



# 2400 Meadows Drive

PARK CITY, UT 84060



4 bedrooms



5 bathrooms



4,277 sqft



0.32 acres

## FEATURES & FINISHES

- › Mountain and golf course views
- › Main level living
- › All bedrooms en suite
- › Several useful flex spaces
- › Vaulted, wood ceilings
- › Hardwood floors
- › Craftsman hardwood built-ins
- › Solid, six-paneled doors

### LIVING ROOM & FAMILY ROOM

- › Built-ins with lighted display cabinets
- › Sub-Zero built-in, 130 bottle wine storage
- › Surround sound
- › Both have a gas fireplace

### PRIMARY BEDROOM / BATH

- › Floor to ceiling paneling, built-in linen closet
- › French doors to deck
- › Wrap around walk-in closet
- › Radiant heat bathroom floor, bidet
- › Travertine tile with granite inlays

### KITCHEN & DINING ROOM

- › Rumford wood burning fireplace with gas starter
- › Wood-fired pizza oven
- › Mixer support stand
- › Prep sink
- › Roomy pantry
- › **Appliances:**
  - › GE Profile oven and range with down draft
  - › Bosch dishwasher
  - › Whirlpool refrigerator (June 2020)

### BONUS SPACES

- › Large loft above living room
- › Playroom between adjacent bedrooms
- › Bright exercise room or home office

### EXTRAS

- › 2nd level bedrooms all vaulted ceilings
- › Laundry chute
- › Large linen closet, Large hall pantry closet
- › Walk-in attic storage



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PARK CITY, UT 84060



4 bedrooms



5 bathrooms



4,277 sqft



0.3 acres

## GARAGE & WORKSHOP

Oversized, 3 car garage with storage closet. 3rd bay is perfect for all your recreation and gear needs:

- › Workbench
- › Good set-up for ski tuning and bike tuning
- › Large storage loft with good standing room
- › Ventilation fan above workbench
- › 12 electrical outlets

## OUTDOOR LIVING

- › Main deck with wrought iron, custom railings
- › Steel poles for sail shades and decorative light
- › Back deck - sunny, quiet & private
- › Extensive drip line system
- › Flat driveway

## HOME SYSTEMS

- › 2 furnaces 2021 and 2019 with humidifier
- › A/C can be added
- › 3 fireplaces, radiant floor heat in entry
- › Water softener / reverse osmosis

## LOCATION

2400 Meadows is directly across the street from the 3rd fairway of the Park Meadows Golf course and looking up towards majestic Iron Mountain. It is less than 100 yards to the footpath to McPolin Elementary and Park City High School. Close to neighborhood trails system.

## NEIGHBORHOOD

Park Meadows is one of the most favored residential areas for full-time Park City residents. Although made up of mostly primary homeowners, second-home owners are discovering that the neighborhood's sweeping views, convenient location and community feel make it an appealing alternative to resort real estate.

The centrally located, master-planned subdivision surrounds the Park Meadows Country Club (a beautiful, private course designed by Jack Nicklaus), and the popular state-of-the-art Municipal Athletic and Recreation Center, known as the MARC. It is bordered by Quarry Mountain, Round Valley and three of the district's schools, Park City High, Treasure Mountain Junior High and McPolin Elementary, making it a very quiet, safe and family focused community.



For more information and photos,  
visit [2400Meadows.com](https://2400Meadows.com)



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