



THE GRANDEUR
AT HOLLADAY HILLS

WELCOME

4850 South Rodeo Walk Dr. (1880 East)

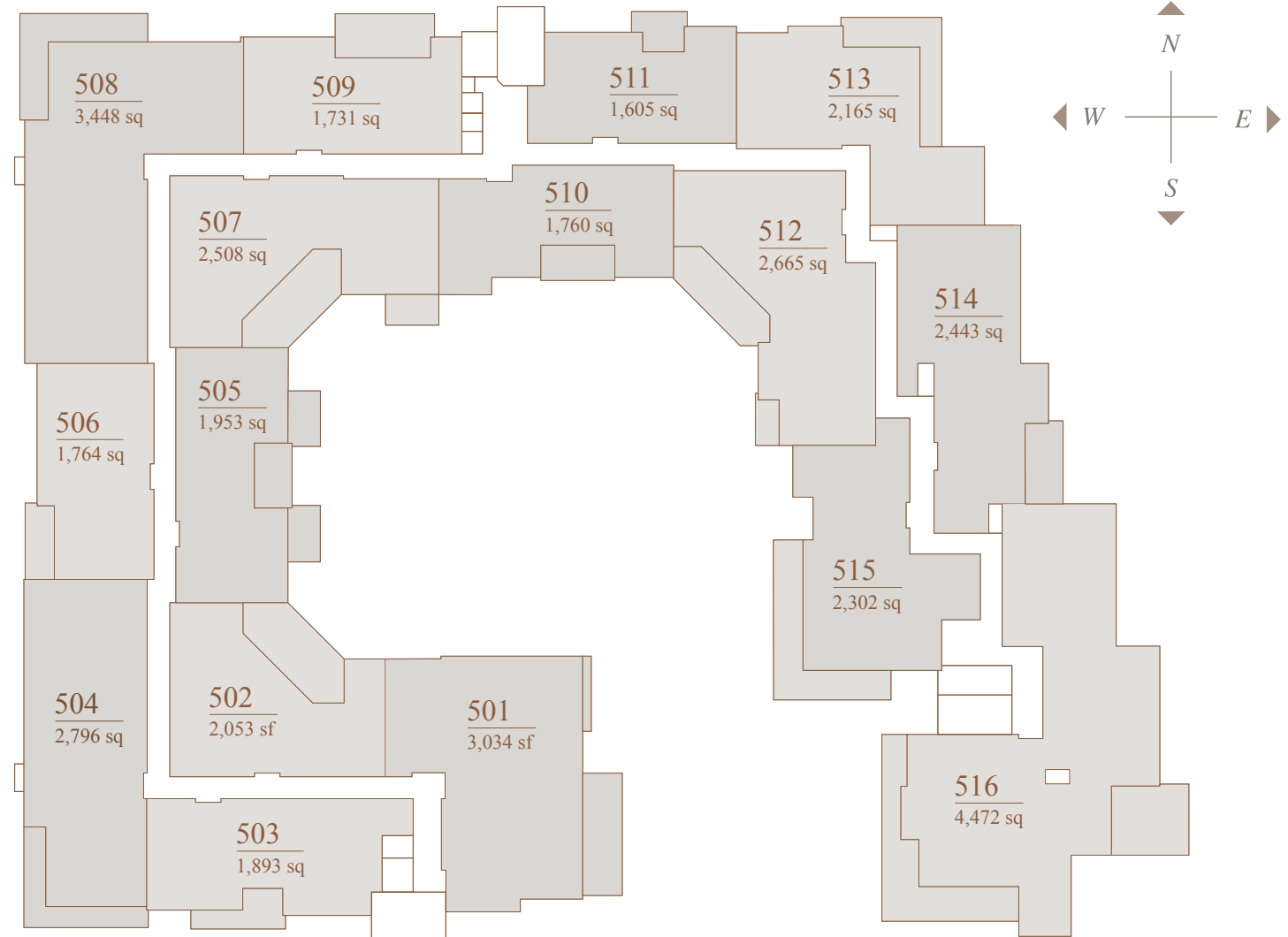
TABLE OF CONTENTS

<i>FLOOR PLAN</i>	<i>01</i>	<i>CONDO UNIT 508</i>	<i>12</i>
<i>INTRODUCTION</i>	<i>02</i>	<i>CONDO UNIT 509</i>	<i>14</i>
<i>CONDO UNIT 501</i>	<i>03</i>	<i>CONDO UNIT 510</i>	<i>15</i>
<i>CONDO UNIT 502</i>	<i>04</i>	<i>CONDO UNIT 511</i>	<i>16</i>
<i>CONDO UNIT 503</i>	<i>06</i>	<i>CONDO UNIT 512</i>	<i>18</i>
<i>CONDO UNIT 504</i>	<i>07</i>	<i>CONDO UNIT 513</i>	<i>19</i>
<i>CONDO UNIT 505</i>	<i>08</i>	<i>CONDO UNIT 514</i>	<i>20</i>
<i>CONDO UNIT 506</i>	<i>10</i>	<i>CONDO UNIT 515</i>	<i>21</i>
<i>CONDO UNIT 507</i>	<i>11</i>	<i>CONDO UNIT 516</i>	<i>22</i>

FLOOR PLAN

From 1,625 SF to 4,579 SF with 2-, 3- and 4-bedroom configurations. Some units can be combined to provide larger floor plates. Included are personal parking garages within the parking structure and exclusive elevator for (5th) floor residences.

At Holladay Hills this is the first mixed-use phase (Block D) of the development of 12 phases, consisting of (16) for sale penthouse condos and 200 Residential units for rent along with retail spaces.





Your Dream Penthouse Condo Awaits

Each Penthouse residence is customizable to your personalized style with an interior designer and architect of choice. There are places to live well, and there are places to belong. Your residence provides you the pleasures of both.

CONDO 501



Floor to ceiling windows showcase majestic Mount Olympus and Twin Peak views in this spacious penthouse suite.

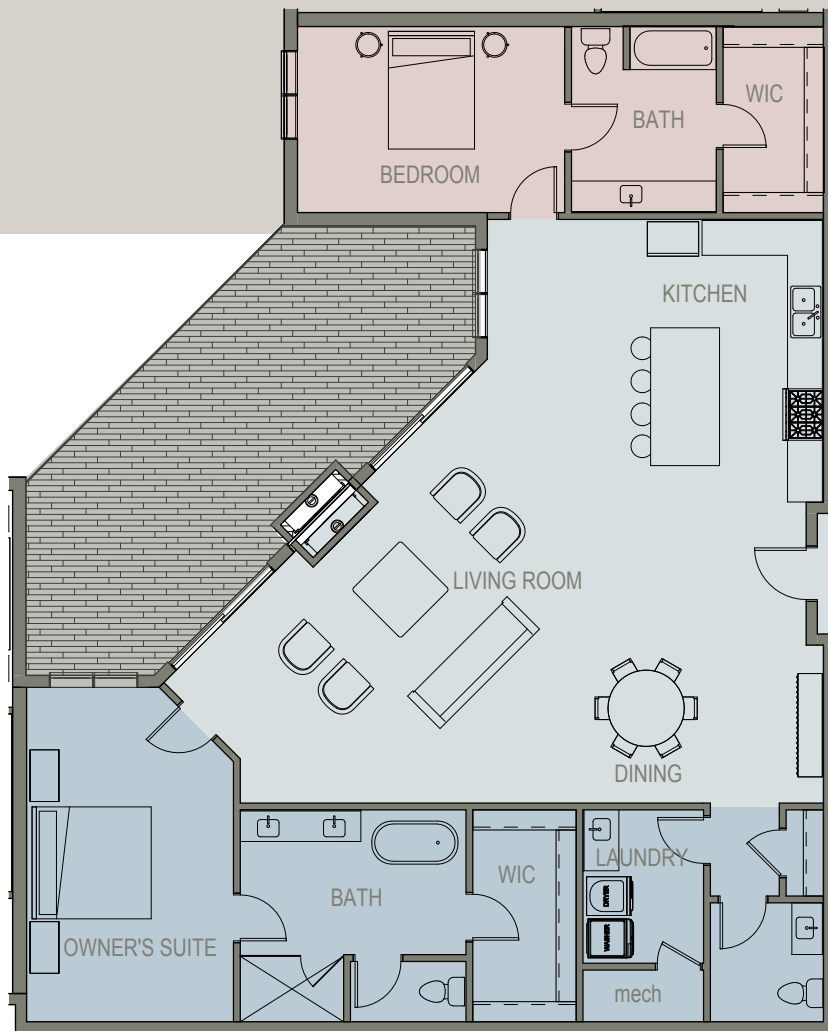
PENTHOUSE SUITE

3,034 square feet

- 3 Bedrooms
- 3.5 Bath Suite
- 1 Balcony, 365 square feet

▶ Spanning over 3,034 sf with a luxurious 365 sf outdoor balcony extension, your dream of indoor/outdoor living will become a breathtaking reality. This large 3 bedroom, 3.5 bath suite include views that overlook the beautiful Olympic size swimming pool and amenity deck, enticing you to relax in the jacuzzi and sauna, and unwind with a good book near the firepits and cabanas. You could choose to get your heart pumping in the gym or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home. An exclusive penthouse elevator gives you quick and private access to your dedicated two-car parking garage and storage.

CONDO 502

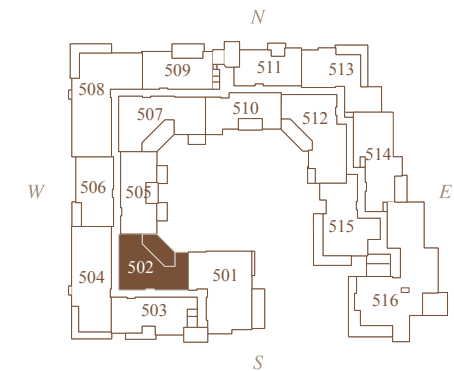


A respite awaits your arrival as views of the amenity deck beckon you onto the grand 397 sf outdoor balcony.

PENTHOUSE SUITE

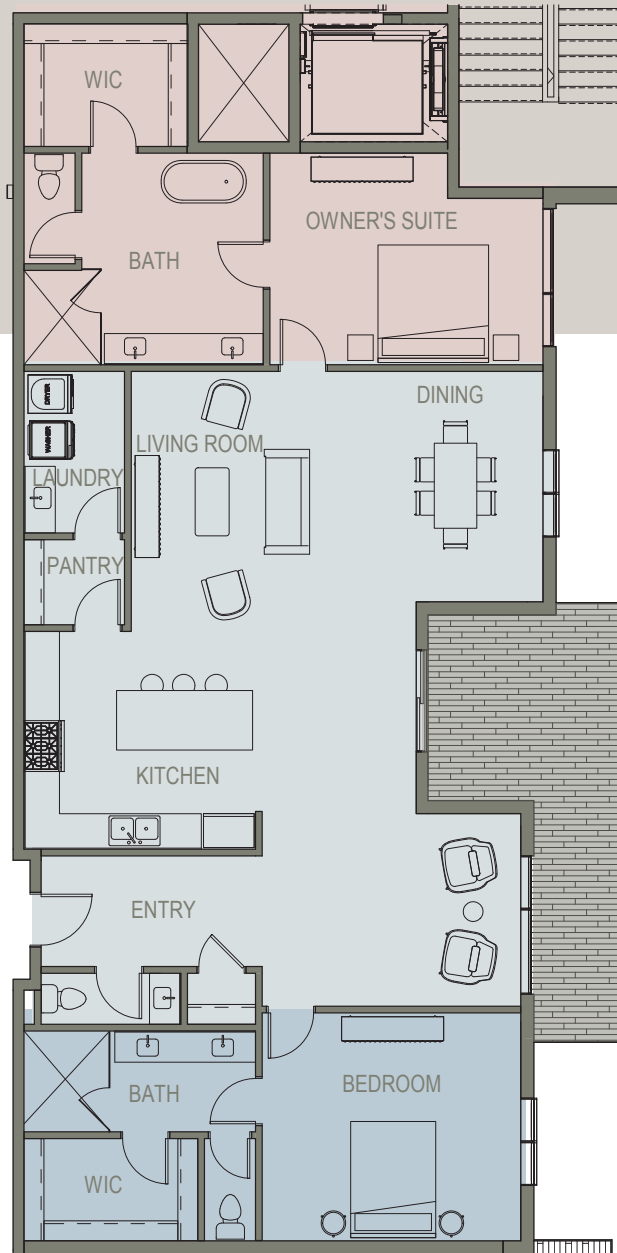
2,053 square feet

- 2 Bedrooms
- 2.5 Bath Suite
- 1 Balcony, 397 square feet



- The expansive 2,053 sf suite allows for an expansive open floorplan with 2 bedrooms and 2.5 baths. The convenient elevator gives you quick and private access to your dedicated two-car parking garage and storage. Luxurious amenities such as the beautiful Olympic size swimming pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.

CONDO 503

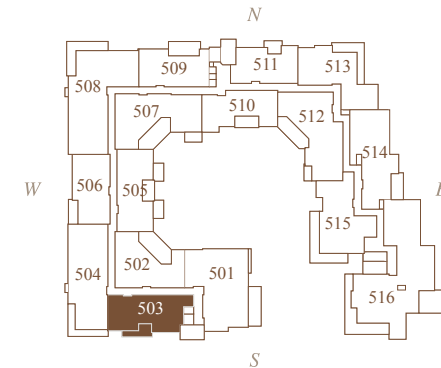


Floor to ceiling windows of this 1,893 sf penthouse suite opening to an 190 sf outdoor balcony provide you with the expansive open floor plan and outdoor patio extension.

PENTHOUSE SUITE

1,893 square feet

- 2 Bedrooms
- 2.5 Bath Suite
- 1 Balcony, 190 square feet



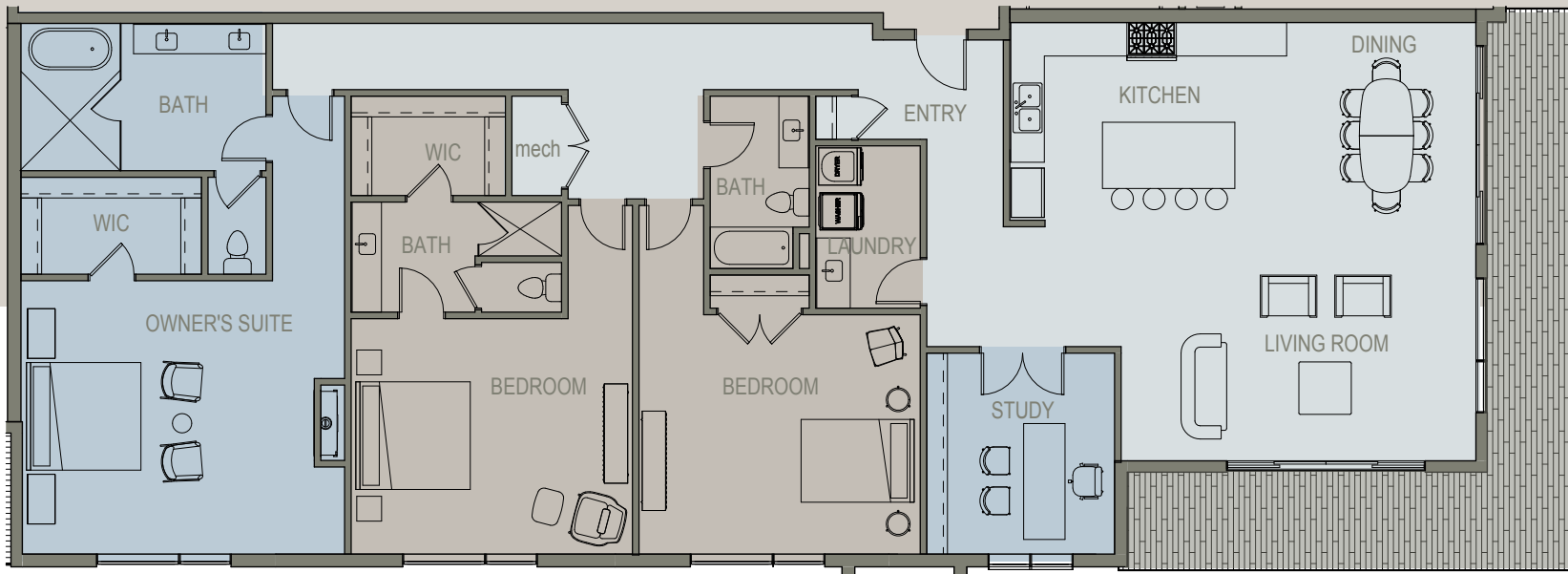
- Use the captivating views of the mountains of Lone Peak and the beautiful Olympic size swimming pool to inspire you as you create your 2 bedroom, 2.5 bath suite. The convenient nearby elevator gives you quick and private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.



*Come Home to
Grand Relaxation*

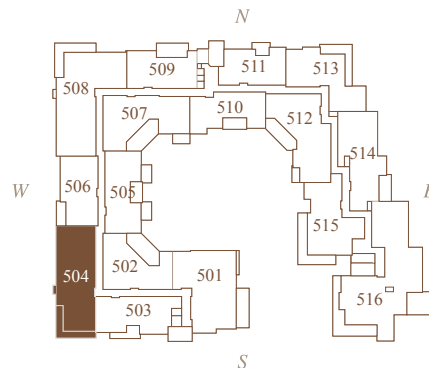


CONDO 504



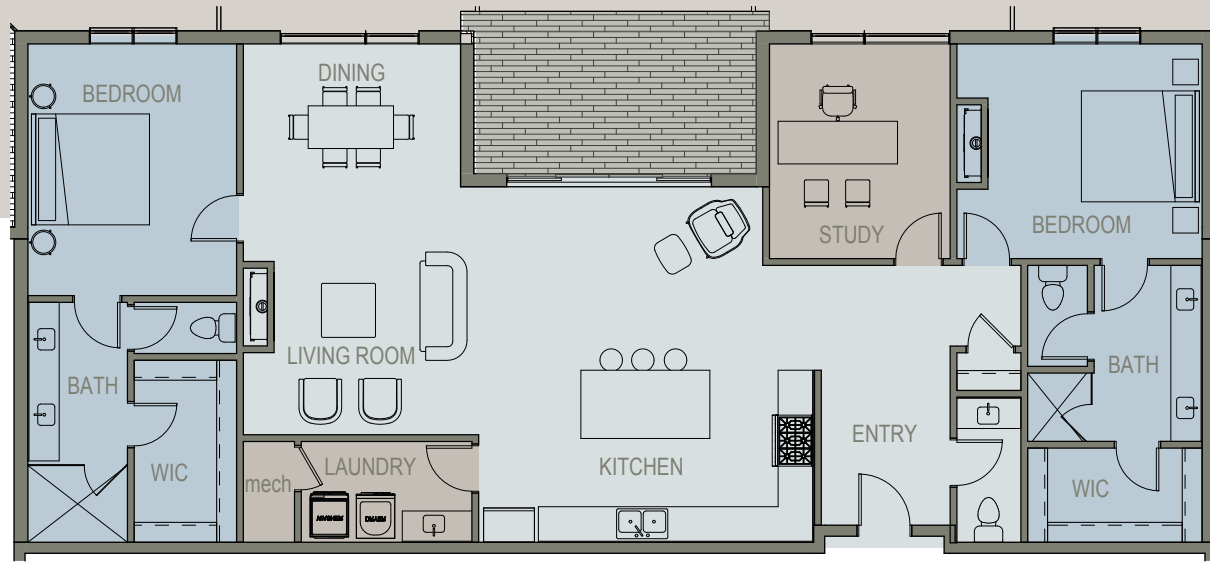
Endless possibilities are yours in this 3 bedroom,
3 bath, 2,796 sf penthouse suite

PENTHOUSE SUITE	
2,796 square feet	
• 3 Bedrooms	
• 3 Bath Suite	
• 1 Balcony, 321 square feet	



► Views of breathtaking sunsets over the Oquirrh Mountains on your 321 sf balcony will become your inspiration. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state- of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home. An exclusive penthouse elevator gives you quick and private access to your dedicated two-car parking garage and storage.

CONDO 505

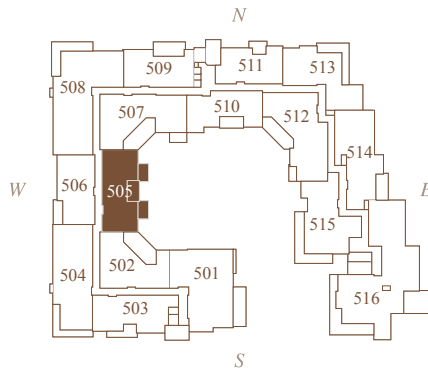


The grandeur of the views of Mount Olympus Peak and amenity deck will become your canvas in this penthouse suite

PENTHOUSE SUITE

1,953 square feet

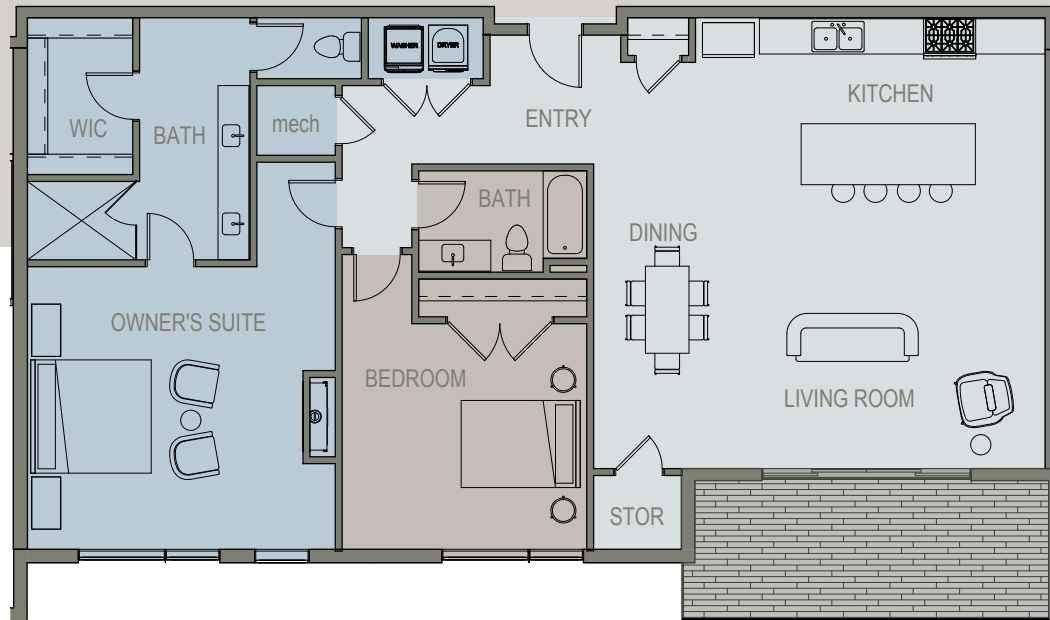
- 3 Bedrooms
- 3 Bath Suite
- 1 Balcony, 151 square feet



- ▶ The 151 sf outdoor balcony will become an extension of serenity as it overlooks the beauty of the pool. The luxurious amenity deck with Olympic size pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator.

Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home. An exclusive penthouse elevator gives you quick and private access to your dedicated two-car parking garage and storage.

CONDO 506

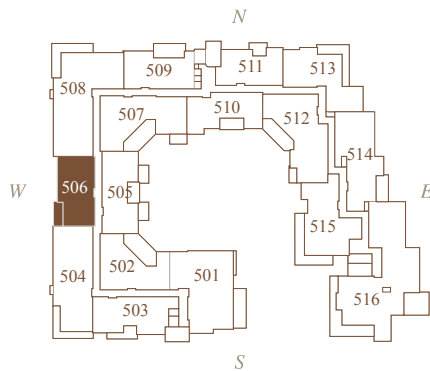


The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often.

PENTHOUSE SUITE

1,764 square feet

- 2 Bedroom
- 2 Bath Suite
- 1 Balcony, 162 square feet



► Sunsets over the Oquirrh Mountain range will bring you knees in this 2 bedroom, 2 bath, 1,764sf penthouse suite. 162sf of balcony extends off an open floor plan perfectly, becoming an impressive element of splendor to your home. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to

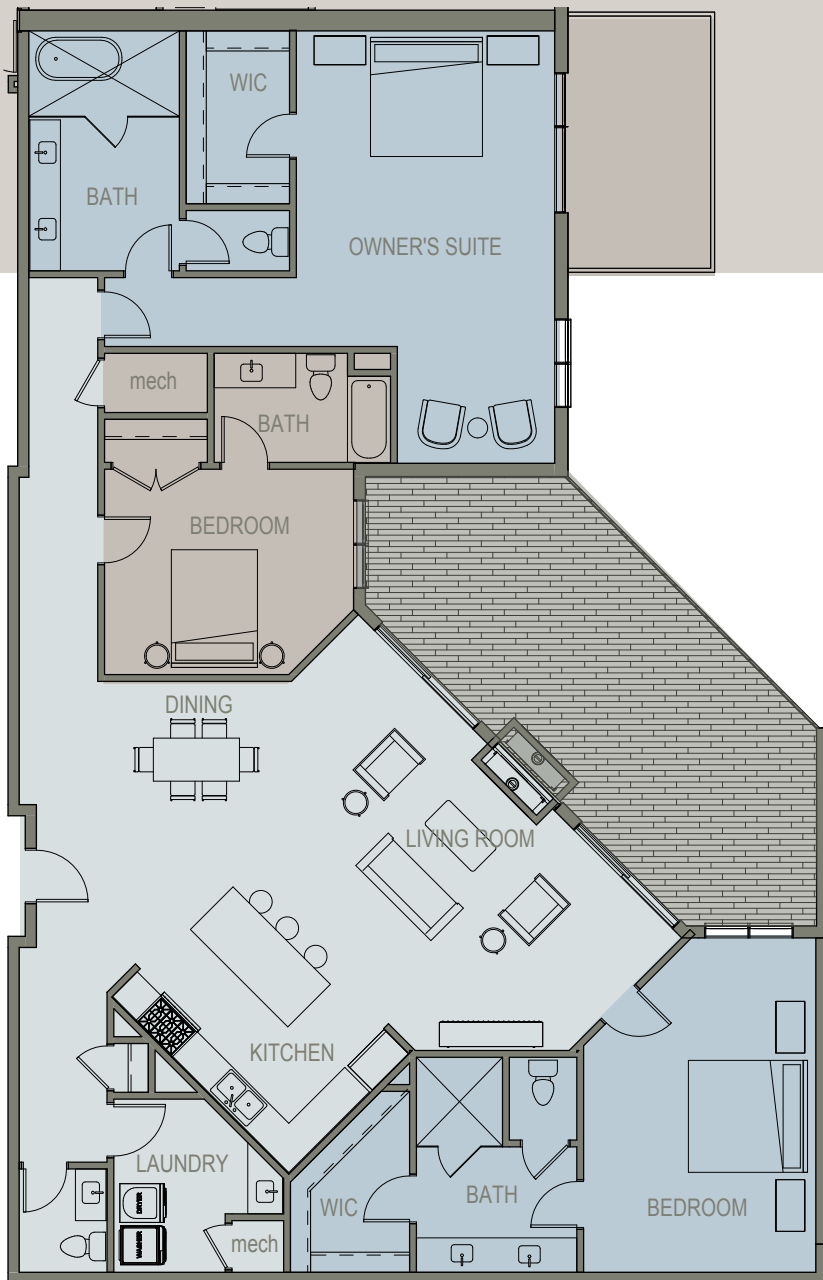
perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room & spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home. An exclusive penthouse elevator gives you quick and private access to your dedicated two-car parking garage and storage.



▲ KITCHEN

◀ BATHROOM

CONDO 507

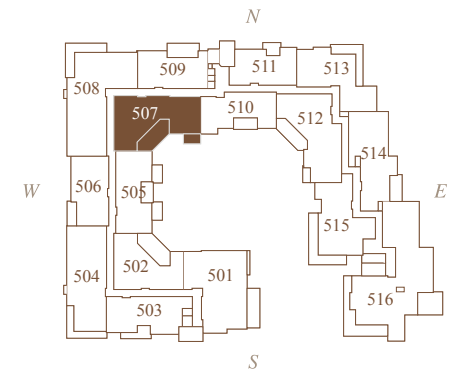


Use the captivating views of the mountain peaks and the beautiful Olympic size swimming pool to inspire you as you create your 3 bedroom, 3.5 bath masterpiece.

PENTHOUSE SUITE

2,508 square feet

- 3 Bedroom
- 3.5 Bath Suite
- Balcony, 404 square feet



- Views of Mountain Peak is yours wherever you stand in this 2,508 sf penthouse suite with a wall of windows opening to an enormous 404 sf outdoor space. The convenient nearby elevator gives you quick and private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbecue and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.

CONDO 508

If space and endless views are your top priority, you've found it in this generous 3,448 sf, 4 bedroom, 3.5 bath showpiece.

- ▶ Your backdrop of downtown Salt Lake City bathed in the amber glow of the Oquirrh Mountains will lure you into spending every sunset on your prized 393 sf balcony. Choose to watch it from the private 133 sf deck off of one of your 4 bedrooms that you have conveniently converted into a guest suite for a private oasis all your own.

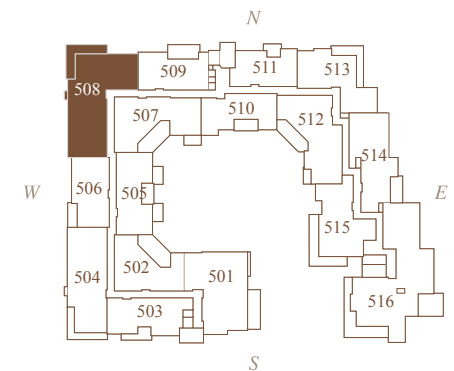


PENTHOUSE SUITE

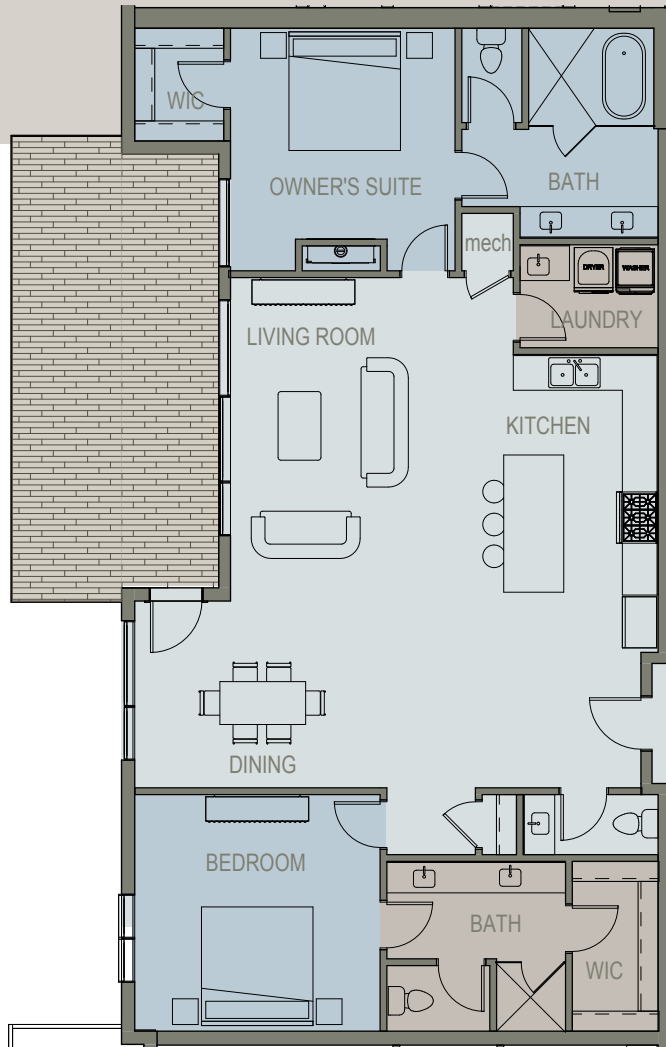
3,448 square feet

- 4 Bedroom
- 3.5 Bath Suite
- 1 Balcony, 393 square feet
- 1 Bedroom Deck, 133 square feet

The convenient nearby elevator gives you quick & private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your pool party, while the private event room & spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.



CONDO 509



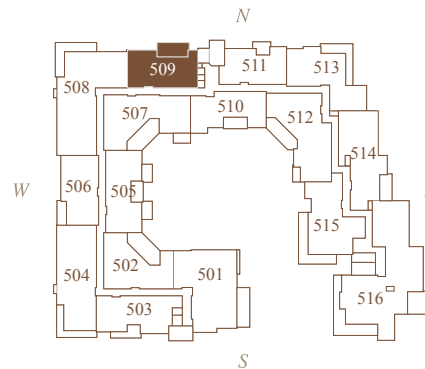
A luxuriously deep 318 sf deck makes for perfect indoor/outdoor living.

PENTHOUSE SUITE

1,731 square feet

- 2 Bedrooms
- 2.5 Bath Suite
- 1 Deck, 318 square feet

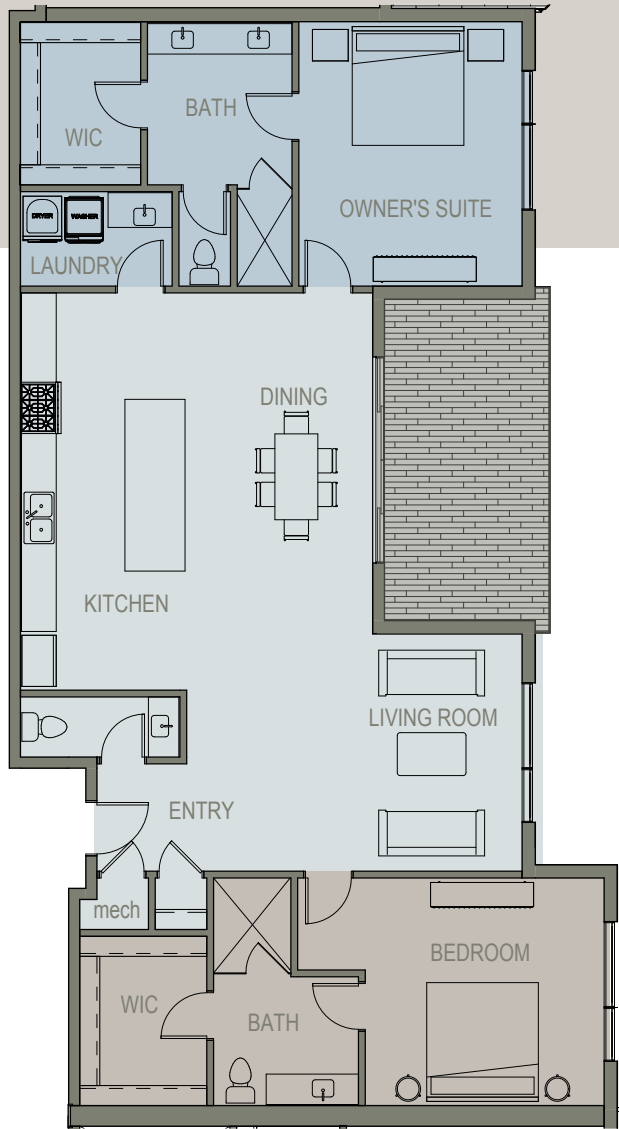
► Your views of downtown Salt Lake City cradles in the Rocky Mountain Range will make it difficult to leave this lovely 1,731sf, 2 bedroom, 2.5 bath home. A luxuriously deep 318sf deck makes for perfect indoor/outdoor living. The convenient nearby elevator gives you quick and private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.





Grand Comfort

CONDO 510

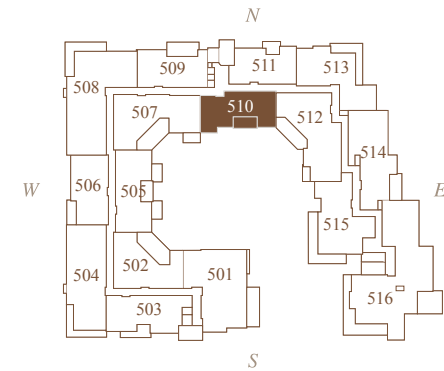


The best of both worlds encompass this perfectly situated condominium utilizing views of beautiful Lone Peak & the serenity of the pool.

PENTHOUSE SUITE

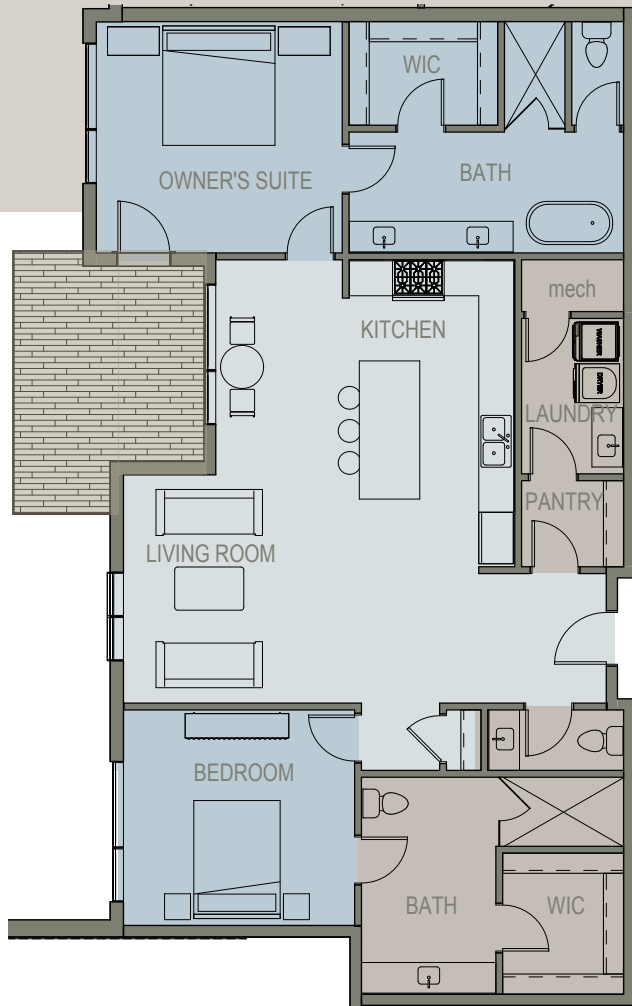
1,760 square feet

- 2 Bedrooms
- 2.5 Bath Suite
- 1 Balcony, 181 square feet



- This 2 bedroom, 2.5 bath home with it's large 181 sf balcony is the ideal answer to your new home away from home. A convenient nearby elevator gives you quick and private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. The clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.

CONDO 511

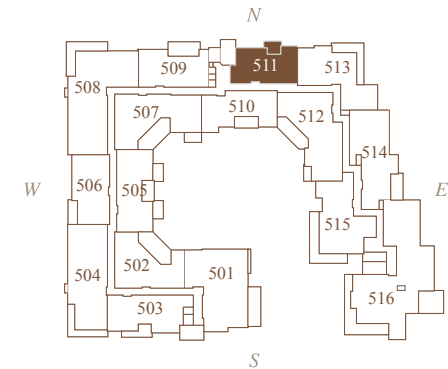


Your views of downtown Salt Lake City will make it difficult to leave this lovely 1,605 square foot suite.

PENTHOUSE SUITE

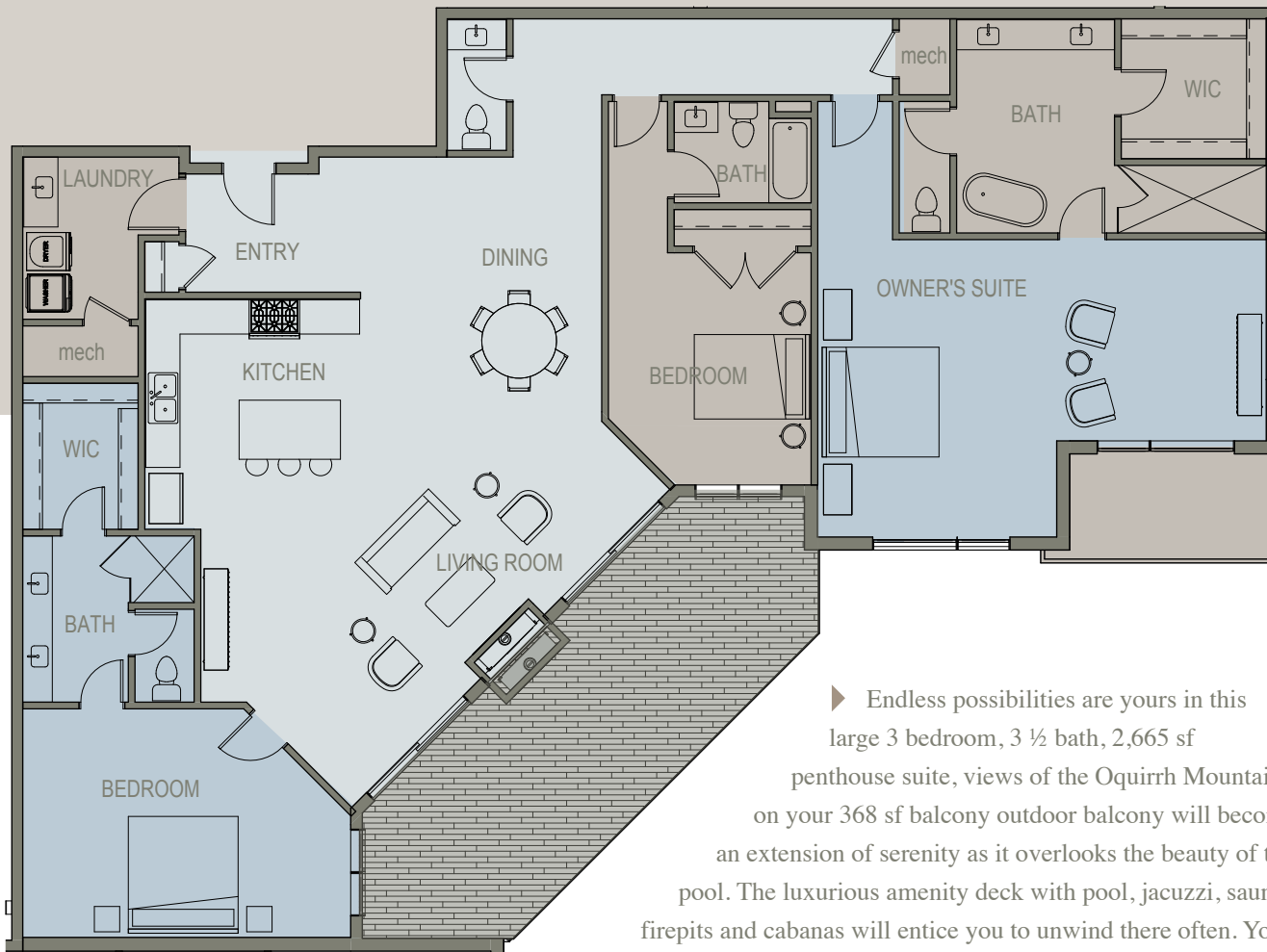
1,605 square feet

- 2 Bedrooms
- 2.5 Bath Suite
- 1 Deck, 144 square feet



- ▶ A luxuriously deep 144 sf deck makes for perfect indoor/ outdoor living. The convenient nearby elevator gives you quick and private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.

CONDO 512



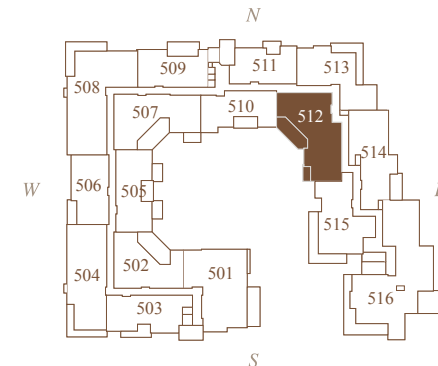
Views of the Oquirrh Mountain Peaks on your 368 sf balcony outdoor balcony will become an extension of serenity as it overlooks the beauty of the pool.

► Endless possibilities are yours in this large 3 bedroom, 3 ½ bath, 2,665 sf penthouse suite, views of the Oquirrh Mountains on your 368 sf balcony outdoor balcony will become an extension of serenity as it overlooks the beauty of the pool. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.

PENTHOUSE SUITE

2,665 square feet

- 3 Bedrooms
- 3.5 Bath Suite
- 1 Balcony, 368 square feet





CONDO 513

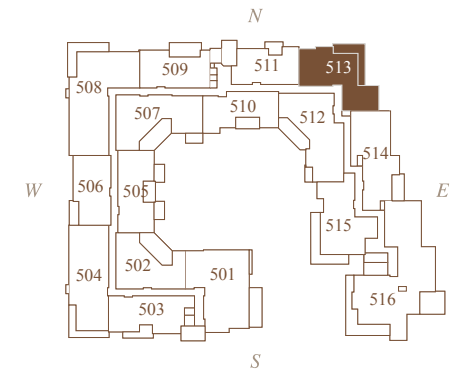


The walls of windows of this 2,165 sf penthouse suite opening to an 362 sf outdoor balcony provide you with the expansive open floor plan and outdoor patio extension your heart desires.

PENTHOUSE SUITE

2,165 square feet

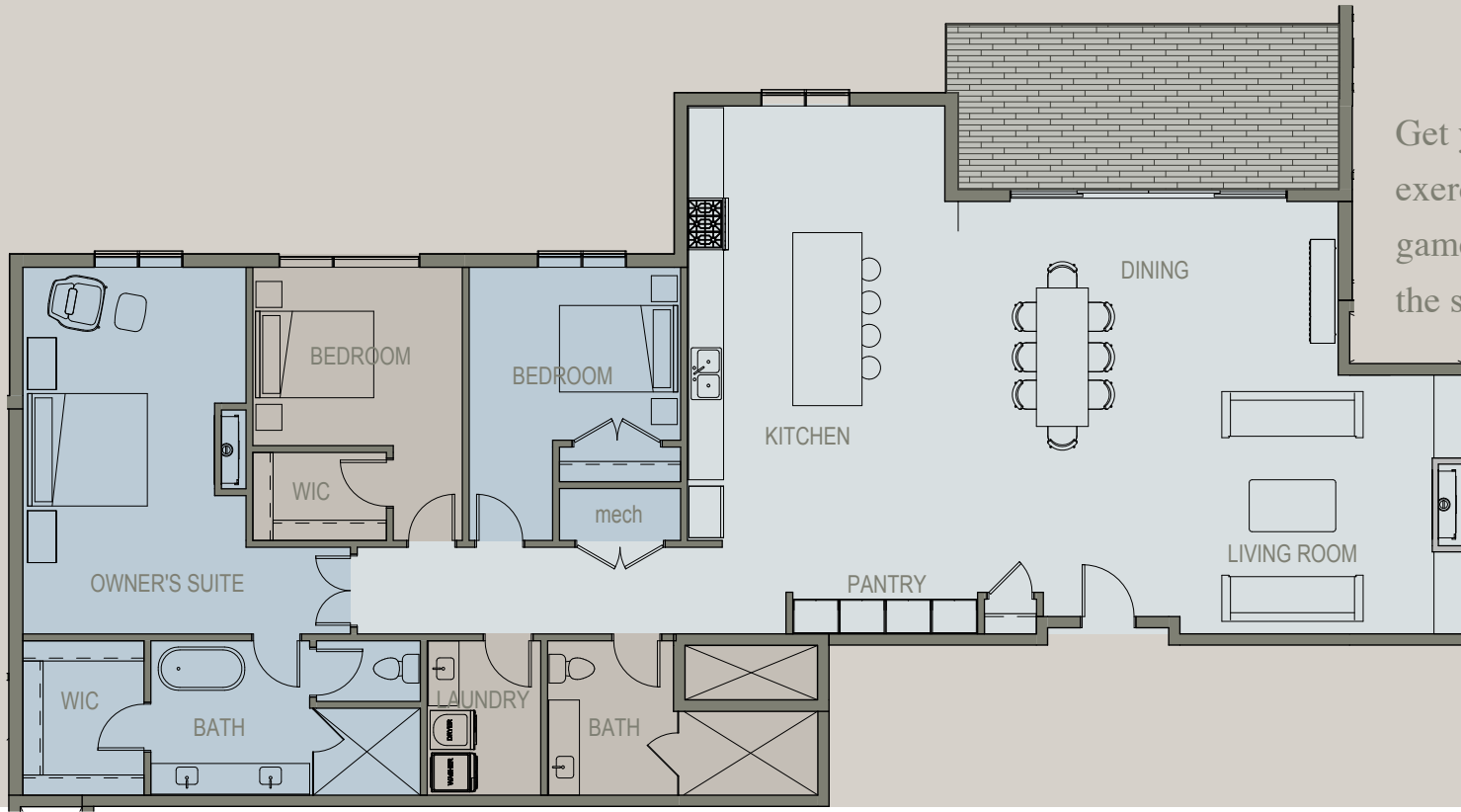
- 2 Bedrooms
- 2.5 Bath Suite
- 1 Deck, 362 square feet



► Your views of Grandeur Peak Mountain Range will make it difficult to leave this lovely 2,165 sf, 2 bedroom, 2.5 bath home. A luxuriously deep 362 sf deck makes for perfect indoor/outdoor living. The convenient nearby elevator gives you quick and private access to your dedicated two-car parking garage and storage. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to

get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home.

CONDO 514

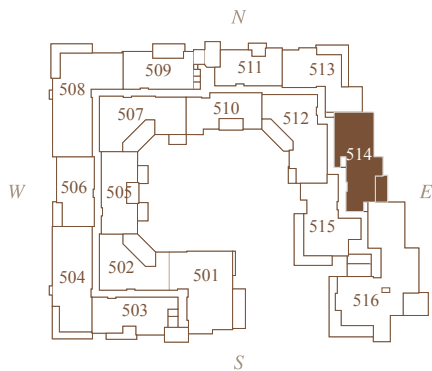


Get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator.

PENTHOUSE SUITE

2,443 square feet

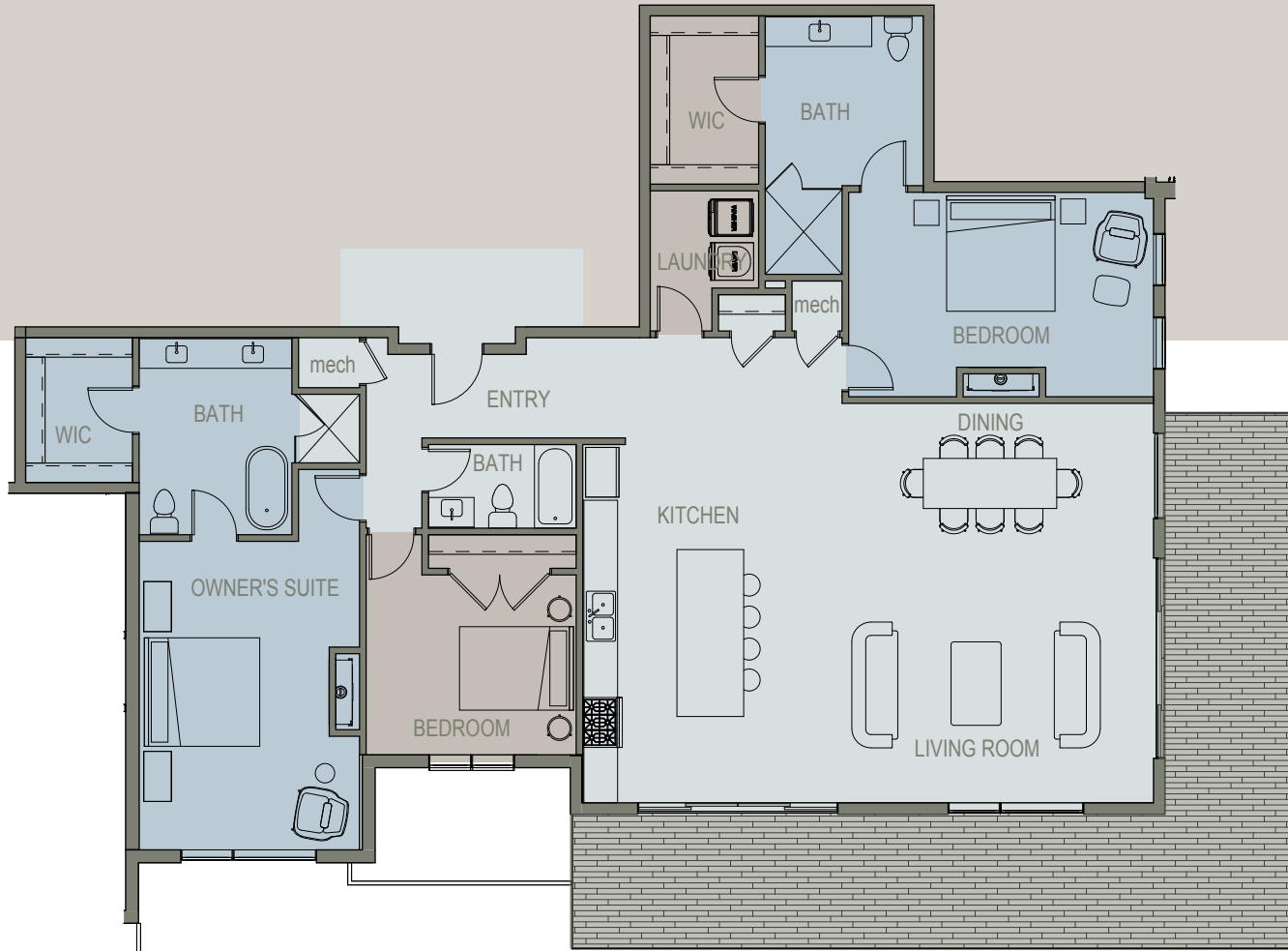
- 3 Bedrooms
- 2 Bath Suite
- 1 Balcony, 214 square feet



► The vistas of Grandeur Peak and Mt. Olympus will become your canvas in this 2,443 sf, 3 bedroom, 2 bath penthouse suite. The 214 sf outdoor balcony will become an extension of serenity as it overlooks the beauty of the pool. The luxurious amenity deck with Olympic size pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect

your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home. An exclusive penthouse elevator gives you quick and private access to your dedicated two-car parking garage and storage.

CONDO 515

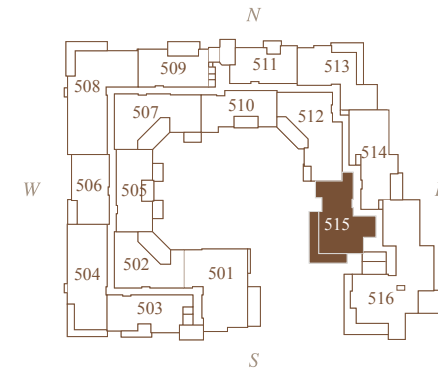


PENTHOUSE SUITE

2,302 square feet

- 3 Bedrooms
- 3 Bath Suite
- 1 Balcony , 542 square feet

Endless possibilities are yours in this large 3 bedroom, 3 bath, 2,302 sf penthouse suite

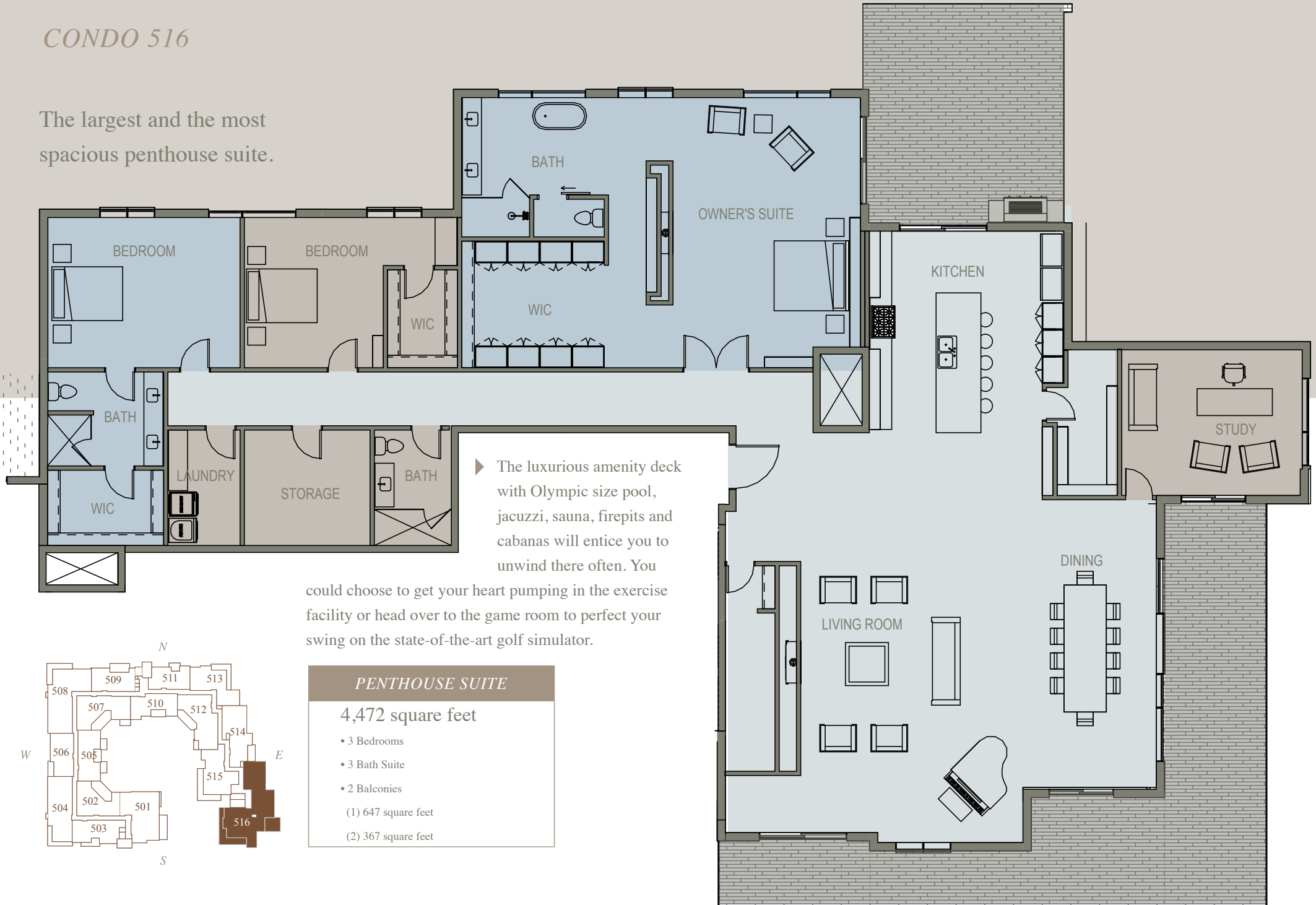


► Endless possibilities are yours in this large 3 bedroom, 3 bath, 2,302 sf penthouse suite, views of the Lone Peak on your spacious 542 sf balcony outdoor balcony will become an extension of serenity as it overlooks the beauty of the pool. The luxurious amenity deck with pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get

your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator. Your clubhouse provides you with the extra space you desire when hosting your barbeque and pool party, while the private event room and spacious outdoor deck supplies everything you will need to host a wonderful gathering just outside your home. An exclusive penthouse elevator gives you quick and private access to your dedicated two-car parking garage and storage.

CONDO 516

The largest and the most spacious penthouse suite.



► The luxurious amenity deck with Olympic size pool, jacuzzi, sauna, firepits and cabanas will entice you to unwind there often. You could choose to get your heart pumping in the exercise facility or head over to the game room to perfect your swing on the state-of-the-art golf simulator.

PENTHOUSE SUITE

4,472 square feet

- 3 Bedrooms
- 3 Bath Suite
- 2 Balconies

(1) 647 square feet
(2) 367 square feet



Grand Relaxation



THE GRANDEUR
AT HOLLADAY HILLS



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THE GRANDEUR CONDOS LOCATION

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