

255 HEBER AVENUE - #6 POISON CREEK MERCANTILE - PARK CITY, UTAH



SOPHISTICATED LIVING IN THE HEART OF PARK CITY HISTORIC DISTRICT

- » Just steps to Main Street Shops, Nightlife & Restaurants
- » Spacious, Mountain-Style Design
- » Open Floor Plan with Exquisite Finishes
- » Mountain & Ski Run Views
- » Immaculate Condition – Rarely Occupied
- » High Security Building
- » 2 Dedicated Parking Spaces in Underground Garage
- » New Buyer May Sell Fractional Ownerships
- » Common Amenities include Rooftop Deck with Hot Tub & BBQ
- » MLS 9975429
- » Offered at ***\$1,695,000***



Specializing in Real Estate for Your Lifestyle

**JUDY
GLAUSER**
Ski, Golf & Residential Real Estate Expert

CELL 435.640.5800



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COMPARE POISON CREEK #6 TO OTHER PROPERTIES

COMPARABLES	BED/BATH	SQ.FT.	ANNUAL HOA	PRICE/SQ.FT.	PRICE	AMENITIES
#6 POISON CREEK 255 Heber Avenue by Main Street	2/3	2209	\$10,200	\$857.85	\$1,895,000	Steps to Main Street; Walk to Town Lift & Free Buses; Common "rooftop" deck, BBQ & Hot Tub; High Security Building; 2 designated parking spots; Membership Privileges at Sky Lodge + Sky Lodge Room Service
CALEDONIAN: 207 211 417	2/3 1/2 3/4	1975 1133 1992	\$10,500 \$6,000 \$10,500	\$1,164.56 \$962.05 \$1,054.22	\$2,100,000 \$1,090,000 \$2,300,000	Fitness; Hot Tub; Onsite Mngment Adjacent to Town Lift On Main Street
SILVER QUEEN 2B 3A 3B 3D	2/2 2/2 2/2 2/2	1057 1092 1057 805	\$7,452 \$9,060 \$7,980 \$6,456	\$902.00 \$823.00 \$851.00 \$903.00	\$953,000 \$899,000 \$899,000 \$749,000	On Main Street
THE LOWELL 303 204 201	2/2 3/3 3/3	1340 1844 1830	\$7,504 \$10,324 \$10,608	\$914.00 \$911.00 \$926.00	\$1,225,000 \$1,680,000 \$1,695,000	At Park City Mountain Resort
HOTEL PARK CITY 309 433	2/3 2/3	1807 1463	\$20,700 \$15,780	\$993.00 \$1,059.00	\$1,795,000 \$1,550,000	At Park City Municipal Golf Course; Restaurant/Bar; Fitness; Pool; Spa
FRACTIONAL	BED/BATH	SQ.FT.	ANNUAL HOA	PRICE/SQ.FT.	PRICE	EQUATION
SKY LODGE 1/8 share	2/2	1273	\$3,817		\$349,000	\$349,000 x 8 = \$2,792,000
	3/3	2200	\$5,060		\$559,900	\$559,900 x 8 = \$4,479,200
SKY LODGE 1/4 share	2/2	1273	\$7,634		\$675,000	\$675,000 X 4 = \$2,700,000
	3/3	2199	\$10,132		\$925,000	\$925,000 X 4 = \$3,696,000
1/4 Share example for POISON CREEK	2/3	2209	\$2,550		\$925,000	\$925,000 X 4 = \$3,696,000

Poison Creek #6 is being sold as whole ownership, but next owner may sell as fractional shares.



All information is deemed reliable, however, all information including pricing is subject to change without notice.

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