

Meadow View

Phase 2, Farmington, Utah



Built for the Way
You Want to Live!

www.MeadowViewUtah.com



CLEARWATER
H O M E S



Great Farmington Location

Meadow View Phase 2 is conveniently located in Farmington within 1 mile of the new Station Park shopping district and the Farmington UTA Frontrunner station. Leave your car at home and enjoy a comfortable trip into downtown Salt Lake City for work or play. Enjoy the open air living of Meadow View with panoramic views on large basement lots with the amenities of Station Park—shopping, restaurants, parks and schools all less than two miles away.

For more information, or a
personal tour contact:

Sarah Mayer

801.218.2885

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Model Home coming soon!



Get news and updates
on Facebook



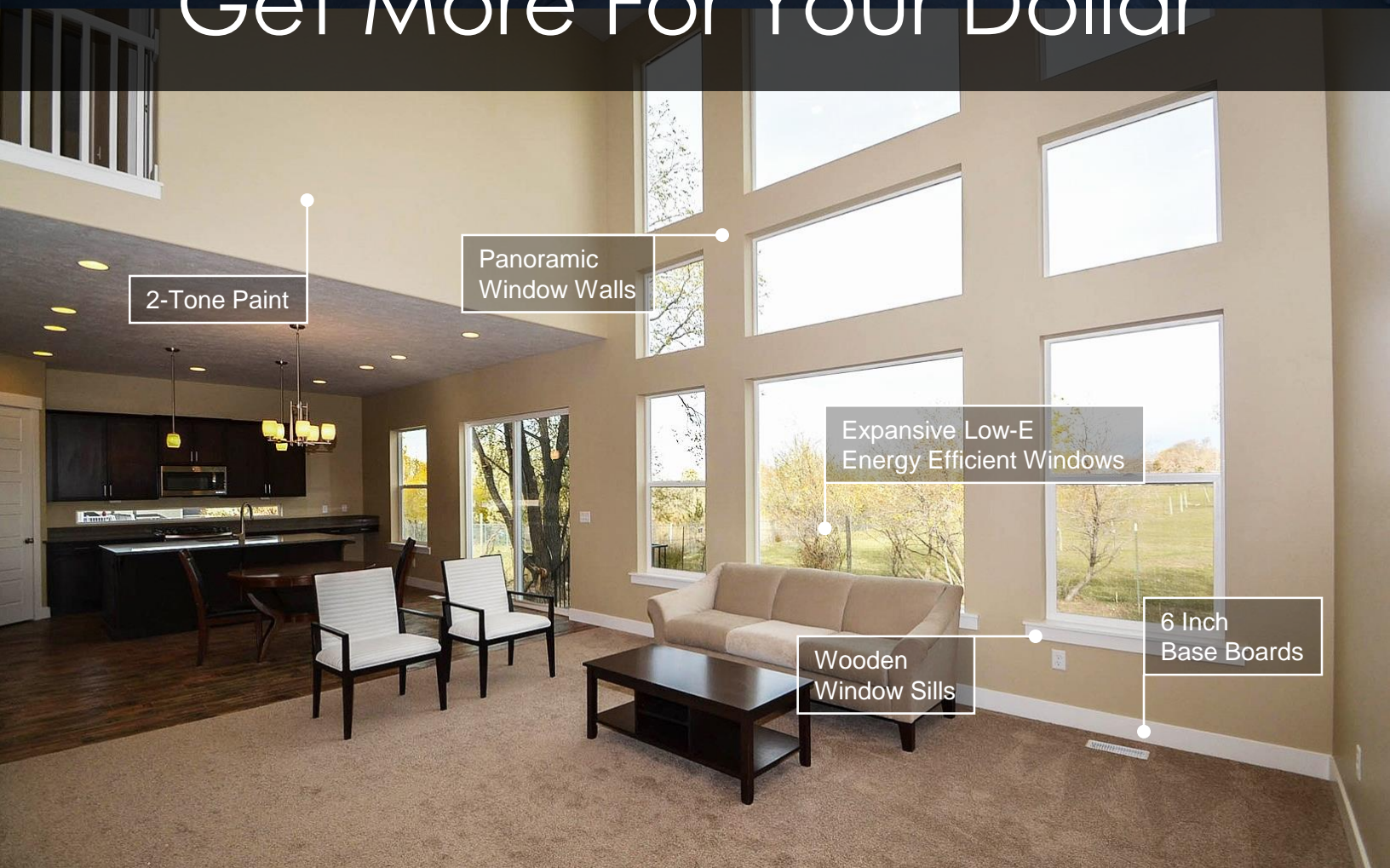
Watch video tours
on YouTube



Front Porch Lighting

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

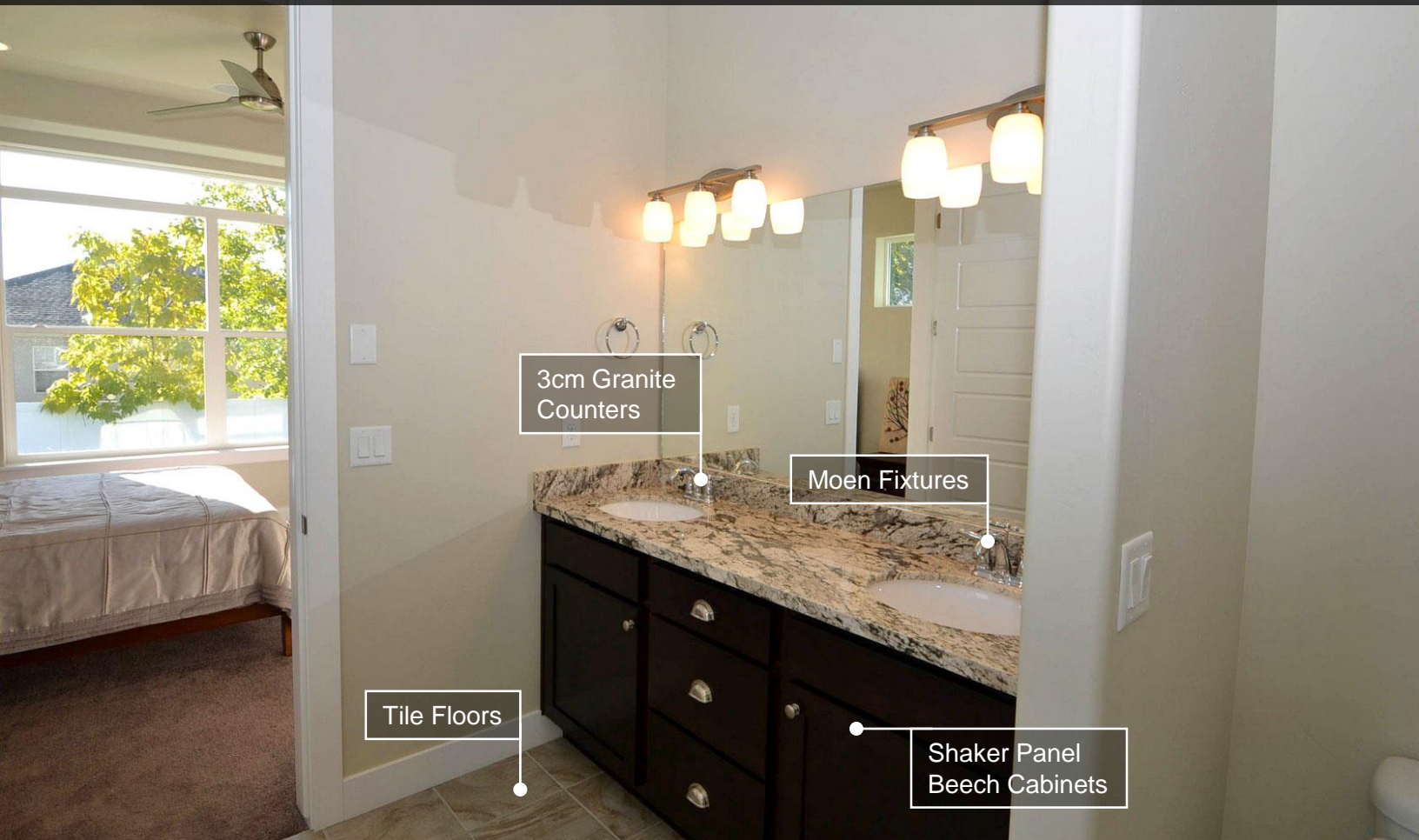
“*” Optional Upgrade Items



42" Shower with
Cultured Marble Surround

Oversized Kohler
Soaker Bathtub

Generous 5-Piece Master Baths



3cm Granite
Counters

Moen Fixtures

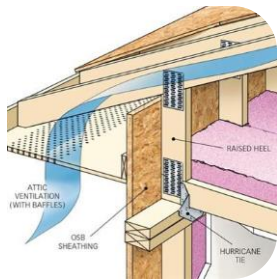
Tile Floors

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 Farmington location
- Amazing Mountain Views
- Station Park Shopping
- UTA Frontrunner Station
- Walking distance to movie theater, schools and parks
- Public streets and maintenance

Interiors

- 3rd Car Garage Included
- Choice of Tile or Luxury Laminate Wood Flooring in Entryway, Kitchen and Dining Nook
- Short Pile Carpet with upgraded 3/8" 8lb rebound pad
- Gas Fireplace with tile surround and shelf mantle
- 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'x5' Basement Windows
- Vaulted Ceilings (per plan)
- Optional Bonus Rooms (per plan)
- 16 Designer Can Lights
- 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 Open Stair Railing
- 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
- 50 Gallon Hot Water Heater

Exteriors

- Desirable elevations with choice of full Cement Board Lap siding or Stucco.
- 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)
- 30 Year Architectural Grade Shingles with 110 MPH Lifetime Wind Warranty
- Attached 3 car garage with 9' Door with Opener, 2 remotes and Keyless Entry
- 8/12 Pitched Roofs (per plan with exception of dormers, sheds, eyebrows, etc.)
- Square Windows throughout
- Box windows (per plan)
- Front Yard Sod Certificate
- 8' Sliding Glass door

Kitchen

- 3cm Granite Countertops
- Shaker Panel Beech Kitchen Cabinets with 42" Uppers and Crown Molding
- Choice of Tile or Luxury Laminate Wood Flooring
- GE Stainless Steel 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
- Tile tub/shower surround
- Oversized Kohler Soaker Tub (Master Bath)
- Separate 42"x42" Shower with Tile 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.



CLEARWATER H O M E S

Meadow View Phase 2

19 lots located at or near 1725 W. 475 N., Farmington, UT 84025

	MODEL	DESCRIPTION	SQ FT LIVING*	BASE PRICE
	Albion	Rambler 3 bed 2.5 bath Includes 3-car garage	Main Floor: 1,754 sq ft Unfinished Basement: 1,814 sq ft Total: 3,568 sq ft	\$415,900
	Tofino	Rambler 3 bed 2.0 bath Includes 3-car garage	Main Floor: 1,804 sq ft Unfinished Basement: 2,038 sq ft Total: 3,842 sq ft	\$418,900
	Cambria	Rambler 3 bed 2.5 bath Includes 3-car garage	Main Floor: 1,972 sq ft Unfinished Basement: 2,028 sq ft Total: 4,000 sq ft	\$448,900
	Catalina	Rambler 3 bed 2.5 bath Includes 3-car garage	Main Floor: 2,282 sq ft Unfinished Basement: 2,380 sq ft Total: 4,662 sq ft	\$475,900
	Balboa (El Toro)	Rambler 3 bed 2.5 bath Includes 3-car garage	Main Floor: 2,329 sq ft Unfinished Basement: 2,362 sq ft Total: 4,691 sq ft	\$491,900
	Custom	Please see our sales team for new custom plans and pricing		

*square footage includes optional cold storage

Please contact Sarah at 801.671.9600 or sarah@clearwaterhomesutah.com

*All Square footages are estimated based on drawings and may vary slightly upon construction of the home

All prices are subject to change at Builder's discretion.

All information contained herein is supplied by the seller to the best of his/her knowledge, but is subject to verification by the purchaser, and the broker assumes no responsibility for the correctness thereof. In accordance with the law, this property is offered without respect to race, gender, color, creed, familial status, national origin or handicap.



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Davenport	2-Story 2 nd Floor Master 4 bed 2.5 bath Includes 3-car garage	Main Floor: 1,333 sq ft Second Floor: 1,335 sq ft Unfinished Basement: 1,573 sq ft Total: 4,241 sq ft	\$445,900
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Rincon	2-Story Main Floor Master 5 bed 2.5 bath Includes 3-car garage	Main Floor: 1,578 sq ft Second Floor: 951 sq ft Unfinished Basement: 1,493 sq ft Total: 4,022 sq ft	\$465,900
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Cardiff	2-Story 2 nd Floor Master 4 bed 2.5 bath Includes 3-car garage	Main Floor: 1,237 sq ft Second Floor: 1,669 sq ft Unfinished Basement: 1,247 sq ft Total: 4,153 sq ft	\$469,900
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Maverick	2-Story Main Floor Master 4 bed 2.5 bath Includes 3-car garage	Main Floor: 2,037 sq ft Second Floor: 995 sq ft Unfinished Basement: 1,882 sq ft Total: 4,914 sq ft	\$489,900
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Devereux	2-Story Main Floor Master 4 bed 3.5 bath Includes 3-car garage	Main Floor: 2,424 sq ft Second Floor: 1,125 sq ft Unfinished Basement: 2,501 sq ft Total: 6,050 sq ft	\$524,900
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Cronkite	2-Story 2 nd Floor Master 5 bed 4.5 bath Includes 3-car garage	Main Floor: 2,149 sq ft Second Floor: 1,823 sq ft Unfinished Basement: 2,303 sq ft Total: 6,275 sq ft	\$575,900
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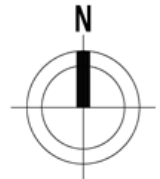
Community Map



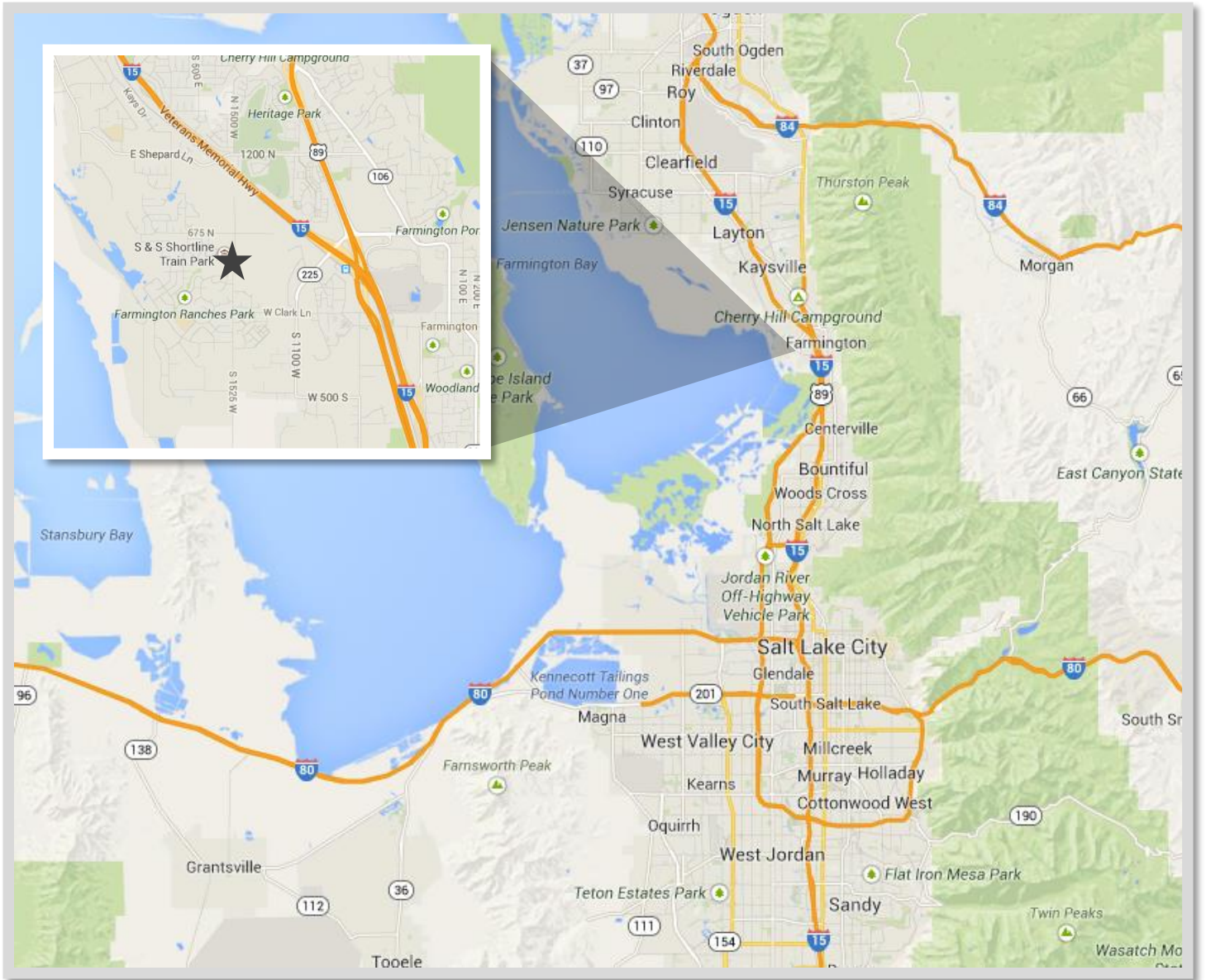
Distance to Nearby Amenities

-Groceries	.9 mi
-Station Park	.6 mi
-UTA Fronrunner Farmington Station (00:29 to Downtown SLC)	.4 mi
-Endeavor Elementary School	1.7 mi
-Farmington Jr. High School	1.4 mi
-Viewmont High School	3.3 mi
-9 Parks within	.6-2 mi
-21 Restaurants within	.6-2 mi
-Movie Theater	.6 mi
-Banking	1.6 mi

Note: Individual lot sizes range between 23,534 sq ft (lot 201) and 10,941 sq ft (lot 213).



Map & Directions



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



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Scan or click to tour
model homes



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