

# SKYRIDGE

An aerial photograph of a mountain resort development. The foreground shows several modern, multi-story houses with dark roofs and large windows, interspersed with green lawns and winding asphalt roads. The middle ground features rolling green hills with more houses and some construction sites. In the background, there are large, forested mountains under a cloudy sky. The overall scene is a mix of natural beauty and modern architecture.

June 2025 MIDA  
Board Meeting

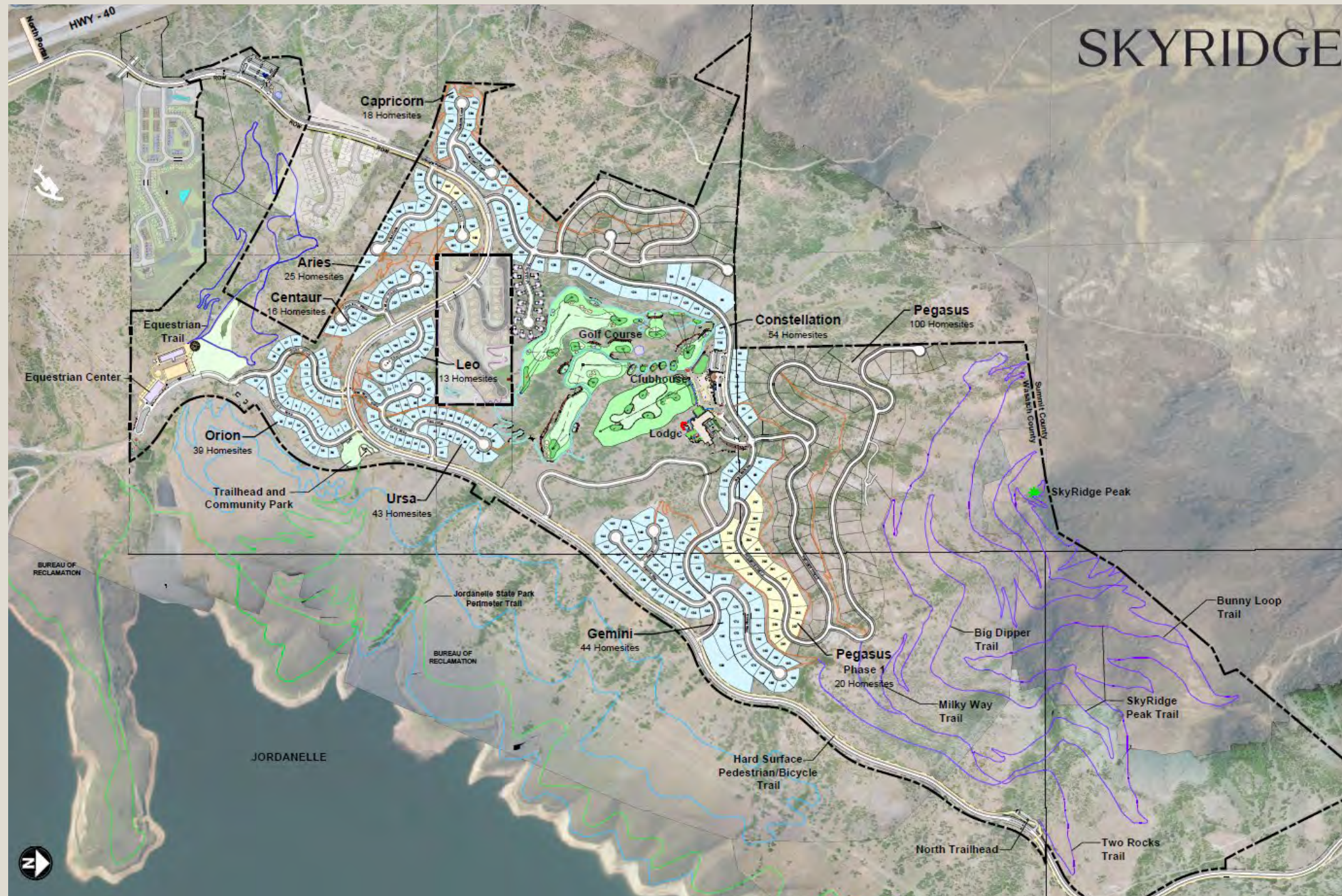


# SkyRidge Overview

- 469 premier single-family homesites
- 670 acres with 50% preserved for open space
- Panoramic views of mountains, water, golf course
- Public resort-level amenities
- without private club membership fees



# SkyRidge Resort Community





# SkyRidge is a Certified Fire Wise Community

## What it means to be a Firewise Community:

- Community-led wildfire risk reduction**

Neighbors form a committee, map their area, and complete a community wildfire risk assessment, creating a three-year action plan.

- Annual commitment**

Every community member contributes at least 1 volunteer hour or about household annual contribution to wildfire-prevention activities.

- Official recognition by NFPA**

After submitting the application and reporting activities, communities earn national Firewise USA status, signifying they're actively managing wildfire risks .



# SKYRIDGE



## 2025 Real Estate Summary

249 Lots Sold out of the 252 Currently Completed Lots

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10 Developer Lots Sold Within the Community in 2025

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Average Developer Lot Price \$890,000

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2 Home Sales – Average \$4,490,000 - \$923/ft

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2 Pending Home Sales – Average \$4,550,000 - \$901/ft

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7 Active Home Listings – Average \$5,219,290 - \$1,001/ft

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# Homebuilding Update



SKYRIDGE

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# Homebuilding Status Update



- 15 Home Starts in 2025
- 114 Homes Completed or Under Construction
- 57 Home Plans Approved or In-Process Currently
- 70% of Lots sold have Homebuilding Activity



# Your Garage is Your Trailhead

- › 5-foot-wide paved trail system throughout SkyRidge
- › 7.5 miles of soft-surface trails—from hiking and biking to multi-use trails on SkyRidge Peak
- › 2 miles of equestrian-only trails
- › 4 miles of 10-foot-wide paved trail along Jordanelle Parkway
- › Big Dipper Biking downhill-only trail from SkyRidge Peak
- › SkyRidge trails connect to the Jordanelle State Park, Park City Main Street, and the new Deer Valley East Village

SKYRIDGE





# MIDA Golf & Equestrian PID





# Golf Course & Clubhouse



- 3-hole mountain course that converts to 9-hole short course
- 310-yard driving range with Toptracer technology
- 3 luxury indoor simulator rooms for golf and games
- 15 private hitting bays; PGA professional instruction available
- Luxury retail, grocery café, restaurant, iconic bar



# Current Hitting Bay Status





# Two Courses. Endless Fun.



## MOUNTAIN COURSE

This three-hole setup includes a par-5, par-4, and par-3 for variety, giving you a chance to work on various shots.



## SHORT COURSE

The mountain course converts into a family-friendly short course that is fun for all levels, with 9 holes ranging up to 90 yards.



# theStelle Lodge



- Construction Underway
- Boutique Mountain Modern Lodge
- 67 Condominium Units
- 3 Units Deeded to MIDA
- Fine Dining Restaurant
- Luxury Spa
- Rooftop Stargazing Deck
- Opening December 2026



# theStelle Lodge

- CoralTree Hospitality
- Member of the Preferred Hotels & Resorts LVX Collection
- Layton Contractors
- POSS Interior Design
- Method Studios Architecture





# theStelle Guest Suites





# theStelle Lodge – Fine Dining Restaurant





# theStelle Lodge - Roof Top Bar & Lounge





# theStelle Lodge - Cafe





# MIDA Housing Units

- Condominium Units Deeded to MIDA in the Lodge
  - Studio
  - 1 Bedroom
  - 3 Bedroom
- Supports MIDA's Mission to do Business with the Military
- Provide Scholarship housing options for the Military
- Hotel Rental Program services available





# Lodge Construction Update





# Lodge Construction Update





# SKYRIDGE MIDA Board Update

