

# Fairfield Meadows

Layton, Utah



Built for the Way  
You Want to Live!

[www.FairfieldMeadows.com](http://www.FairfieldMeadows.com)



**CLEARWATER**  
H O M E S





# 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**

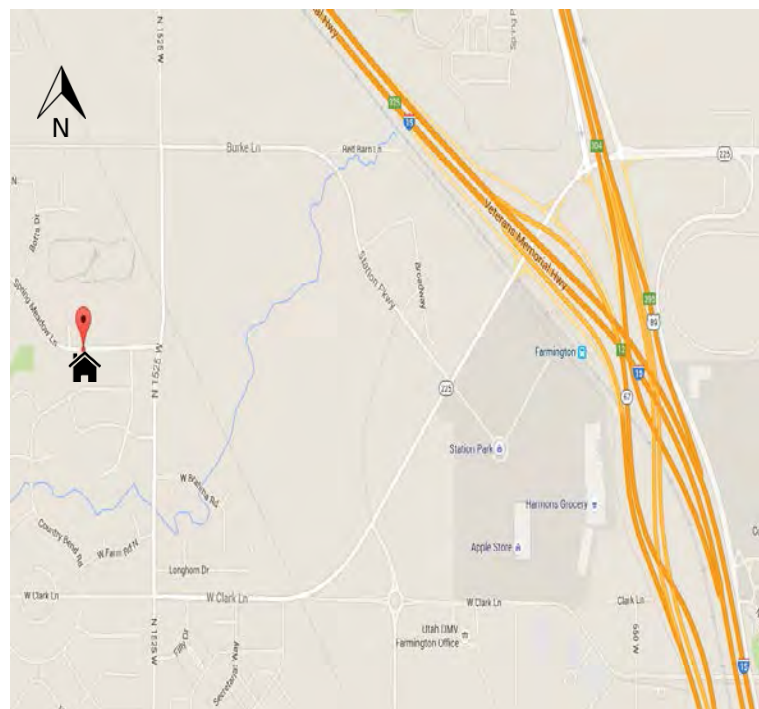
801.218.2885

[sarah@clearwaterhomesutah.com](mailto:sarah@clearwaterhomesutah.com)

**Model Home Address**

1563 Spring Meadow Lane  
Farmington, UT 84025

Visit Our Model Home



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



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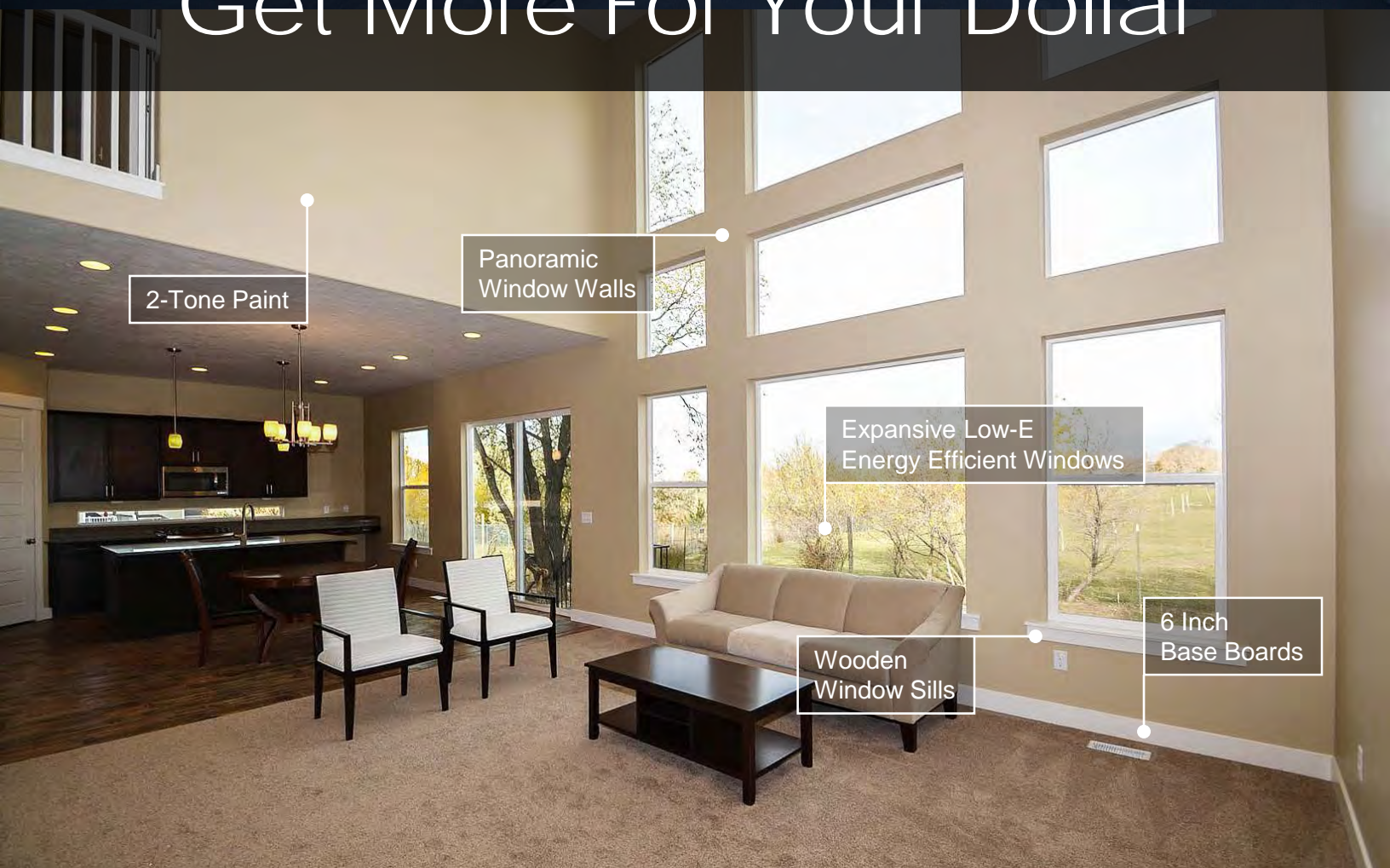


Front Porch  
Lighting

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

Moen Fixtures

42" Upper Cabinets  
With Crown Molding

Stainless Steel  
Sink

Transom Window \*

Kwikset Satin  
Nickel Hardware

3cm Granite  
Countertops

Luxury Laminate  
Wood Floors

Stainless Steel  
Appliances \*

Trash Pull Out

Optional Upgrade Items

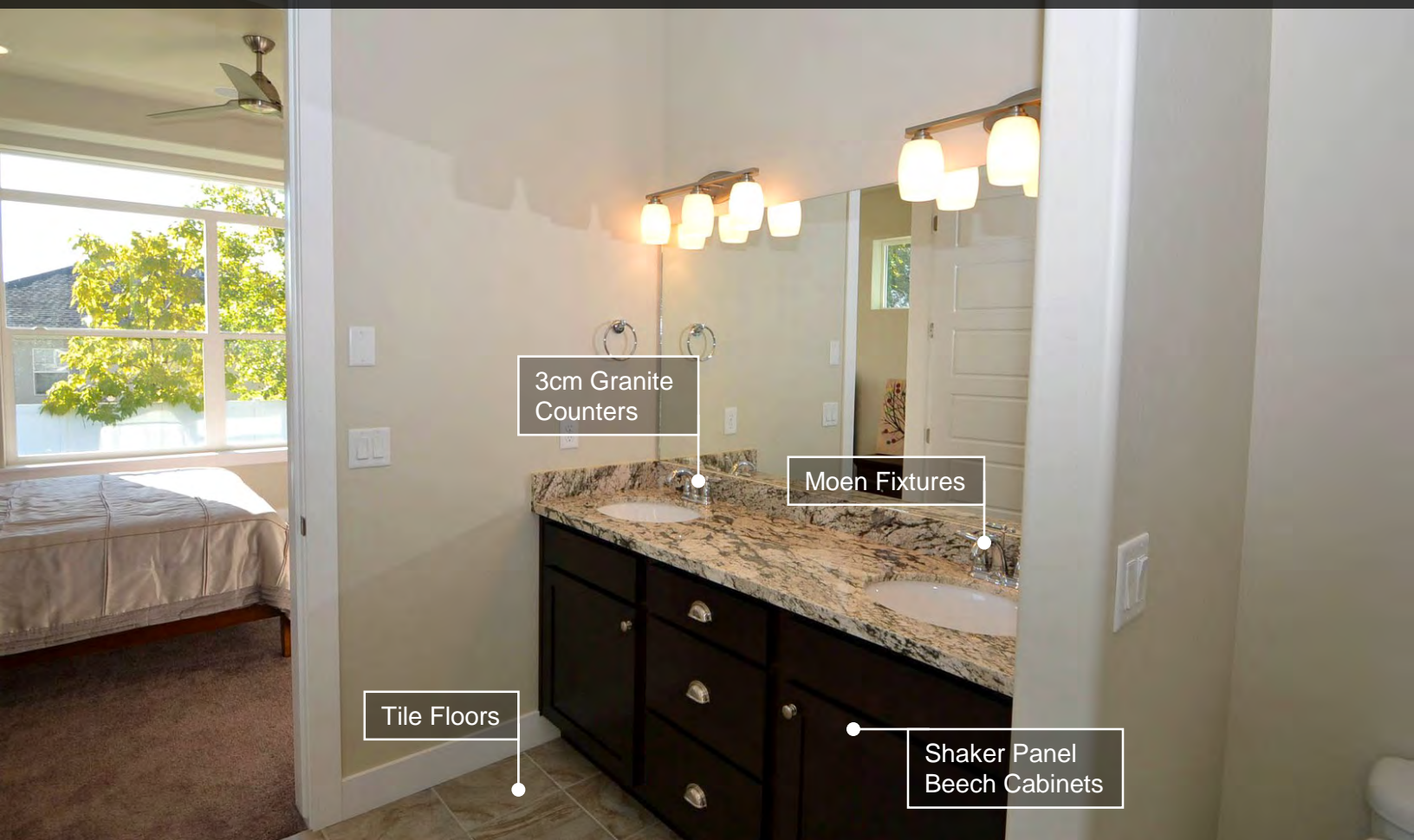




42" Shower with  
Cultured Marble Surround

Oversized Kohler  
Soaker Bathtub

## Generous 5-Piece Master Baths



3cm Granite  
Counters

Moen Fixtures

Tile Floors

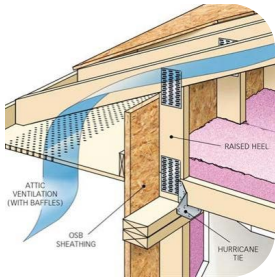
Shaker Panel  
Beech Cabinets





# 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

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3 Bedroom / 2 Bathroom

Main Floor	1,800 sq ft
Unfinished Basement	1,940 sq ft
<b>Total Finished</b>	<b>1,800 sq ft</b>

## 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
<b>Total Finished</b>	<b>2,500 sq ft</b>

### Cardiff

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4-5 Bedroom / 3 Bathroom

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

## 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
<b>Total Finished</b>	<b>2,529 sq ft</b>

### Maverick

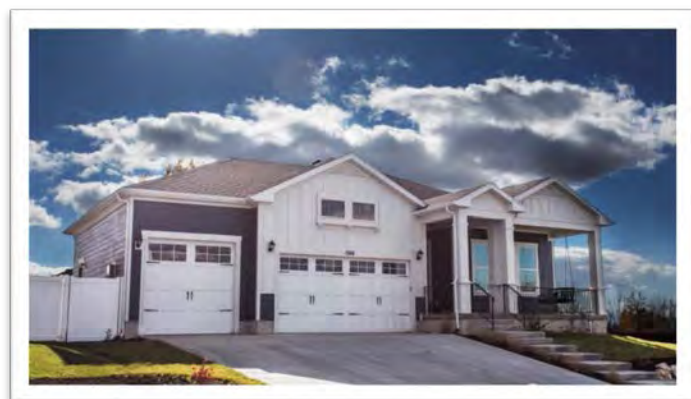
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4 Bedroom / 4 Bathroom

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



# Tofino Floor Plan



## Square Footage

**Main Floor: 1,800**

**Basement: 1,940**

**Total Livable: 3,740\***

## Room Options

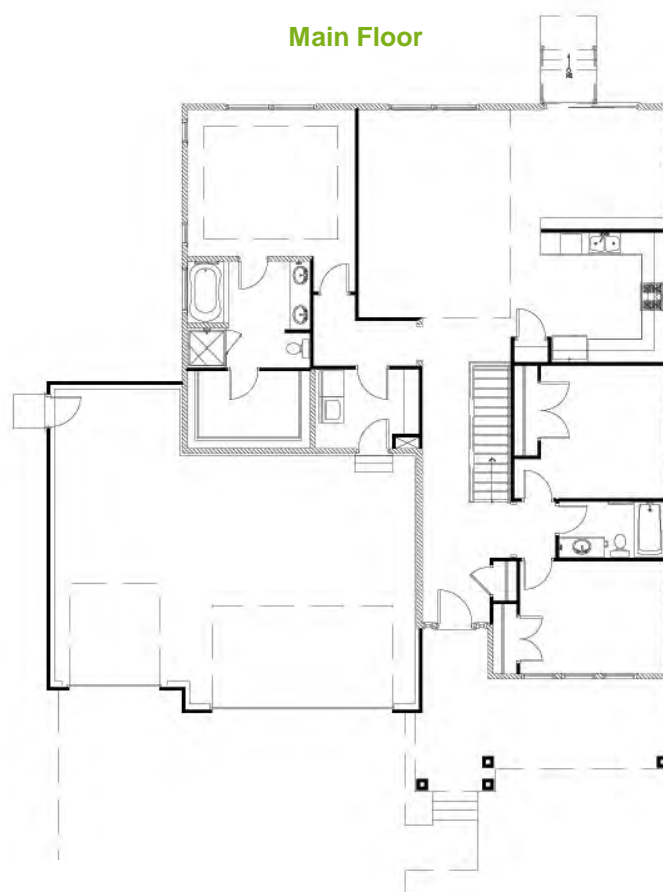
**Bedrooms: 3**

**Bathrooms: 2**

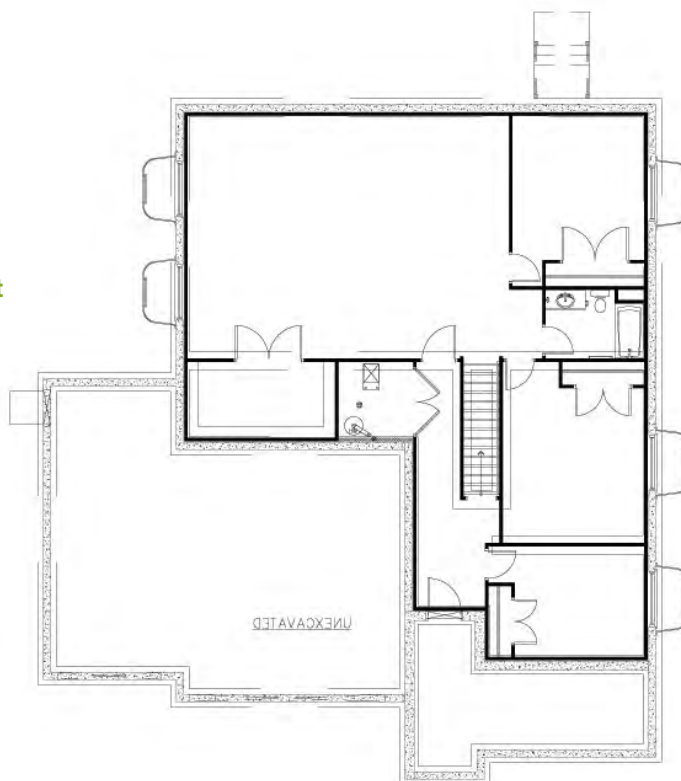
**Garage: 2 or 3 car**

\* Total livable space includes the finished basement option

**Main Floor**



**Basement**





# Newport Floor Plan



## Square Footage

**Main Floor:** 1,085

**Second Floor:** 1,415

**Basement:** 998

**Total Livable:** 3,498\*

## Room Options

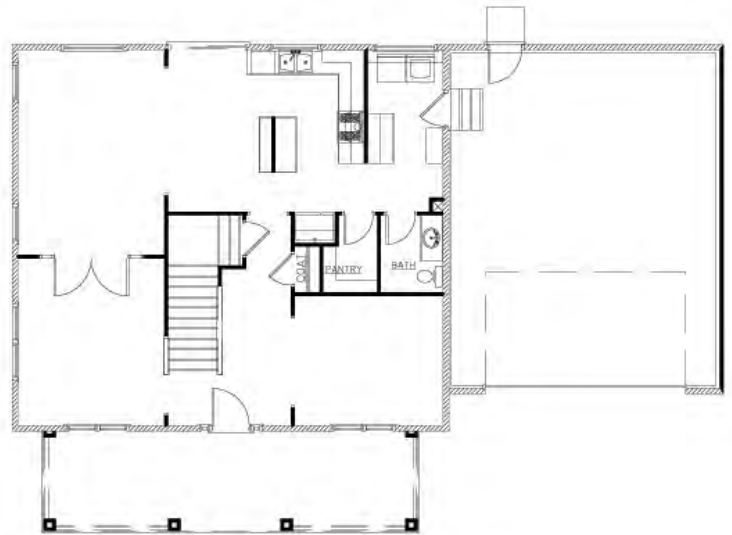
**Bedrooms:** 2 - 4

**Bathrooms:** 3

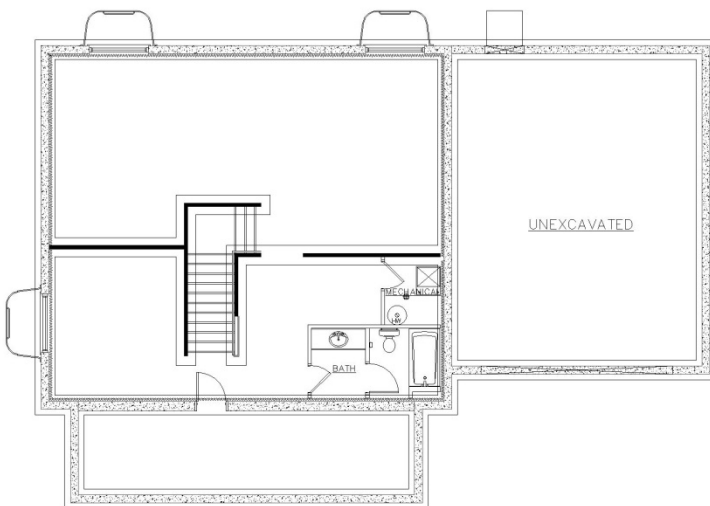
**Garage:** 2 or 3 car

\* Total livable space includes the finished basement option

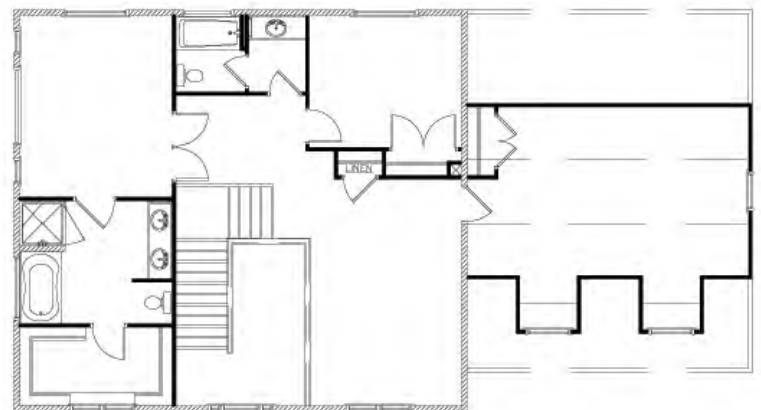
Main Floor



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

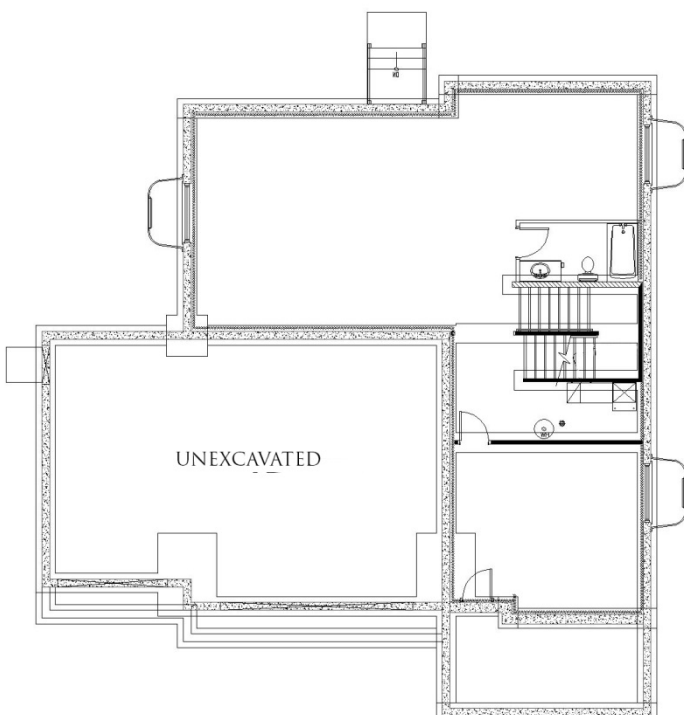
**Garage:** 2 or 3 car

\* 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

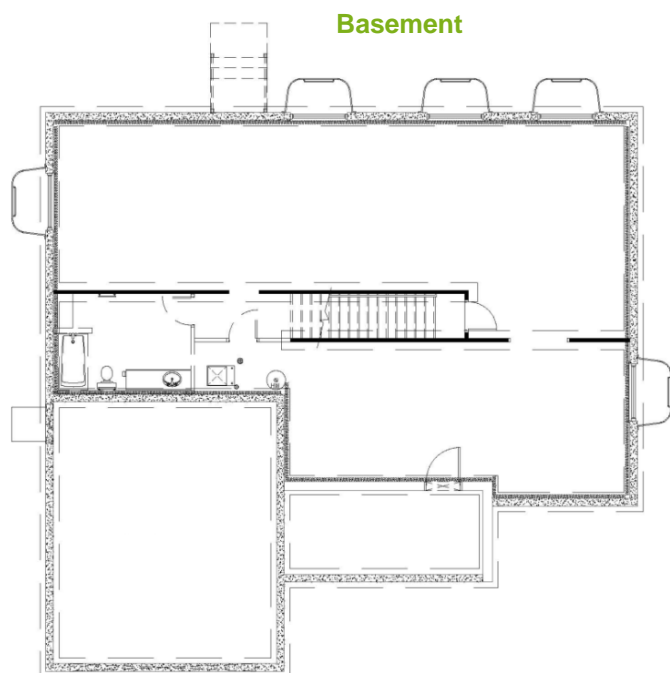
**Bedrooms:** 5  
**Bathrooms:** 2  
**Garage:** 2 or 3 car

**Total Livable:** 4,022\*

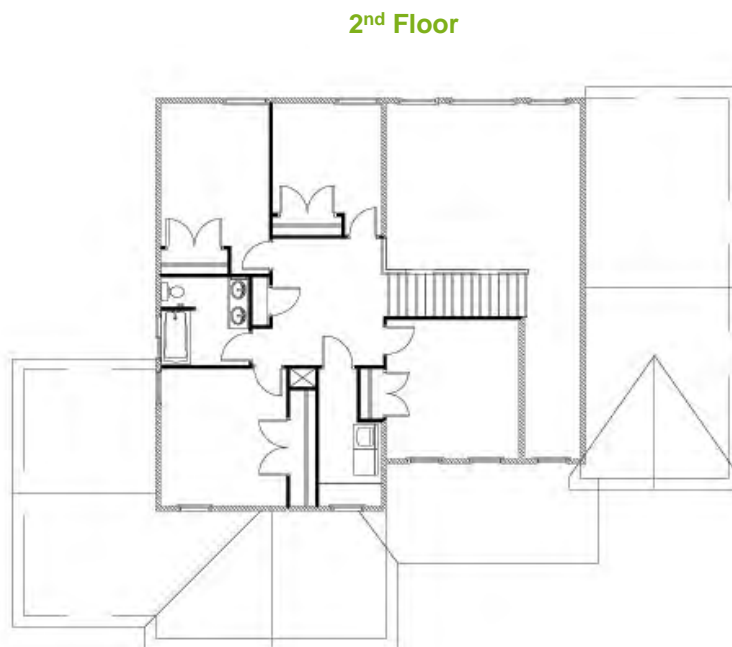
\* Total livable space includes the finished basement option



**Main Floor**



**Basement**



**2nd Floor**



# Maverick Floor Plan



## Square Footage

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

## Room Options

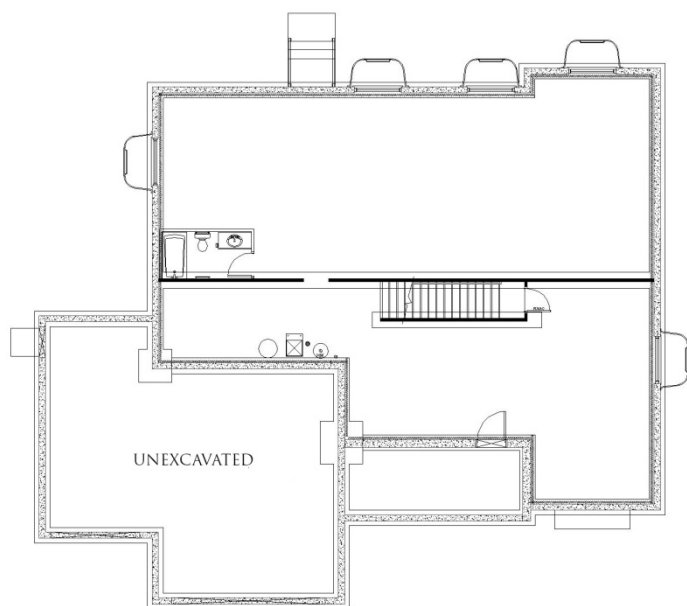
**Bedrooms:** 4  
**Bathrooms:** 4  
**Garage:** 2 or 3 car

**Total Livable:** 4,914\*

\* Total livable space includes the finished basement option



## Basement



## 2nd Floor



# Community Map



## Distance to Nearby Amenities

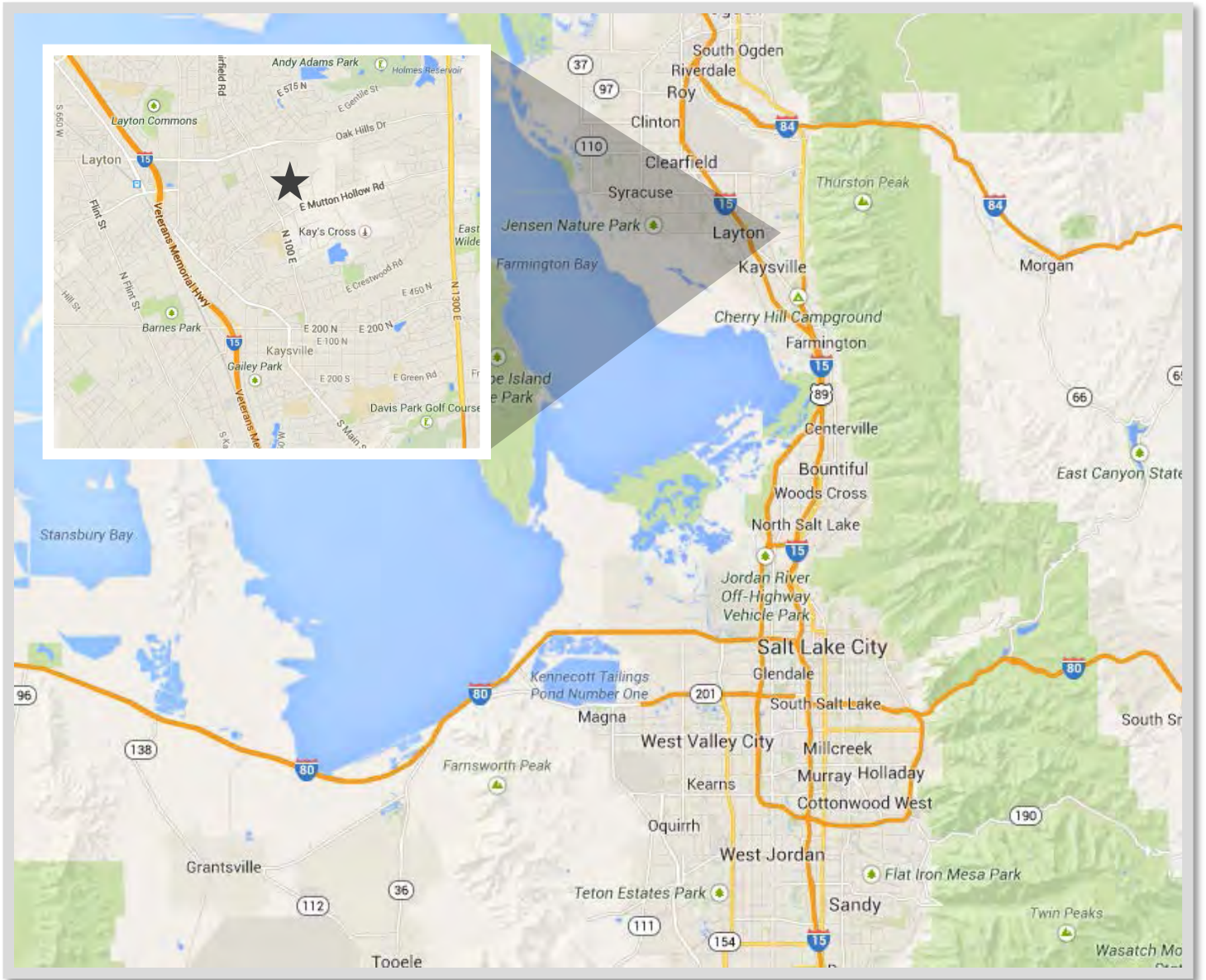
-Groceries	.4 mi
-Creekside Elementary School	.5 mi
-Fairfield Jr. High School	.4 mi
-Layton High School	1.3 mi
-Park	< 1 mi
-Movie Theatre	2.7 mi
-Layton Hills Mall	1.8 mi
-Restaurants	2-3 mi
Station Park Shopping/ Public Transit	4.9 mi

**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](mailto:sarah@clearwaterhomesutah.com)

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