




# 8448 Trails Dr

PARK CITY, UT 84098

 5 bedrooms

 7 bathrooms

 7,719 sqft

 1.31 acres

## FEATURES

- › Feng Shui Designed by Michael Upwall built by Arden Hess Construction
- › Built and Maintained by Arden Hess Construction
- › Custom onyx bathroom counter tops
- › Signature Upwall Circular round staircase
- › 5 en-suite bedrooms
- › Office with ensuite
- › Double laundry
- › Temperature and humidity controlled oversized wine room
- › Oversized, heated 3 car garage with guest parking
- › Glass elevator
- › Full home automation with Crestron
- › Solarium with nano doors that open to all three exterior walls
- › Radiant heated floors throughout
- › Forced air and AC on all levels
- › Two way fireplace between living room and solarium
- › Dumb waiter for added convenience between main living areas
- › Private 3rd level master with views, balcony, his and hers toilets with heated bidet
- › Office with fireplace, full bath, and closet
- › Large bedroom was designed as a Mother in law suite complete with a full kitchen and laundry in the closet

## KITCHEN

- › Two dishwashers. 3 trays each
- › Additional small fridge/freezer in cabinetry
- › Warming tray under stove
- › LED lighting for toe kick, dining steps, above cabinets, and under counter lighting
- › Miele appliance package

## EXTERIOR

- › 30 foot multi-tiered rock waterfall pond
- › Built in BBQ grill / outdoor kitchen
- › Fire pit
- › The backyard offers rock walkways leading up the hill with multiple sitting areas on the 1.3 acres of property
- › Wrap around deck with ski resort views

## FIRST LEVEL

- › Temp and humidity controlled wine room
- › Bar area: fridge, dishwasher, dumb waiter
- › Components and equipment room behind bar.
- › Entertainment / Game room
- › Downstairs bedroom was originally built as a Japanese Spa with infinity edge and fireplace. Components are still installed and could be restored to original design.

HOA: \$750 ANNUALLY



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