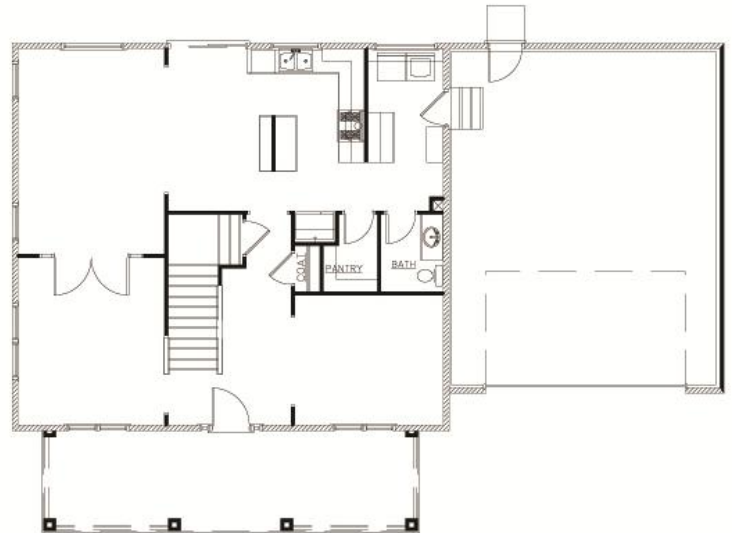
Basement



Newport Floor Plan



Main Floor



Square Footage

Main Floor: 1,085
Second Floor: 1,415
Basement: 998

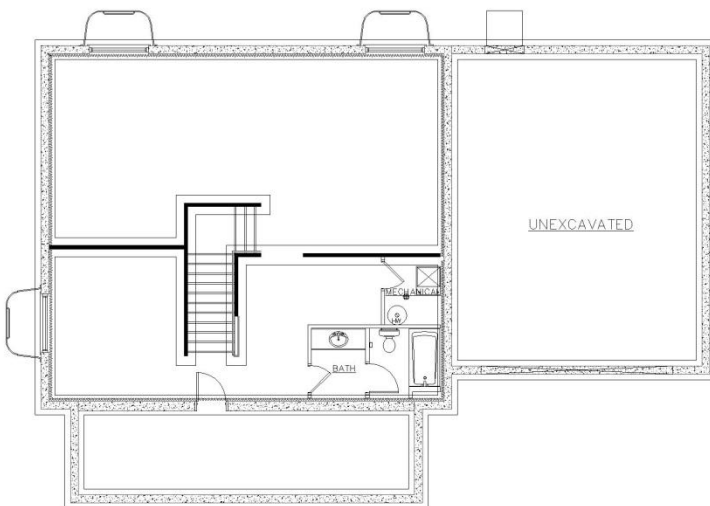
Room Options

Bedrooms: 2 - 4
Bathrooms: 3
Garage: 2 or 3 car

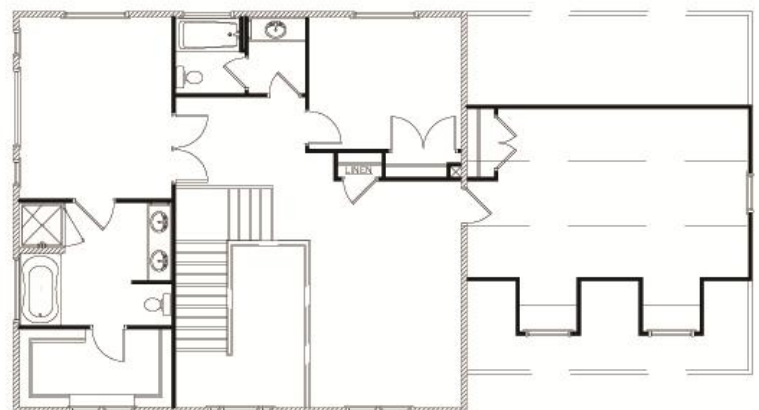
Total Livable: 3,498*

* Total livable space includes the finished basement option

Basement



2nd Floor



Cardiff Floor Plan



Square Footage

Main Floor: 1,237
Second Floor: 1,669
Basement: 1,247

Total Livable: 4,153*

Room Options

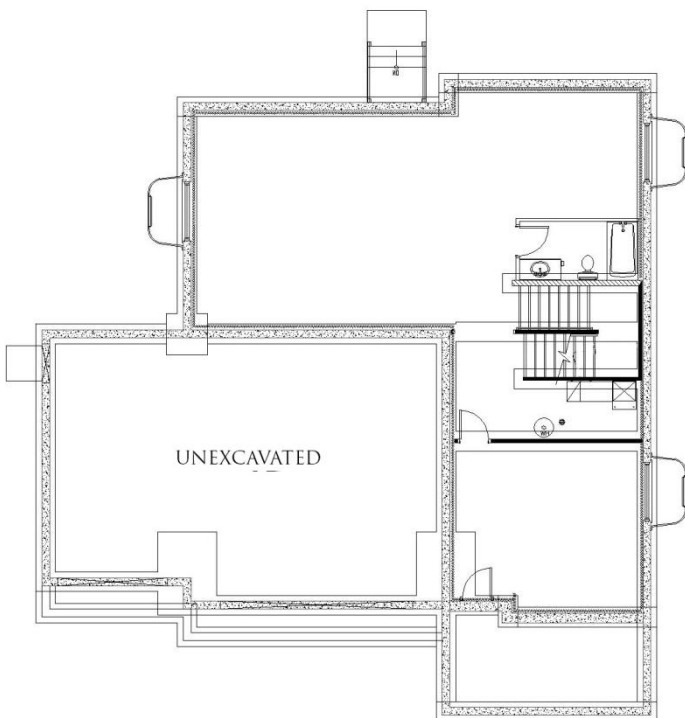
Bedrooms: 4 - 5
Bathrooms: 3
Garage: 2 or 3 car

* Total livable space includes the finished basement option

Main Floor



Basement



2nd Floor



Rincon Floor Plan



Square Footage

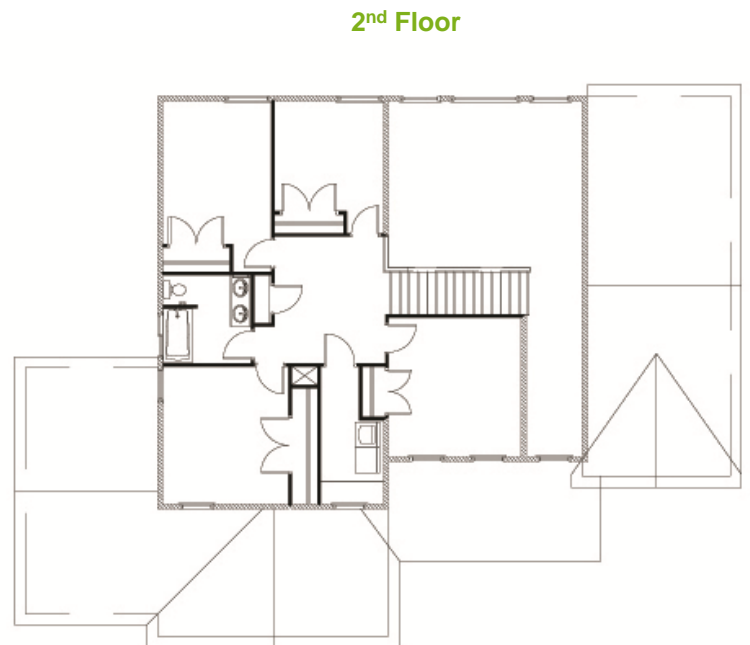
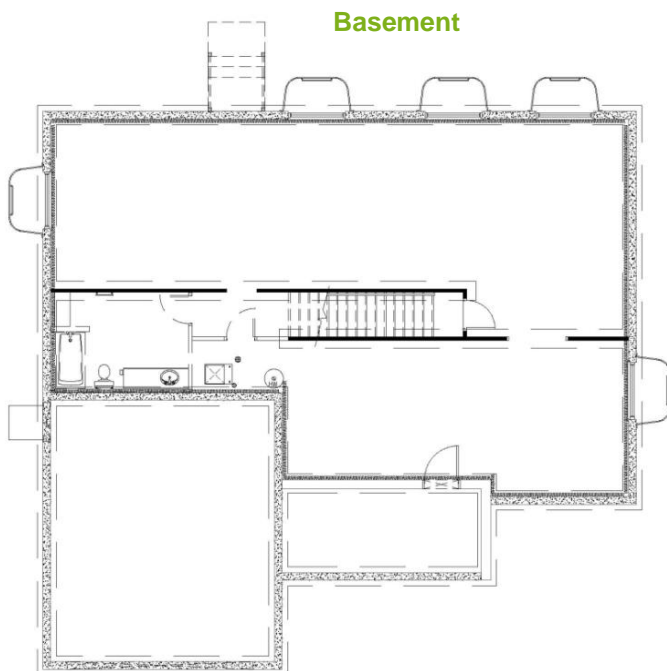
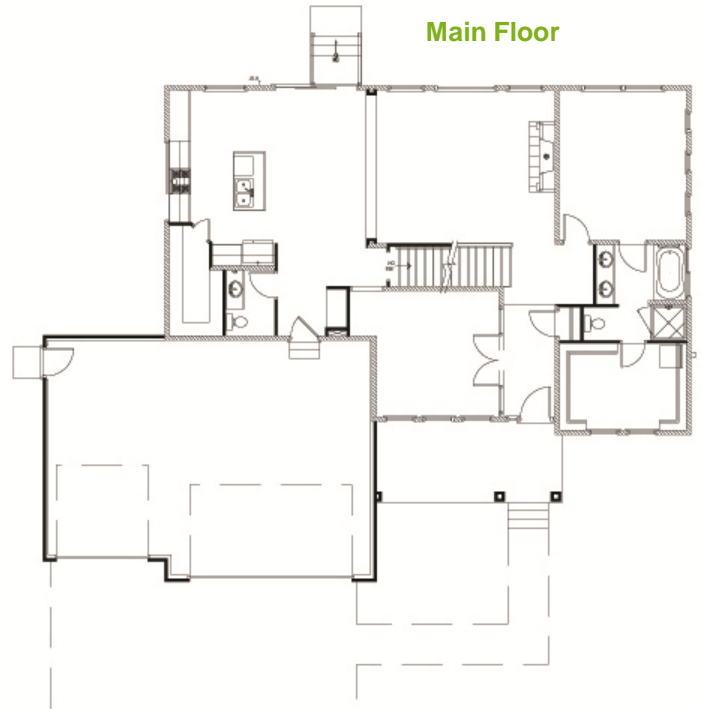
Main Floor: 1,578
Second Floor: 951
Basement: 1,493

Room Options

Bedrooms: 5
Bathrooms: 2
Garage: 2 or 3 car

Total Livable: 4,022*

* Total livable space includes the finished basement option



Maverick Floor Plan



Square Footage

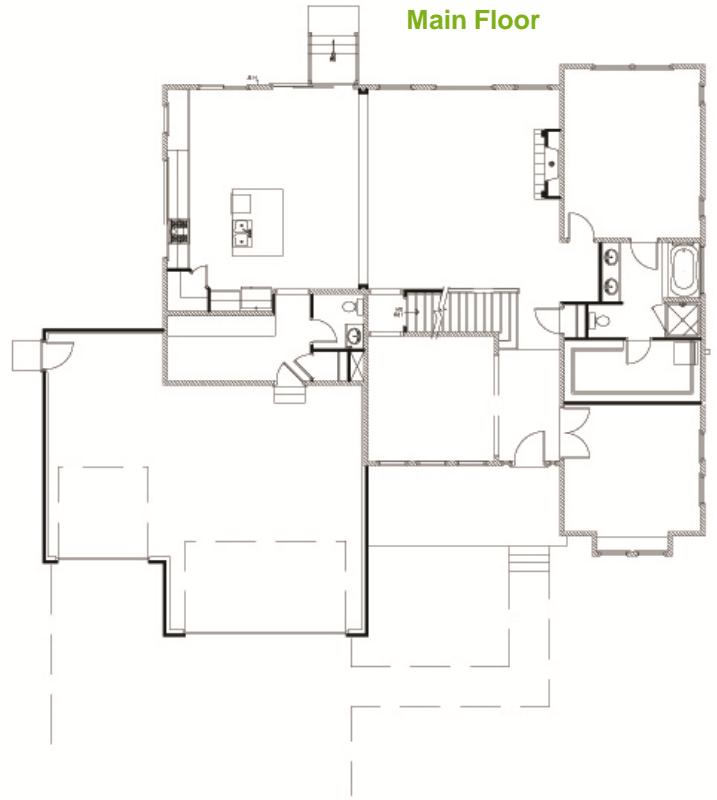
Main Floor: 2,037
Second Floor: 995
Basement: 1,882

Total Livable: 4,914*

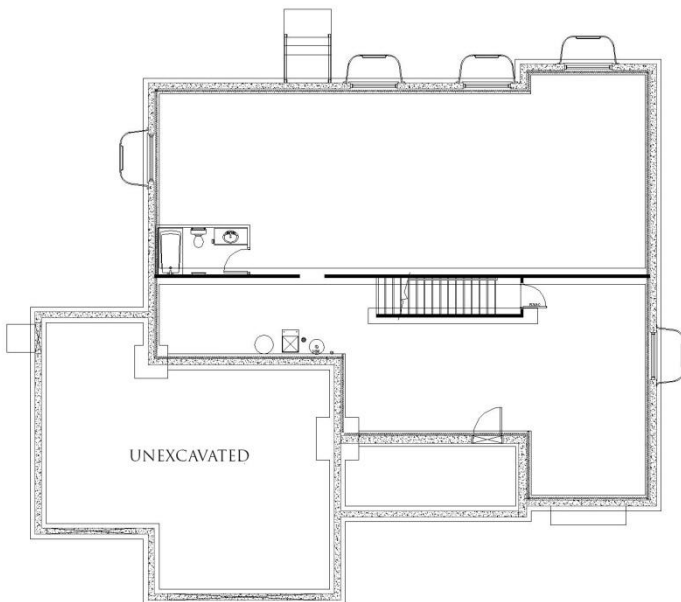
Room Options

Bedrooms: 4
Bathrooms: 4
Garage: 2 or 3 car

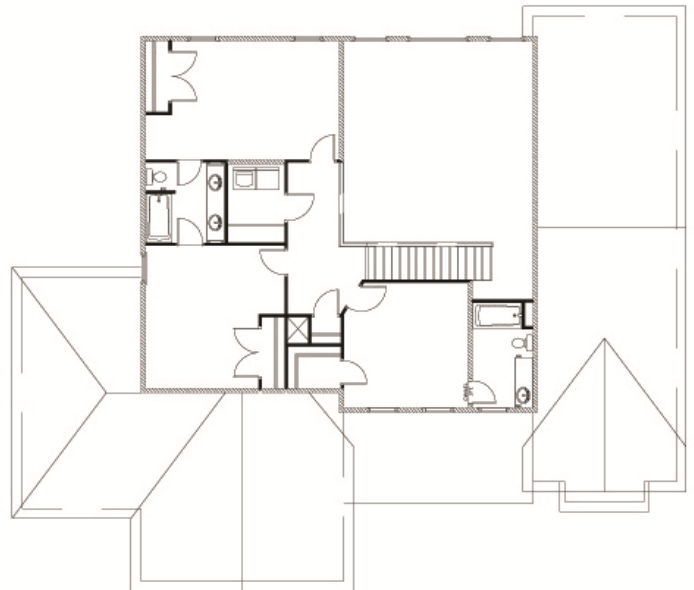
* Total livable space includes the finished basement option



Basement



2nd Floor



Community Map



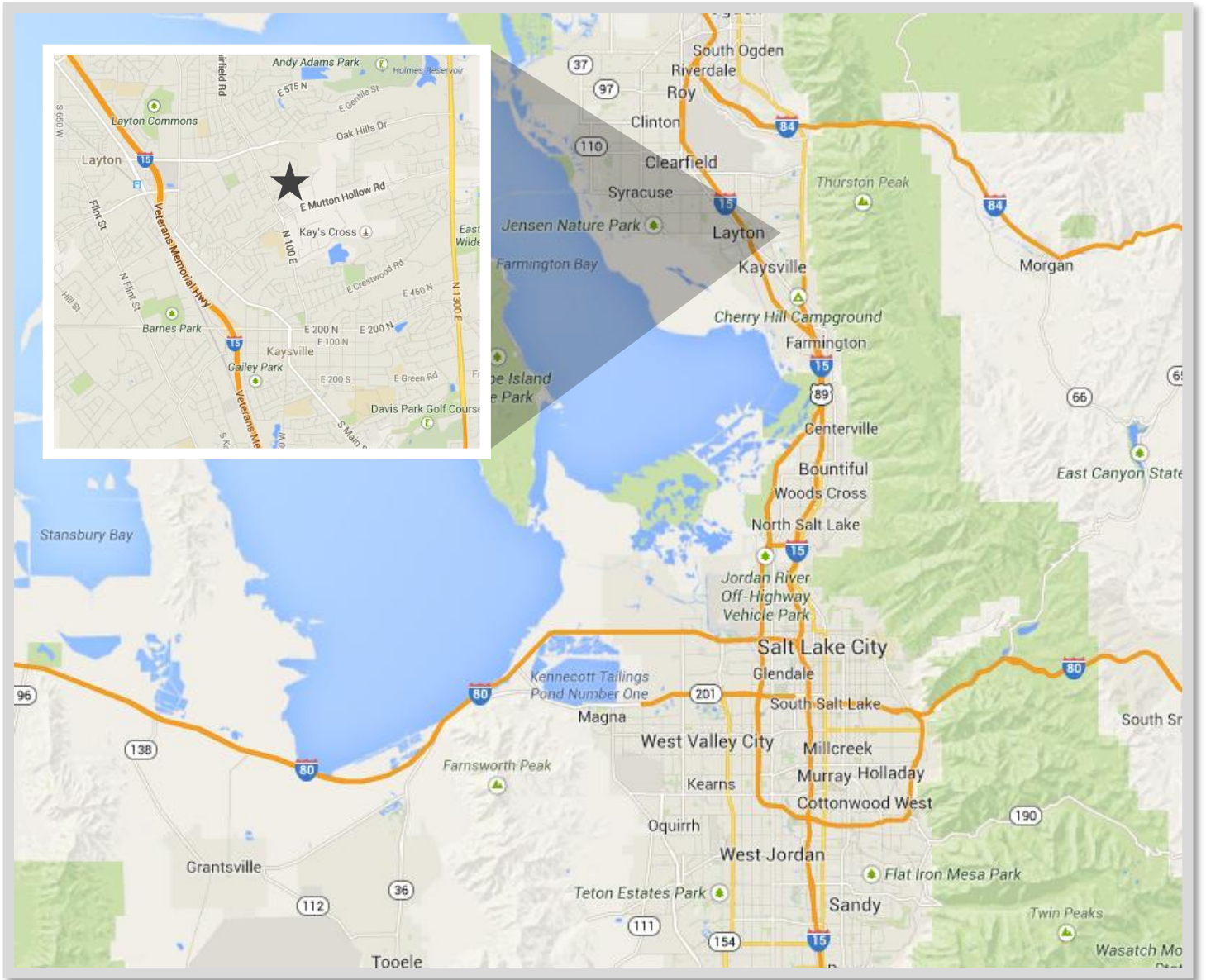
Distance to Nearby Amenities

-Groceries	.4 mi
-Creekside Elementary School	.5 mi
-Fairfield Jr. High School	.4 mi
-Layton High School	1.3 mi
-Park	< 1 mi
-Movie Theatre	2.7 mi
-Layton Hills Mall	1.8 mi
-Restaurants	2-3 mi
Station Park Shopping/ Public Transit	4.9 mi

Note: Individual lot sizes range between 8,030 sq ft (lot 432) and 12,269 sq ft (lot 412).



Map & Directions



[Click here to view the map and get directions online](#)



CLEARWATER

H O M E S

Sarah Mayer

801.218.2885

sarah@clearwaterhomesutah.com

Scan or click to tour
model homes



www.FairfieldMeadows.com



In accordance with the law, all of our properties are offered without respect to race, gender, color, creed, familial status, national origin or handicap.