



PRIORITY
BUILDERS, LLC



Prosperity

AT OVERLAKE

TOOELE, UT

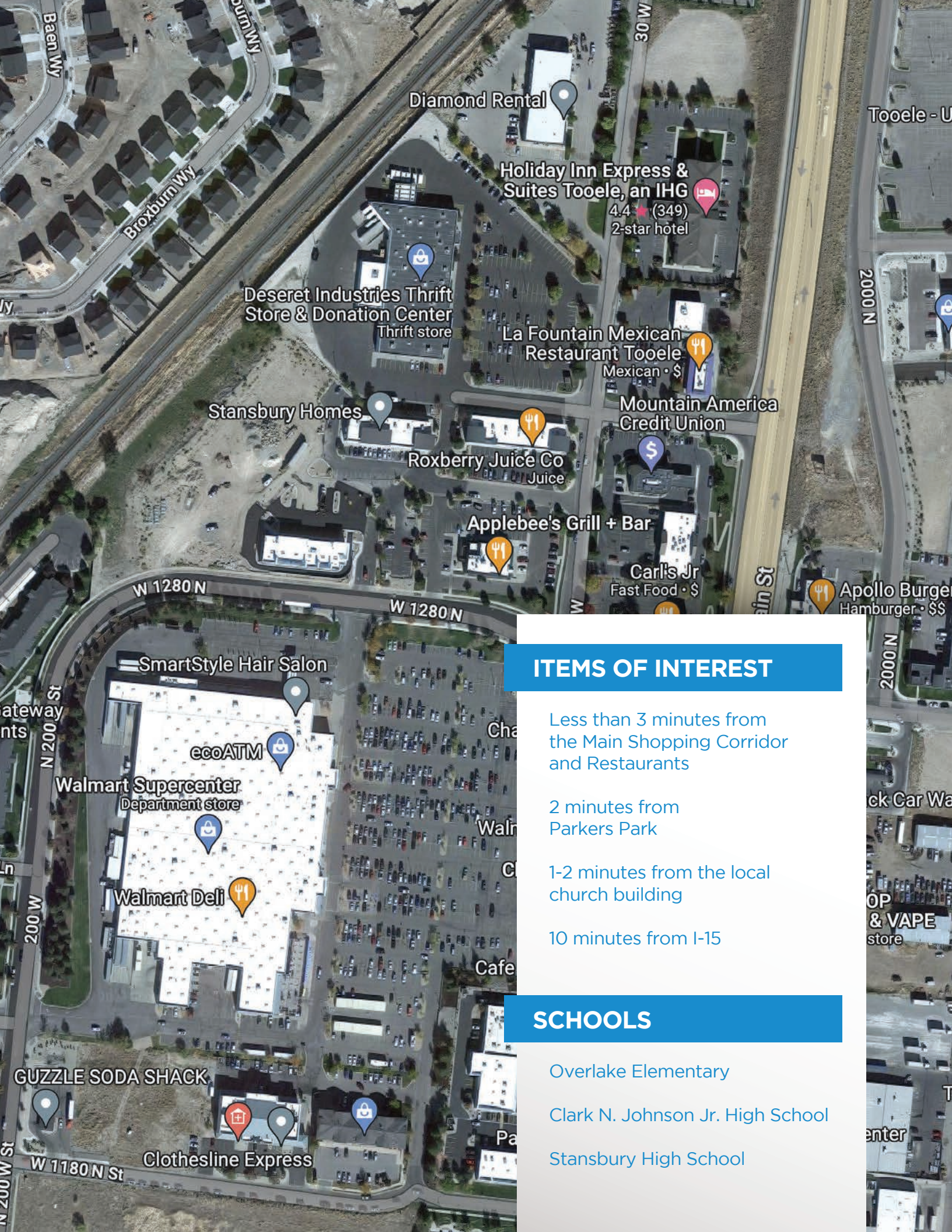


Prosperity

AT OVERLAKE

15 Single Family Homes





ITEMS OF INTEREST

Less than 3 minutes from
the Main Shopping Corridor
and Restaurants

2 minutes from
Parkers Park

1-2 minutes from the local
church building

10 minutes from I-15

SCHOOLS

Overlake Elementary

Clark N. Johnson Jr. High School

Stansbury High School

STANDARD FEATURES



INTERIOR

- 9' Ceilings on the Main Floors
- Two-tone paint throughout
- Holy Smooth-textured Sheetrock
- Quality, Stain Resistant Carpet
- Laminate flooring in Entry, Kitchen, Dining
- Custom Moldings and Base -5" Craftsman Style
Base -3" casings

ENERGY EFFICIENCY

- 95% efficient furnace
- 2nd HVAC system with 90% furnace on all 2nd Levels
- High-efficiency air conditioning unit
- Programmable digital thermostat
- Recessed Dryer Vent Cavity
- Low E- Insulated Vinyl Windows
- Insulated Fiberglass Entry Doors
- Fiberglass Insulation R-38 Ceilings, R-19 2x6 Exterior Walls
Foam-filled penetration around Windows and Doors

KITCHEN FEATURES

- Custom 3/4" white Shaker Painted Cabinets — Choice of
Hardware Included
- Crown Molding on Upper Cabinets
- Granite Counter tops
- Soft Close Drawers
- Moen® High Arc Faucet with pull-out Sprayer
- Waterline to Refrigerator
- Heavy-duty Disposal
- Option to Pendant lighting over Island and Dining Area
- Six (6) Recessed Can Light in the Kitchen to Single Switch

APPLIANCES

- Electric Flat Top Slide-In
- Stainless Dishwasher - Matching w/ all appliances
- Stainless Microwave above Oven

BATHROOM FEATURES

- Garden “Soaker” tub in the Master Bath
- Elongated Toilet in Master Bath
- 13x13 Porcelain Tile Flooring
- Tile Surround in Shower Master Bath

ELECTRICAL

- Upgraded Lighting Package
- Lantern-Style Garage Lights
- 150-amp Electrical Service
- Six (6) Recessed Can Lights
- Pendant Lights over Kitchen Island
- Two (2) Cat5, two (2) TV Jacks in one wall plate

PLUMBING FEATURES

- Moen® Plumbing Fixtures
- High Arch Kitchen Faucet with Pull-down Sprayer
- 50-Gallon Quick Recovery Hot Water Heater
- Sub rough-in bath in Basement
- Waterline for Refrigerator
- Two (2) Exterior Hose Bib
- Soaker tub in Master Bath

EXTERIOR FEATURES

- 2x6 Exterior Walls
- Exterior Stone, Hardy Board and Stucco Rock Wainscot Accents per Plan (front)
- Quality Architectural Shingles - 30-year Warranty
- 2x6 Fascia Board
- Full Rain Gutter Coverage
- 5' walkway/sidewalk from driveway to front door
- Deadbolts on all Entry Doors
- Custom Front Handle Set
- Insulated Fiberglass Entry Doors
- Oversized Garage Doors - 8' high
- Garage Door Openers with two (2) Remotes
- Keyless Entry Garage Door Transmitter
- 8 ft. Exterior Front Door





CUBS

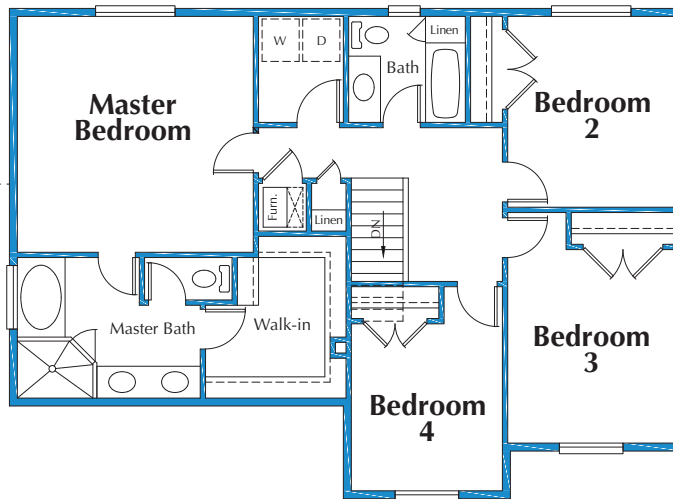
Model Specifications

ROOMS

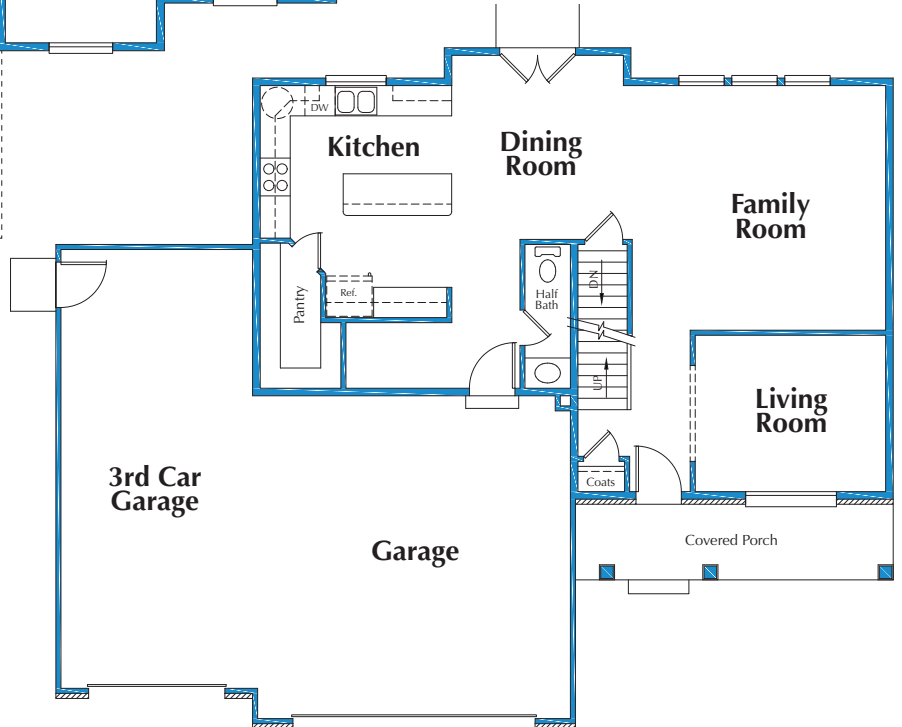
Bedrooms:	4
Bathrooms:	2 Full, 1 Half

SQUARE FOOTAGE

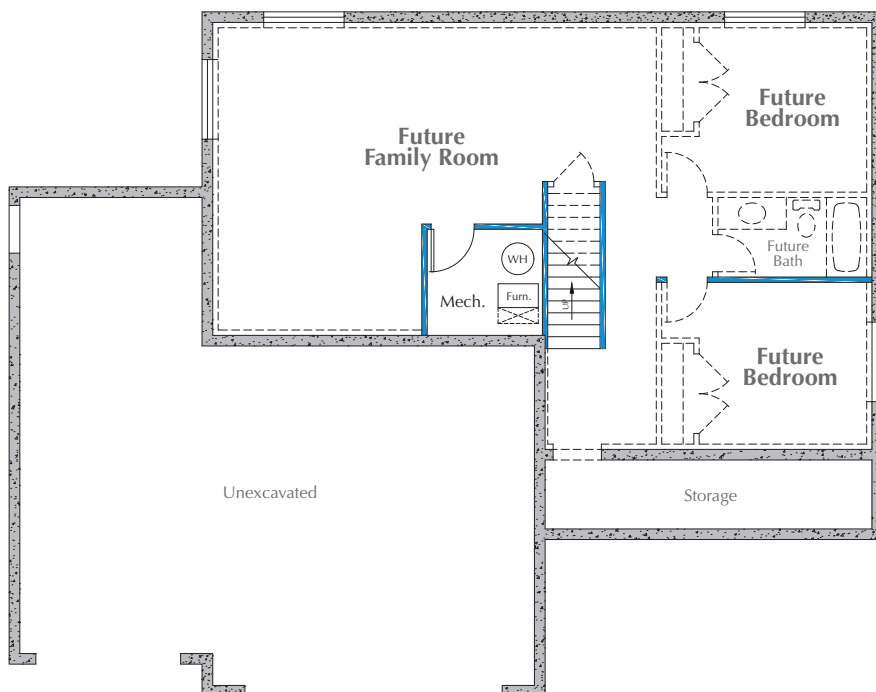
Upper Level:	1,129 sq. ft.
Main Level:	1,067 sq. ft.
Basement:	1,153 sq. ft. — <i>Unfinished</i>
Garage:	818 sq. ft.
Total:	2,196 sq. ft. — <i>Finished</i> 4,167 sq. ft. — <i>Area</i>



◀ Upper Floor



Main Floor ▶



◀ Basement



METROPOLITAN

Model Specifications

ROOMS

Bedrooms: 2

Bathrooms: 1 Full, 1 3/4

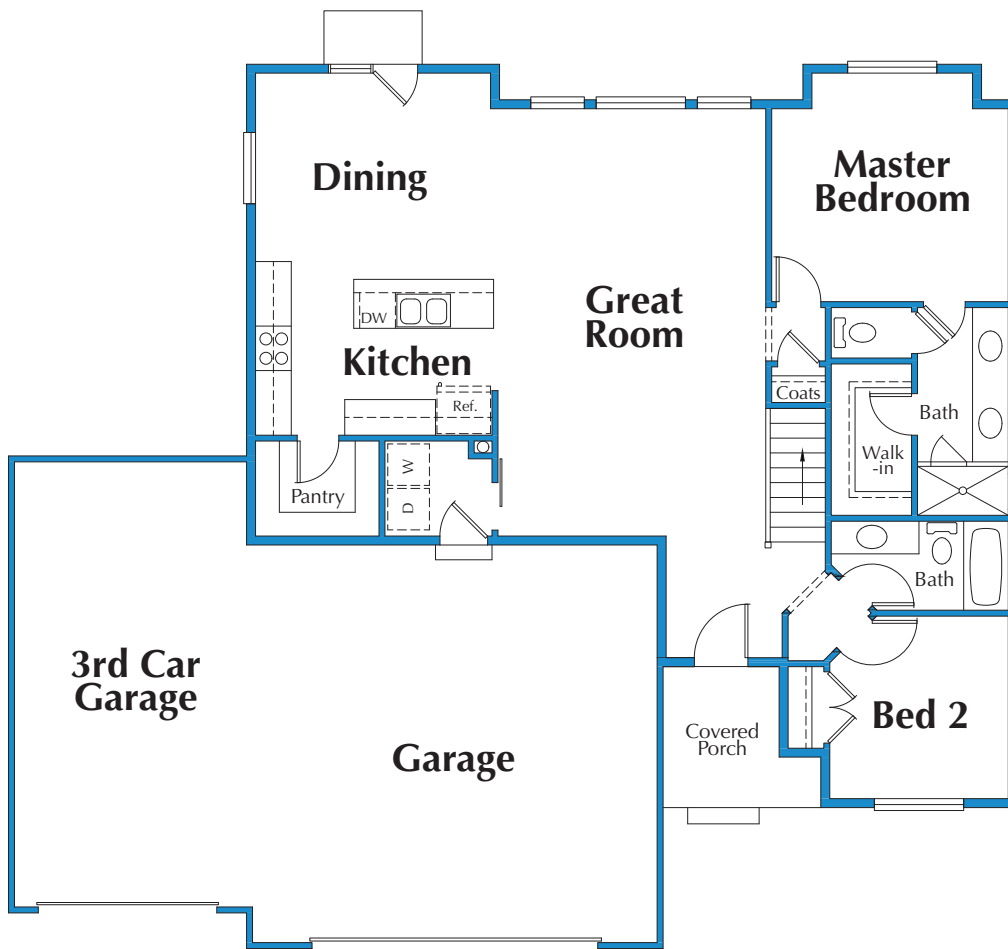
SQUARE FOOTAGE

Main Level: 1,364 sq. ft.

Basement: 1,294 sq. ft. — *Unfinished*

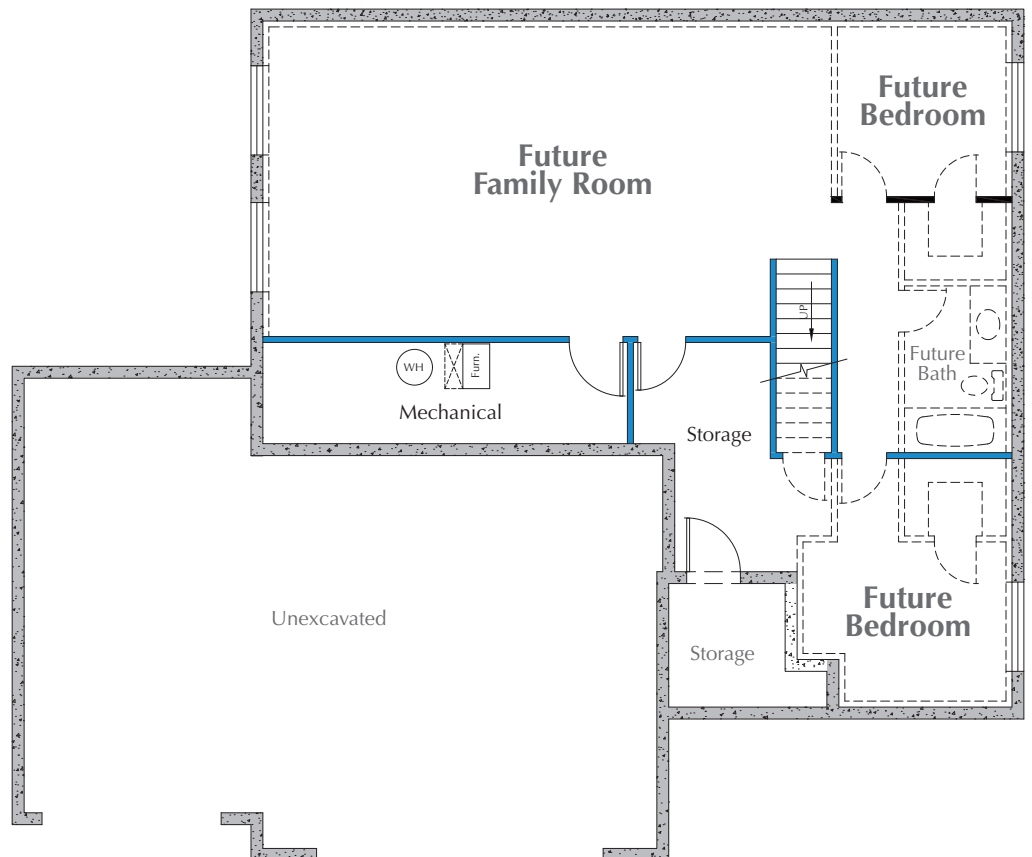
Garage: 840 sq. ft.

Total: 1,364 sq. ft. — *Finished*
3,498 sq. ft. — *Area*



◀ Main Floor

Basement ▶





PHILLIES

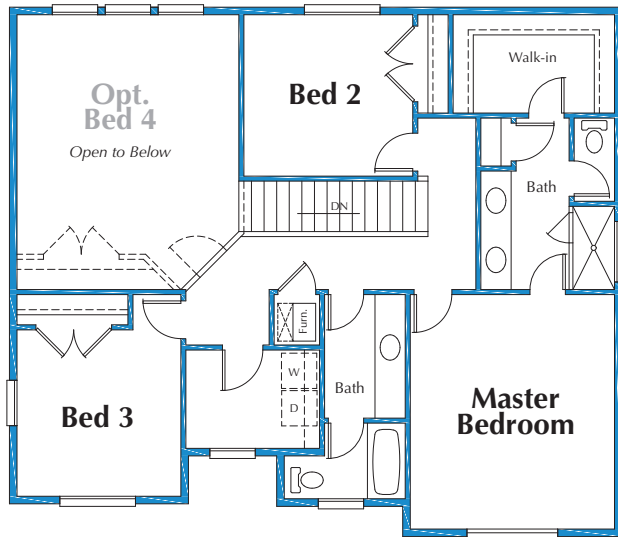
Model Specifications

ROOMS

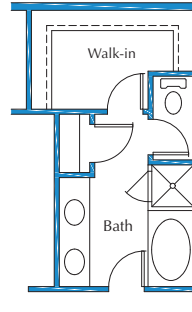
Bedrooms:	4
Bathrooms:	<i>Base Layout:</i> 1 Full, 1 3/4, 1 Half <i>Alternate Layout:</i> 2 Full, 1 half

SQUARE FOOTAGE

Upper Level:	1,001 sq. ft.
Main Level:	910 sq. ft.
Basement:	1,072 sq. ft. — <i>Unfinished</i>
Garage:	851 sq. ft.
Total:	1,911 sq. ft. — <i>Finished</i> 3,834 sq. ft. — <i>Area</i>

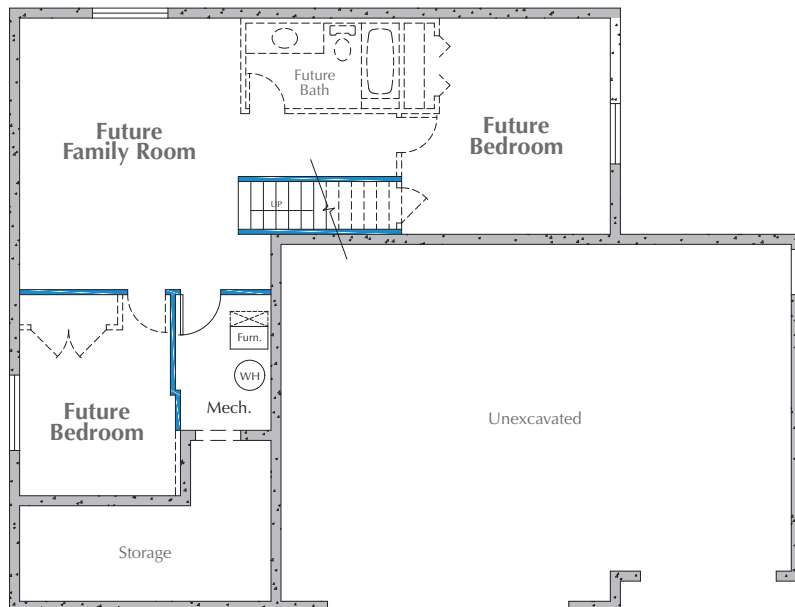
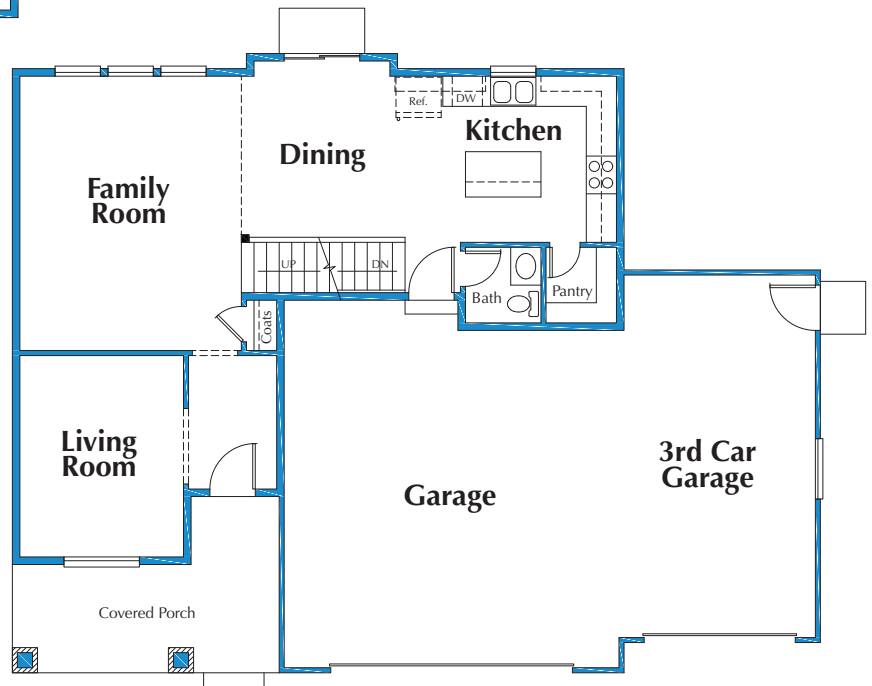


Alt Bathroom Layout



◀ Upper Floor

Main Floor ▶



◀ Basement



RANGERS

Model Specifications

ROOMS

Bedrooms: 3

Bathrooms: 1 Full, 1 3/4

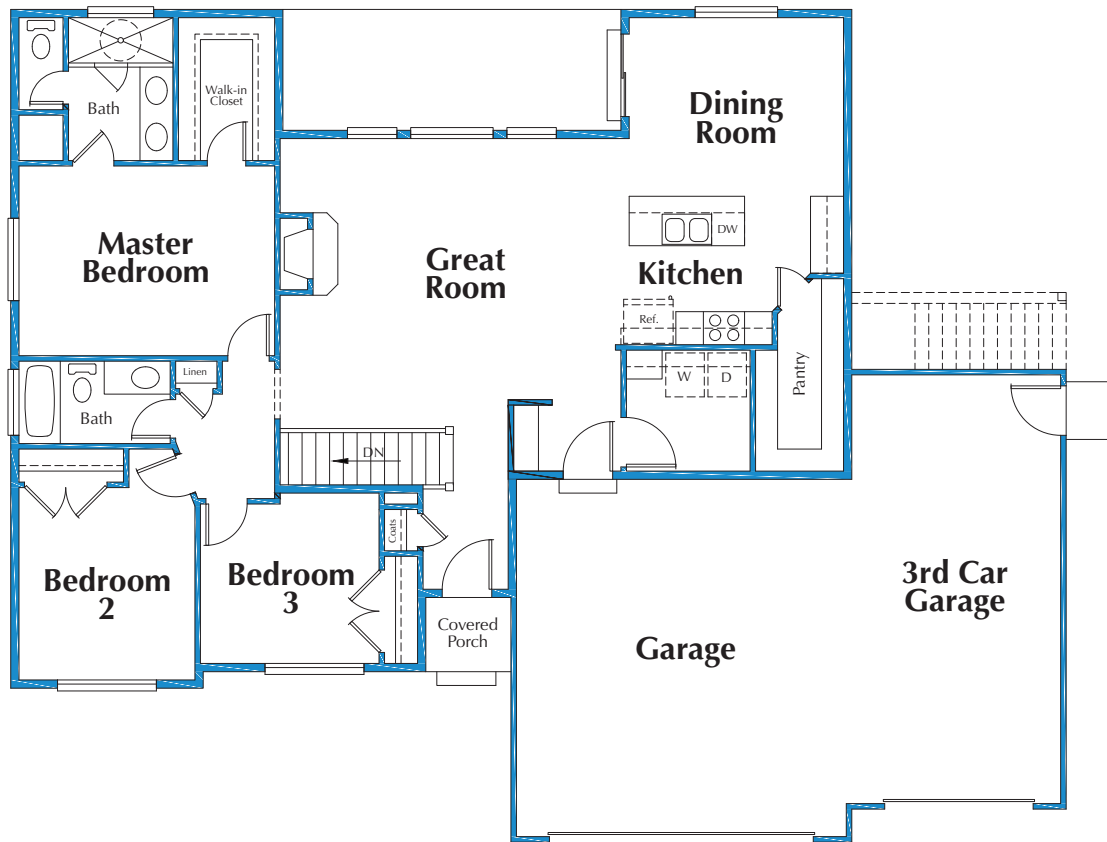
SQUARE FOOTAGE

Main Level: 1,649 sq. ft.

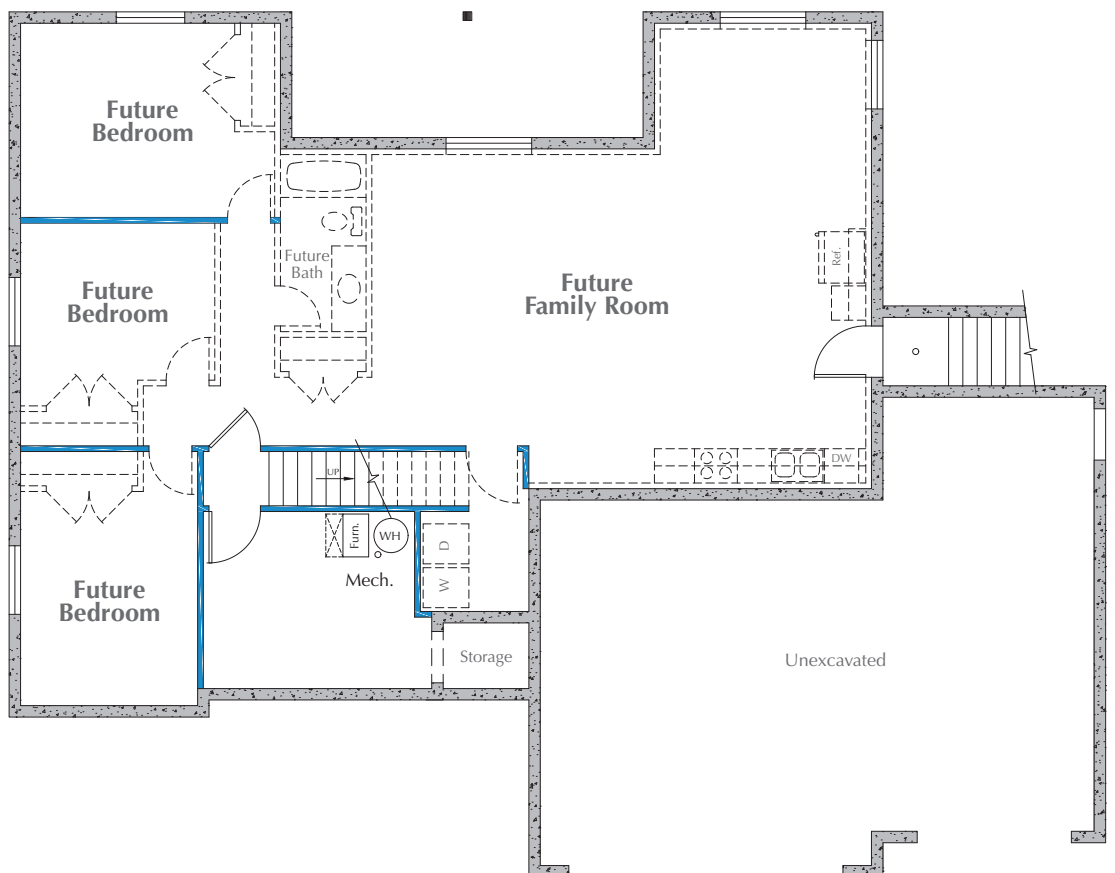
Basement: 1,677 sq. ft. — *Unfinished*

Garage: 767 sq. ft.

Total: 1,649 sq. ft. — *Finished*
3,326 sq. ft. — *Area*



◀ Main Floor



Basement ▶



RED SOX

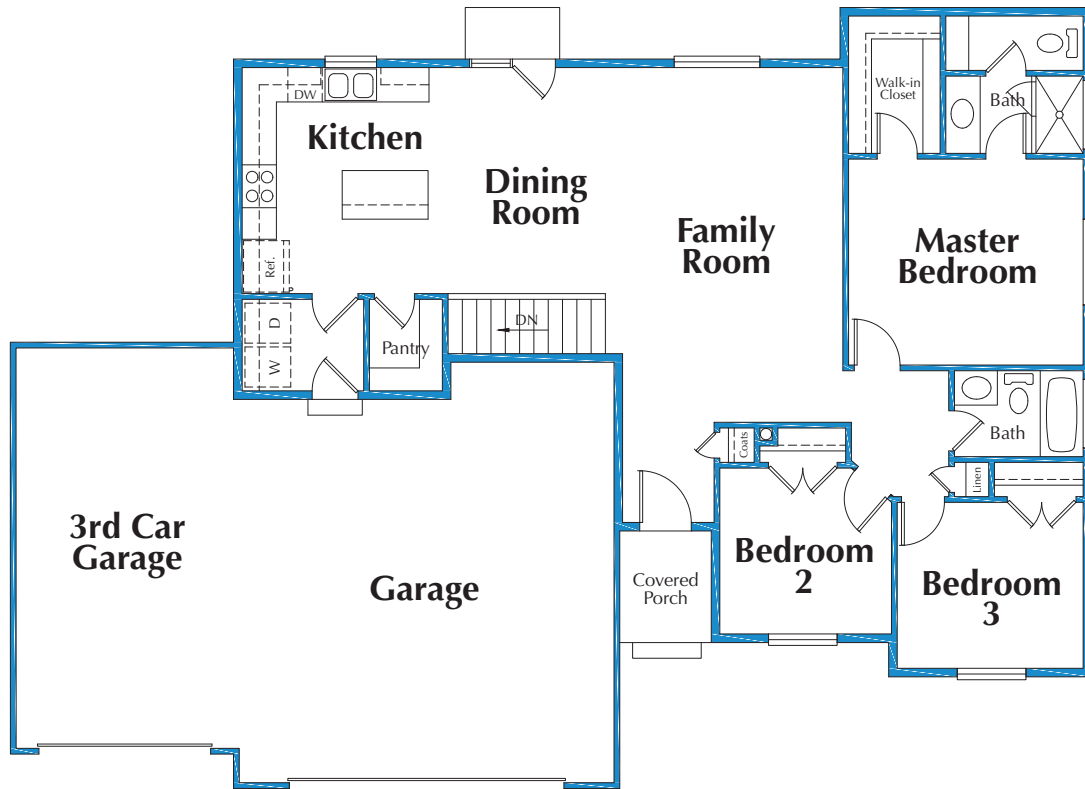
Model Specifications

ROOMS

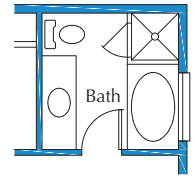
Bedrooms:	3
Bathrooms:	<i>Base Layout:</i> 1 Full, 1 3/4 <i>Alternate Layout:</i> 2 Full

SQUARE FOOTAGE

Main Level:	1,396 sq. ft.
Basement:	1,382 sq. ft. — <i>Unfinished</i>
Garage:	838 sq. ft.
Total:	1,396 sq. ft. — <i>Finished</i> 3,616 sq. ft. — <i>Area</i>

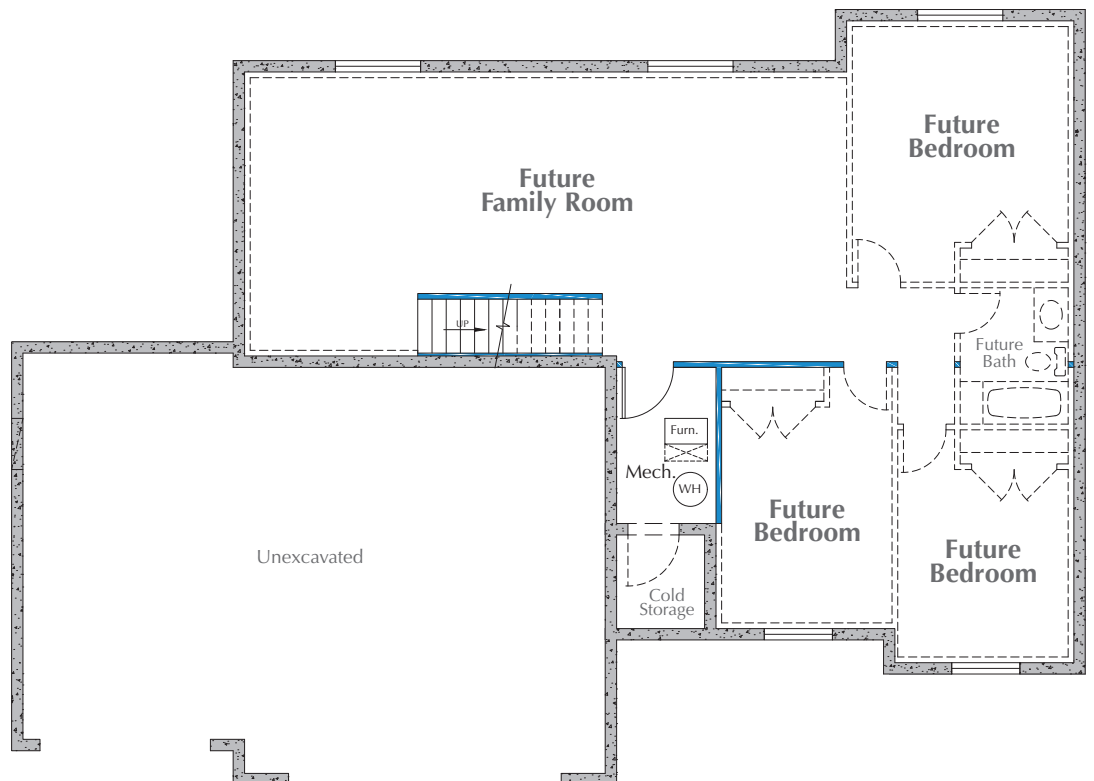


Alt Master Bathroom Layout



◀ Main Floor

Basement ▶



QUESTIONS TO CONSIDER

Where do you want to place your **power outlets** in the various rooms?

Where do you place the **can lights**?

Do you want **ceiling fans**?

Do you want a **9-foot basement** vs. the standard 8-foot basement?

Do you want **USB chargers** in some of your outlets like next to your nightstand to charge your phones while you sleep?
In your family room so you can charge the phone while you watch TV?

Do you need **coaxial cable outlets**?
If so, where would you like them.

Where do you want to place your **internet connections** for your **TV's**?

Where do you want the **outlets and CAT 6 outlets** for your TV's if you are mounting them on the walls?

Where do you want to place your **towel racks** in your bathrooms?

Where do you want your **outside hose bibs**?

Which **CAT 6 plates** in your home are going to be **hot** (meaning hooked up directly to the internet)?

Which **wireless router** are you going to use and are you hooking that up to your switch box?

In the master bedroom, when you walk in you have the light switch. Would you like to have a **second light switch** that turns off your lights placed somewhere close to your bed/nightstand to turn them off without having to walk over to the wall where your light switch is?

Would you like **dimmer switches** in certain rooms?

Would you like your **Garage** finished?

Do you want to get a **tankless water heater**?

Do you want to **seal your concrete** especially in the garage to prevent staining from fluid leaks from your car?

Do you want to **finish the basement**?

Do you need to have the basement have a **separate Kitchen** for a **mother-in-law suite**?

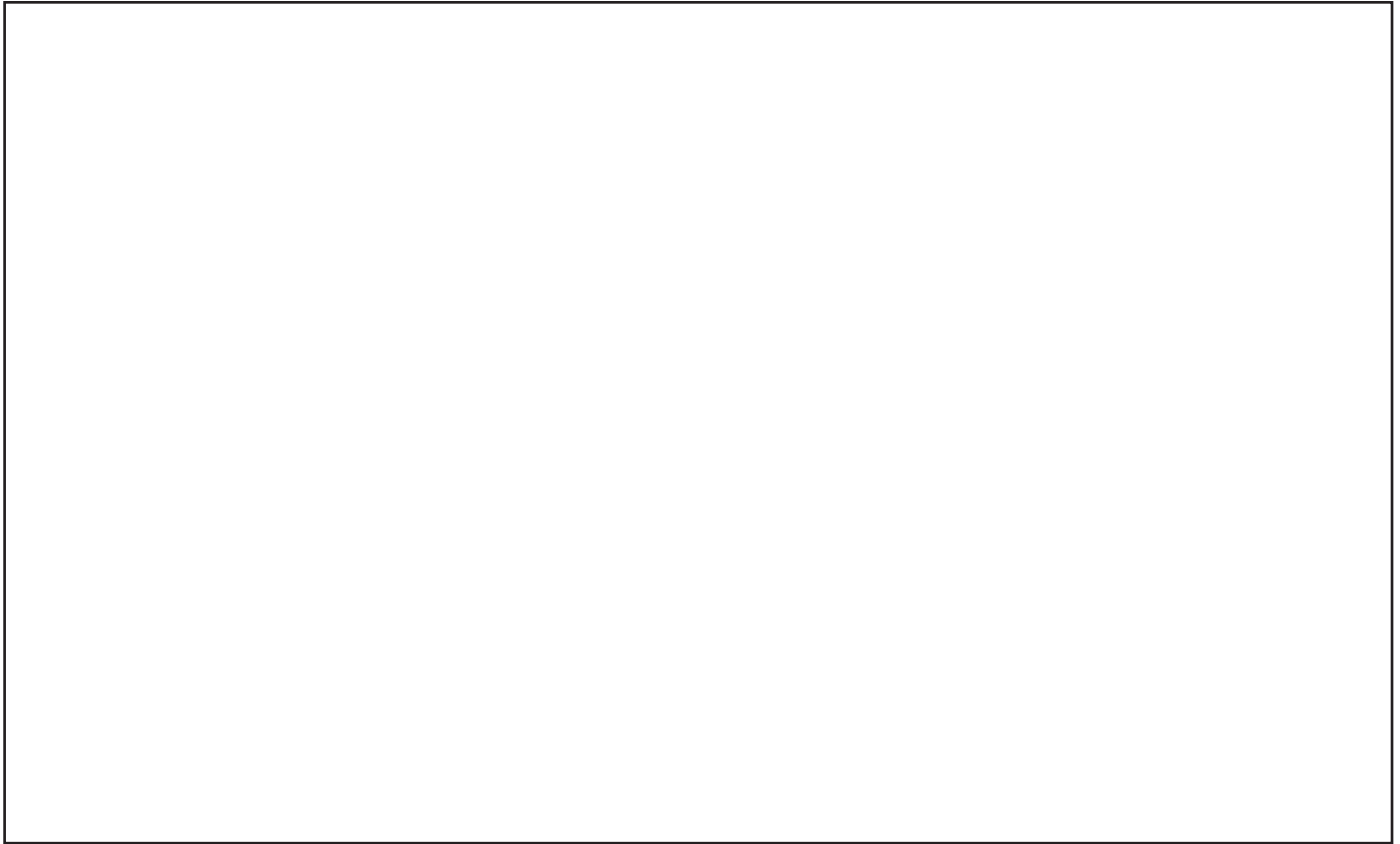

Do you need to have a **patio**?
Do you need it **covered**?

Do you need a **quick connect gas line** to be placed outside for easy connection to your Grill/Smoker eliminating the need for propane tanks?

This image shows a full-page view of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. At the top right corner, there is a dark gray header area containing the word "NOTES" in a large, white, serif font.

LAYOUT IDEAS

Use these spaces to sketch out ideas for your dream rooms!

A large, empty rectangular box with a thin black border, intended for sketching layout ideas for a room.A second large, empty rectangular box with a thin black border, identical to the one above, intended for sketching layout ideas for a room.

FOR SALES INFORMATION:



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AT OVERLAKE

LOTS AVAILABLE



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