

WELCOME TO
REMUND
MIDWAY UTAH
FARMS

AN INNOVATIVE COMMUNITY PROUDLY PRESENTED BY WATTS LIVING



WELCOME HOME

TO REMUND FARMS

Nestled in the foothills of the Wasatch Mountains with panoramic mountain and valley views, Remund Farms by Watts Living is a neighborhood of new mountain and country homes situated on the 50 acre former farm of the Remund family. Located in the quaint town of Midway, this beautifully planned development features walking trails, parks, large open spaces, activity barn, pool, lakes, gardens, and playgrounds. Next to 3 championship golf courses, Deer Creek and the tranquility of the wandering Provo River. Remund Farms offers everything you want and need to enjoy the quiet country life.

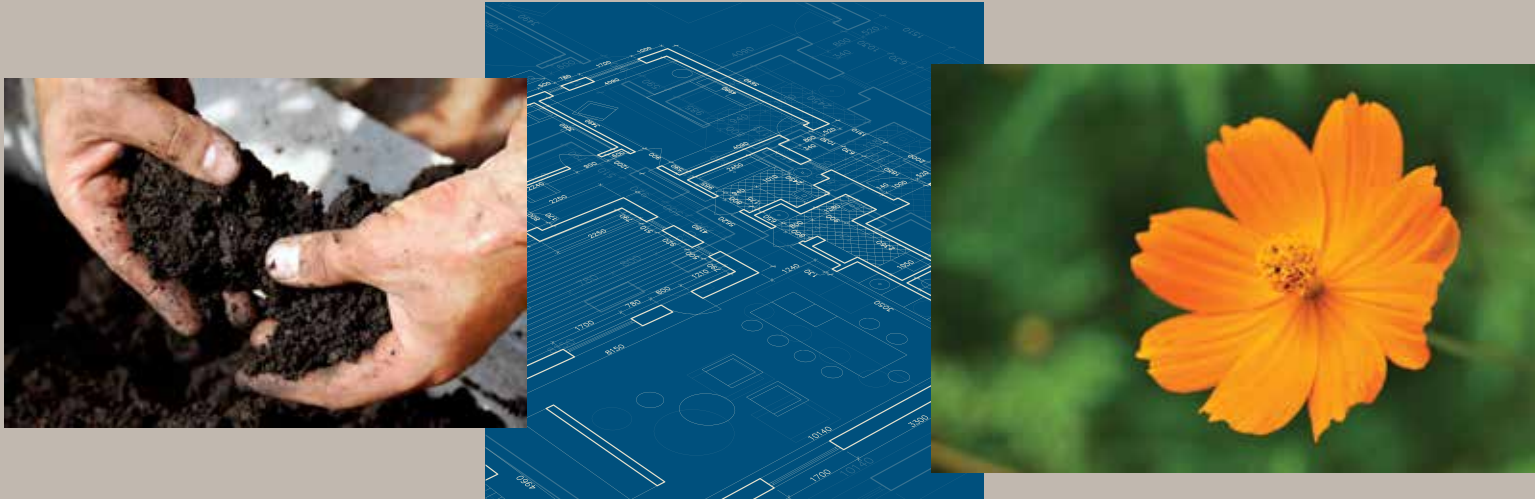
WATTS LIVING BELIEVES

Watts is the only privately held homebuilder and developer local to Midway. We believe in and support our community and we strive to ensure our conscious homes and neighborhoods are instant classics that not only stand the test of time but also inspire for generations to come.

We believe our partnership with local suppliers, craftspeople and artisans results in a better product and benefits our entire community. We respect the heritage of our valley and meticulously strive to capture the spirit of the original inhabitants by maintaining a rural atmosphere with classic details and familiar materials. We also believe that form follows function and a home should reflect the individual spirit of the homeowners.

We provide a myriad of options to create your personal oasis no matter your budget, implementing your stage of life and your personal flare. We will work with you to craft your dream home and our innovative design process is driven around you and your individual taste and household needs. We are passionate about partnering with each homeowner to provide a straightforward and enjoyable homebuying experience.

Watts is your hometown neighbor and we care deeply about you and your home. We look forward to years of building our families, our neighborhoods and our Midway community together.



CONSIDERATE **INNOVATION**

AT REMUND FARMS

Consistent with the quality that Watts builds in each of our projects, Remund Farms is a peerless example of how we use innovative and forward thinking techniques that seamlessly dovetail with modern comfort and affordable luxury. We are excited to share some of our newest advancements in planning and design that will make your home the most innovative and considered home possible. Whether it is our Purposeful Planning, Community Concepts, Green Technology, Distinctive Exteriors or our Exceptional Interiors, you will find our passion for innovation has created the very best home in this premier Midway community.

REMUND FARMS COMMUNITY CONCEPT

SPECIAL SETTING

- Unique rural location
- Small town atmosphere
- Adjacent to city conveniences
- Close to gourmet restaurants
- Walkable trails and paths
- Easy access to recreation
- Mountain and Memorial Hill views

NATURAL BEAUTY

- 30 acres of Open Space
- Instant access to recreation
- 175 miles of contiguous valley trails
- 15 acres of protected wetlands
- 3 spring-fed ponds and streams
- Unique wildlife species

PREMIUM AMMENITIES

- Innovative Children's Discovery Barn
- Custom playgrounds
- Communal Garden and Farmstand
- Bird Watching Zone
- Neighborhood Pool
- Clubhouse and Fitness Center
- Comprehensive maintenance
- Lake views and landscaped entries



REMUND FARMS PURPOSEFUL PLANNING

COMMUNITY

- Wide streets
- Road noise buffering
- Progressive seasonal plantings
- Dark sky community lighting
- Low speed limit
- Traffic speed abatement
- Walkability
- Gentle hills
- Mountain views



HOMES

- Variable home setbacks
- Variety of home sizes
- Staggered window placements
- View optimization
- Private outside spaces
- Multiple facade designs and colors
- Privacy Insulated Owner's Suites
- Consistent Design Guidelines



REMUND FARMS GREEN TECHNOLOGY

SMART AND SAFE

- SmartHome climate control and security system
- Dual-zone heating and air conditioning
- High performance dual-pane low-E glass windows
- Full exterior door weather stripping
- Insulated R-23 exterior walls
- R-49 ceiling insulation
- Water conserving toilets, faucets and shower heads
- Insulated air ducts
- Energy-efficient LED lighting
- 3rd-party energy testing
- HVAC: 14 SEER condenser
92% AFUE furnace
- Certified Home Air Seal tested
- Extra Weatherproofing



REMUND FARMS DISTINCTIVE EXTERIORS

CLASSIC AND MODERN

Variety of exterior styles

- Designer exterior color tones and roof combinations
- Outdoor rear patios
- Covered front porches
- 8' Therma-Tru® fiberglass painted keyless entry door
- Sectional roll-up 8' insulated metal garage door with windows, auto opener and 2 transmitters
- Limited lifetime warranty asphalt roof system
- Garage adaptability
- Dark Skies certified photocell exterior lighting
- Gas stub for future BBQ
- Holiday lights eaves outlet with switch



REMUND FARMS EXCEPTIONAL INTERIORS

EXCEPTIONAL INTERIORS

- Customized hand-painted handrails
- Two-panel Craftsman-style interior doors with satin nickel hardware
- 10' ceiling height first floor
8' ceiling height second floor
- Finished window sills with white painted sill and apron
- Data and cable combo structured wiring in all bedrooms, family/great room, and bonus room
- Command center with homework stations and full tech suite
- Two-tone designer paint
- Choice of wood/tile flooring entryway, kitchen, dining, bath and laundry rooms
- Quality carpet in family/great room, bedrooms and hallways
- Gas fireplace with electric ignition
- Finished garage with LED lighting
- Speaker pre-wire for surround sound in family/great room and bonus room
- Smoke alarms and carbon monoxide monitors
- Optional customized paint colors

DESIGNER KITCHEN

- Granite slab or optional quartz pencil-edge countertops
- Craftsman Shaker-style soft close cabinetry with designer hardware
- Recessed LED lighting throughout
- Stainless steel divided kitchen sink with In-Sink-Erator® disposal
- Moen® brushed nickel fixtures
- Stainless steel KitchenAid® appliance package: 36" Refrigerator, 30" Range, Double Oven, Dishwasher, Microwave
- Walk-In Pantry
- Eat-In Island

BATHROOMS

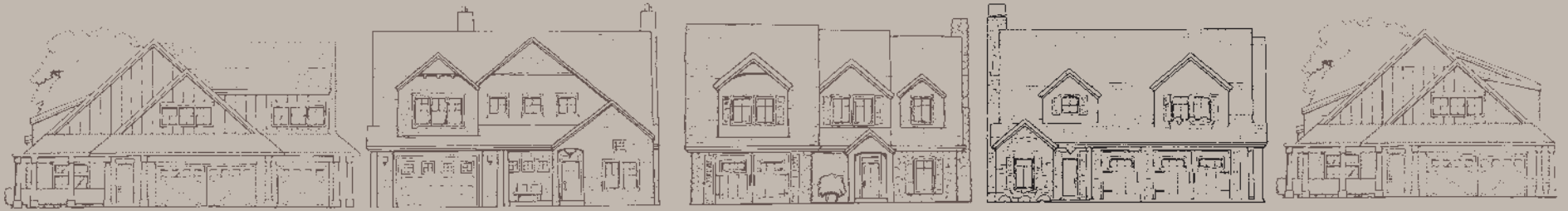
- Granite slab pencil-edge countertops
- Craftsman Shaker-style soft close cabinetry with designer hardware
- Moen® brushed nickel plumbing fixtures with matching bath hardware
- Elegant vanity lighting with brushed nickel finish
- Elongated porcelain comfort height toilet w/ soft close

OWNER'S SUITE/BATH

- Privacy Insulated
- Large walk-in closet with shelving
- Craftsman Shaker-style soft close cabinetry with designer hardware
- Granite vanity top with pencil edge and 4" backsplash
- Separate walk-in shower with clear glass enclosure and tile surround
- Moen® brushed nickel plumbing fixtures with matching bath hardware
- Elegant vanity lighting with brushed nickel finish and metallic wood-framed vanity mirrors
- Elongated porcelain comfort height toilet w/ soft close

LAUNDRY ROOM

- Craftsman Shaker-style soft close cabinetry with designer hardware
- Efficient laundry room with LED surface lights and fiberglass utility sink
- 220-volt dryer and gas stub



YOUR HOME

AT REMUND FARMS

With five diverse floorplans, multiple facades and a myriad of layout, decor and finishing options, there is a unique home for you and your family at Remund Farms.

the
CANNON

2,793 SQ FT • 3 BED / 3 BATH • 2 CAR GARAGE

approx sq ft

This Watts classic is reinvented and refreshed to create your personalized oasis!



REMUND
FARMS

THE CANNON

COTTAGE



REMUND
FARMS

THE CANNON

FARMHOUSE

2,793 SQ FT • 3 BED / 3 BATH
2 CAR GARAGE approx sq ft

The Cannon began as one of our best selling plans of all time. With its compact footprint and efficient layout, this gem of a home gives any homeowner the cost effectiveness of a smaller dwelling with the grand living of an open plan and modern design.

With thoughtful new touches such as an expanded flex room in the front, a grand pantry conveniently tucked into the gourmet kitchen, a fully functional mudroom with built-in bench and cupboards, an innovative laundry and dressing room combination, the Cannon plan will delight even the most seasoned house hunter. Standard premium amenities such as a convenient communication center, double ovens and expanded activity/family room upstairs.

With ample storage, thoughtful built-ins and generous natural light, the Cannon will continue to provide the satisfaction that you can have it all, even at an entry level budget.



46' | **THE CANNON**

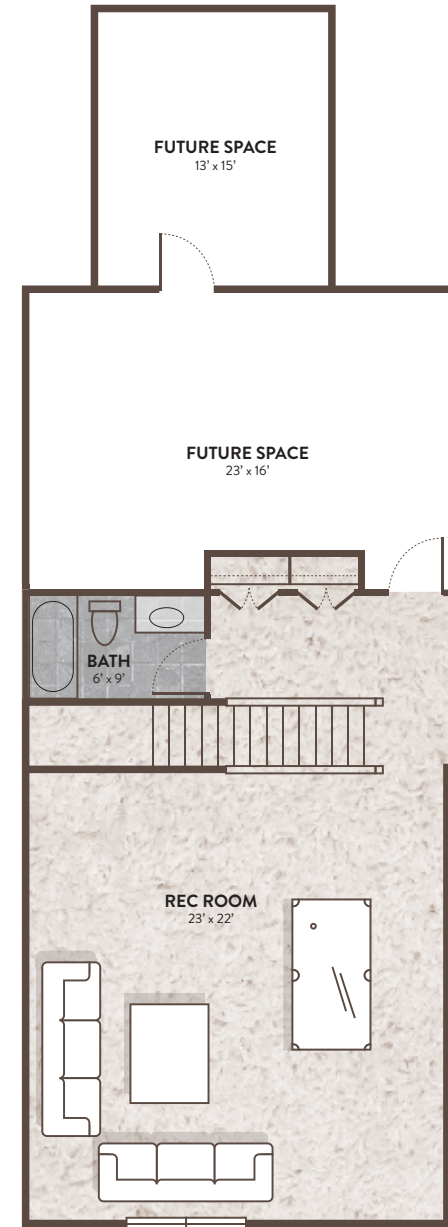
MAIN FLOOR



**2,793 SQ FT • 3 BED / 3 BATH
2 CAR GARAGE**

Features include:

- Main floor Owner's Suite
- Innovative Owner's Closet and Laundry Room combination
- Front Flex Room with oversized walk-in closet
- Open Kitchen with Grand Pantry
- Oversized mudroom with thoughtful built-ins
- Owner's Bath with large shower, double vanities and private commode
- Incredibly flexible secondary entertaining spaces upstairs
- Cozy private Future Space upstairs with a convenient full bath



the
BRIDGER

3,140 SQ FT • 4 BED / 3 1/2 BATH • 2 CAR GARAGE

approx sq ft

A Watts vision of Open Concept Royalty





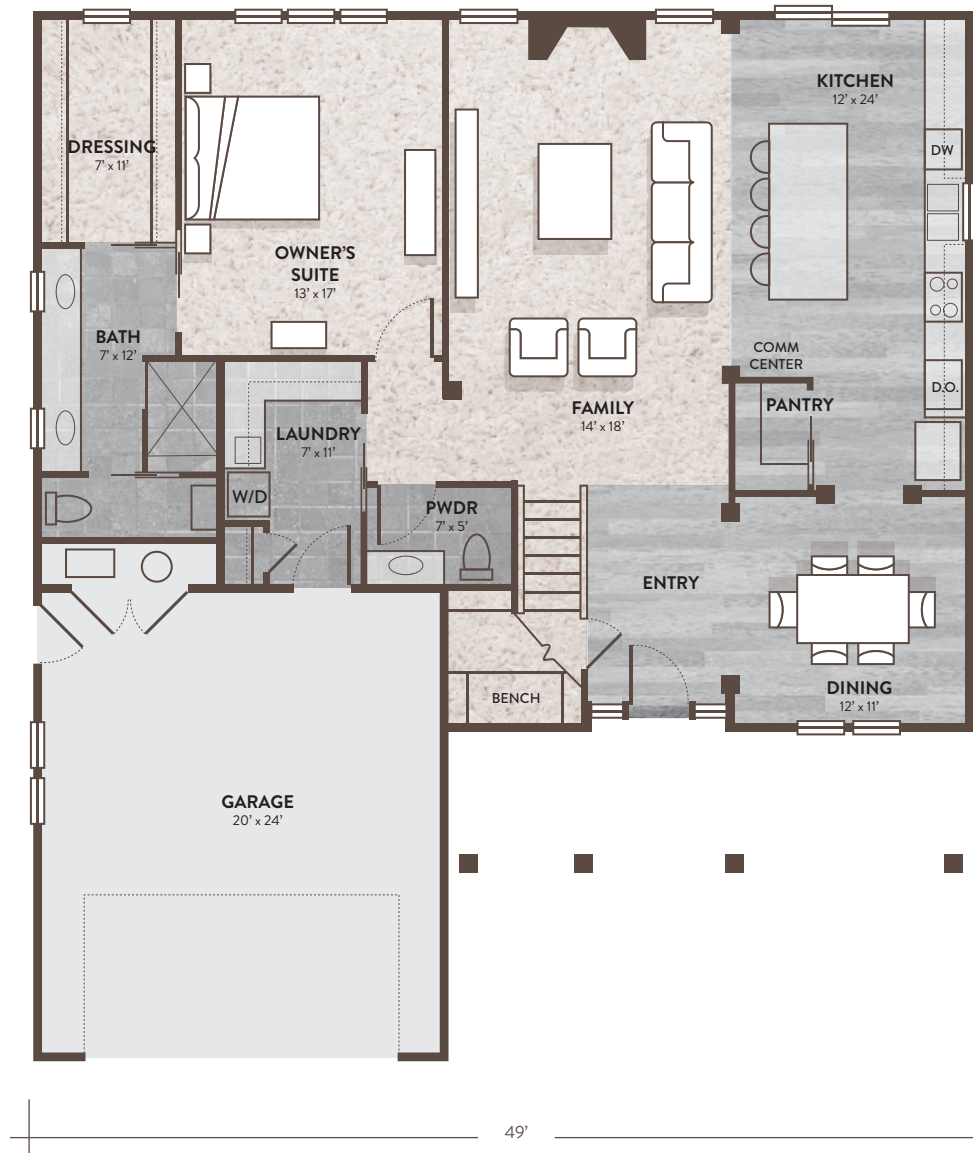
3,140 SQ FT • 4 BED / 3 1/2 BATH
2 CAR GARAGE approx sq ft

Welcome to our open concept royalty! The Bridger, where the natural light from both floors play together to illuminate your home. You will feel welcome the moment you enter the front door. You are greeted by a beautiful 2 story entry that sets the stage for the ultimate in entertaining.

The large galley Kitchen, overlooking the cozy Family Room complete with a fireplace and ample natural light, is connected through a breezeway to the grand walk-in Pantry and the lovely Dining Room.

The flow of this layout will allow your family and friends to bask in each other's company while also having the ability to create different conversation zones when desired. Main floor Owner's Suite with a walk-in closet, double vanities, large shower and enclosed commode.

Upstairs you will enjoy a breathtaking galley hall with views of below that connects a private guest suite with the two family bedrooms and a secondary family room. Live in a home that is open to both entertaining and personal retreat!



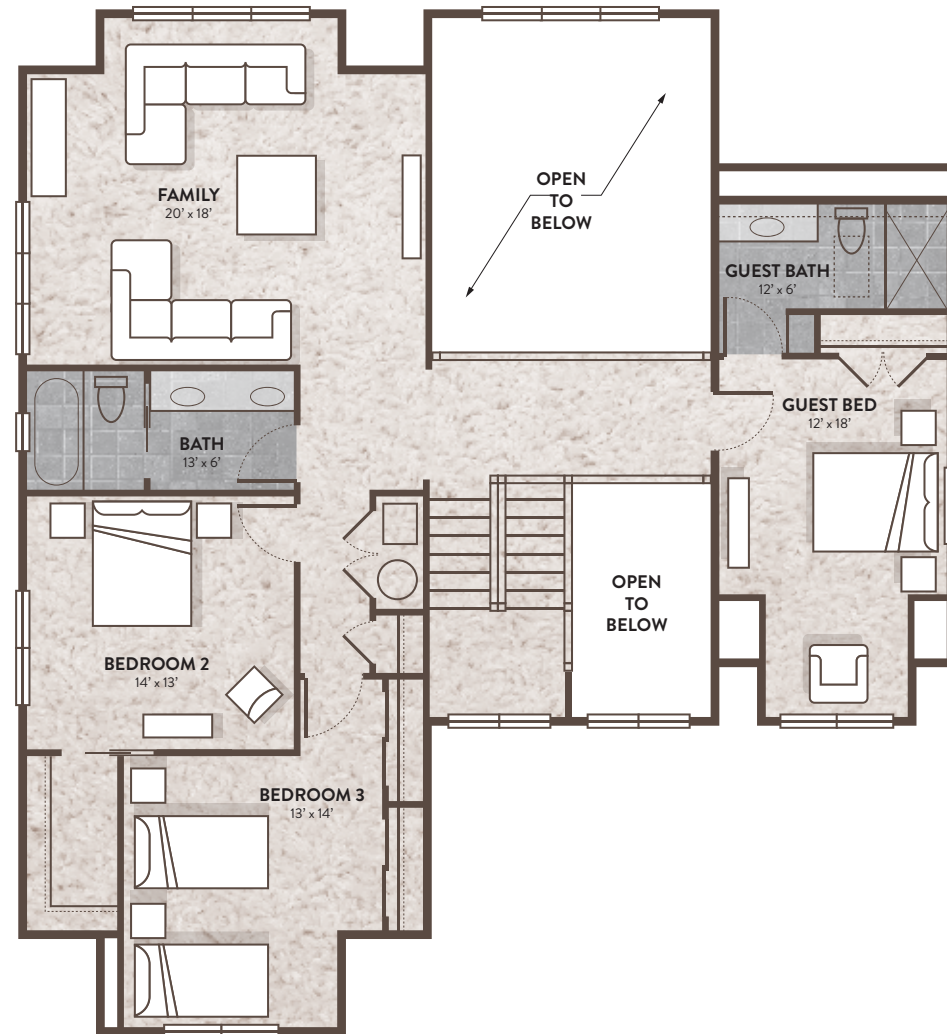
THE BRIDGER

MAIN FLOOR

**3,140 SQ FT • 4 BED / 3 1/2 BATH
2 CAR GARAGE**

Features include:

- 2 story Entry Hall soaked in natural light
- Open concept living area
- Accomodating pass-through connecting the Kitchen and Dining with a walk-in Pantry
- Owner's Suite is privately tucked away and features a large walk-in closet with natural light, and a spa-like bath with a walk-in shower, double vanities and private commode
- Convenient Mudroom/Laundry Room combo
- Breathtaking open galley walkway overlooking Family Room and Entry Hall below
- Secondary Family Room with bay window and the perfect Media Wall
- 2 extra bedrooms with roomy closets close to the additional bath featuring double vanities
- Private Guest Suite with sitting area and ensuite



THE BRIDGER

UPPER FLOOR

the
FREDRICK

3,300 SQ FT • 5 BED / 4 1/2 BATH • 3 CAR GARAGE

approx sq ft

This best-seller grows up with endless new options!



REMUND
FARMS

THE FREDRICK

COTTAGE



REMUND
FARMS

THE FREDRICK

FARMHOUSE

3,300 SQ FT • 5 BED / 4 1/2 BATH
3 CAR GARAGE approx sq ft

Feast your eyes on an updated and improved version of our most sought after floorplan! The functionality of the space and open concept living offer an endless array of incredible spaces to enjoy yourselves in, all while being considerate to size.

The Fredrick is a single family home that is perfect for growing families and empty nesters alike. With all of the conveniences of an efficient and effective layout combined with luxuries such as a walk-in pantry, separated bedrooms and bathrooms, a spa-like Owner's bath and an innovative Owner's closet with laundry pass through, this is main level living at its finest.

Be greeted immediately by an optional outdoor courtyard and a flex room that can be an office, an extra bedroom or whatever your household needs. Bask in the open concept living and kitchen area. Venture upstairs and begin to enjoy endless options that can include extra bedrooms, art space, library, game room or whatever suits your needs!



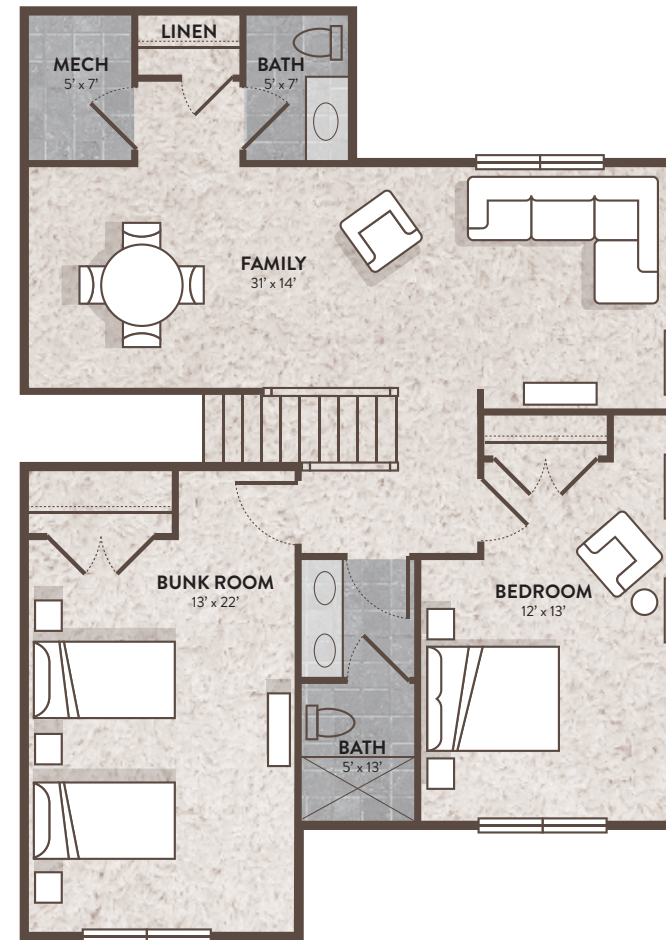
THE FREDRICK

MAIN FLOOR

**3,300 SQ FT • 5 BED / 4 1/2 BATH
3 CAR GARAGE**

Features include:

- Main floor Owner's Suite
- Innovative Owner's Closet and Laundry Room combination
- Front Flex Room with ensuite bath and walk-in closet
- Open Common Area with large Kitchen island
- Bay windows that take advantage of natural light and stunning views
- Mudroom with thoughtful built-ins
- Owner's Bath with large shower, double vanities and private commode
- Incredibly flexible secondary entertaining spaces upstairs
- Cozy private Bedrooms upstairs with a convenient full bath
- Double skylights flood upper floor with natural light



the
FREMONT

3,828 SQ FT • 5 BED / 5 1/2 BATH • 2 CAR GARAGE

approx sq ft

Discover this pioneer of modern tradition and classic inspiration.



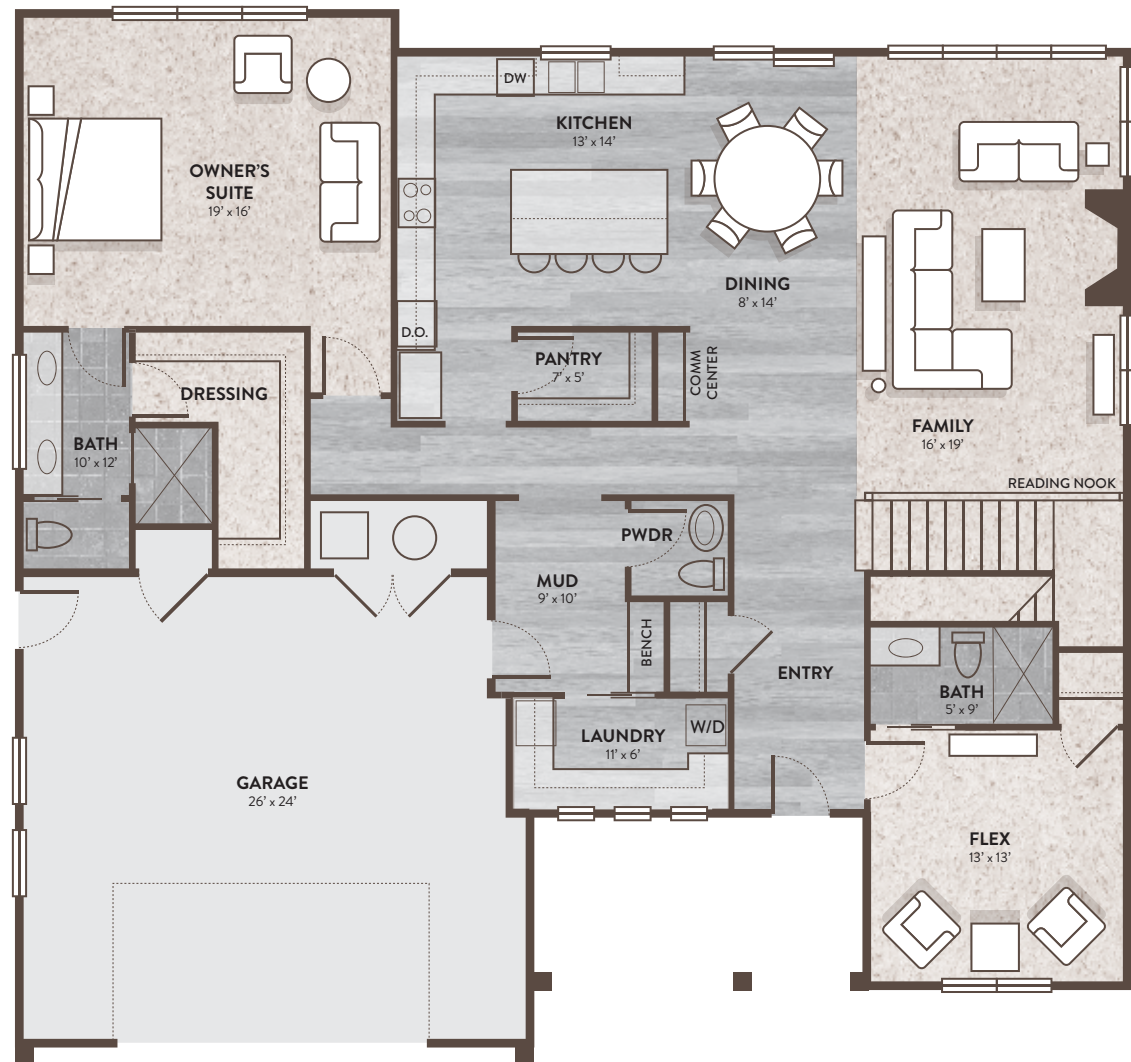


3,828 SQ FT • 5 BED / 5 BATH
2 CAR GARAGE approx sq ft

An awe inspiring layout consisting of vaulted ceilings in the open Kitchen, Dining and Family Room area. Natural light pours into this home through the floor to ceiling windows throughout this gracious and united space. The entire corner of this home features double height floor to ceiling windows that stretch to both floors.

Be welcomed from the garage into your spacious Mudroom with integrated Powder Bath and Laundry Room. Guests can enjoy a Flex Room at the front of the home that can be a bedroom, a space to conquer your work or a quiet oasis to read a book. The main floor Owner's Suite is strategically tucked away from guests and boasts a spa bath and expansive closet fit for royalty.

Venture upstairs as natural light surrounds you and stay connected to the gathering space below while lounging in the secondary Family Room. Nestle into one of the three bedrooms including the bunkroom where childhood memories are made. A home where your imagination can take the lead.



THE FREMONT

MAIN FLOOR



**3,828 SQ FT • 5 BED / 5 1/2 BATH
2 CAR GARAGE**

Features include:

- Natural light from floor to ceiling windows
- Vaulted ceilings and expansive vistas
- Innovative Command Center
- Grand walk-in Pantry
- Expansive Owner's grand walk-in closet
- Spacious Mudroom with Powder Bath
- Main floor Laundry Room
- Convenient Flex Room on Main
- Separated secondary Family Room
- Bedrooms with spacious walk-in closets
- Ensuite bathrooms upstairs
- Handy walk-in storage space



THE FREMONT

UPPER FLOOR

the
ROCKWELL

4,400 SQ FT • 4 BED/ 5 BATH • 2/3 CAR GARAGE

approx sq ft

The ultimate in flexible family living with endless options, this plan breaks the mould!



REMUND
FARMS

THE ROCKWELL

COTTAGE



REMUND
FARMS

THE ROCKWELL

FARMHOUSE

4,400 SQ FT • 4 BED / 4 1/2 BATH
2/3 CAR GARAGE approx sq ft

Welcome home to luxury! Owners and guests alike will have everything they need in this beautiful open-concept home. Whether you have a large family that wants its own private spaces, empty nesters with visiting children and grandchildren or even multiple families wanting to co-own a vacation getaway, this plan will leave you with no desires unfulfilled!

On the main floor this home features a separate Guest Casita with a private entrance, an expansive Dining Room and Family Room adjoined with the gourmet Kitchen, a convenient Laundry Room and an essential Mudroom. Finishing this main floor is a luxurious Owner's Suite. A spa-like bath includes a walk-in Dressing Room, double vanities, oversized shower and an enclosed commode.

Upstairs features a giant Family Room, a second Owner's Suite with visiting guests or teen suite in mind. The Bunk Room also includes an ensuite and endless options. The flexibility of this plan makes it truly unique!



THE ROCKWELL

MAIN FLOOR

**4,400 SQ FT • 4 BED / 5 BATH
2/3 CAR GARAGE**

Features include:

- Open concept common areas
- Lofty vaulted ceilings and ribbons of windows that capture views and light
- Expansive gourmet Kitchen with hidden pantry and large island
- Dining area with 3 walls of windows
- Convenient Command Center
- Separate Casita Guest Suite equipped with Kitchenette, ensuite bath, walk-in closet and private entrance
- Flex room can be Den or 3rd bay garage
- Large upstairs Family Room
- Secondary Owner's Suite, cozy Bunk Room and a myriad of storage options

