



CORMONT

AT DEER VALLEY EAST VILLAGE



CORMONT

Perhaps once in a generation, there is a development that dramatically changes a place for decades to come.

Cormont (aptly named as the “Core of the Mountain”) places residential owners and their families directly in the center of what promises to be the world’s most anticipated ski resort expansion.

As the center of life in Deer Valley East Village, Cormont will be your basecamp for endless adventure and unparalleled mountain living.



In the heart of the exciting new Deer Valley East Village is Cormont, the living, breathing, beating heart of the most vibrant ski village in North America.

This very special luxury development has been carefully planned as the pinnacle of mountain living. Anticipate luxurious interiors, spectacular views and incomparable convenience to Deer Valley ski lifts, summers at the lake, and the palpable energy of a curated collection of dining and shopping that simply doesn't exist anywhere today.



THE RESORT

5,726

TOTAL SKIABLE ACRES

2,900

VERTICAL FEET

238

TOTAL SKI RUNS

EXPANDED EXCELLENCE

37

TOTAL LIFTS

10

MOUNTAIN PEAKS

PHASE 2 OPENING
2025/2026

SKI SEASON

EXPANDED
EXCELLENCE

*The Expanded Terrain
at Deer Valley®*

Deer Valley, arguably one of the world’s most exclusive ski resorts, will soon more than double in size to include 10 mountain peaks and over 5,000 acres of skiable terrain. This monumental expansion will include 16 new chairlifts and 135 new ski runs, making it one of the largest ski resorts in North America.

The new terrain will be accessible as part of a phased opening starting in the 2025/2026 ski season.





Photo courtesy of Deer Valley®



DEER VALLEY EAST VILLAGE

Deer Valley East Village will be the gateway to this exciting new expansion of world-class mountain recreation. The pedestrian village promises to be the energetic center of Utah's premier ski destination with carefully curated shops, boutiques, restaurants and entertainment for both families and discerning adults.

During the winter, skiers will enjoy one of North America's largest ski beaches and liveliest après ski scenes. Summers will abound with outdoor markets, direct access to unparalleled hiking and biking trails as well as boating and water activities. Deer Valley East Village will be the place where everyone wants to be.



MIDDLE OF EVERYWHERE

The Deer Valley East Village is framed by Cormont, an exclusive community of luxury condominiums.

The residences of this five-tower development will be a haven of relaxation amidst the village with majestic mountains to the west and the serene waters of Jordanelle to the east.

Residents will enjoy a full range of modern lifestyle amenities. With active ground floors and layered resort experiences throughout the village, Cormont will open a world of possibilities within steps of your home.



THE PROPERTY



Construction on Cormont has already commenced with excavation.



Cormont comprises five residential towers that surround the grand plaza.

The condominiums, ranging from one bedroom to five bedrooms, will have expansive views of the vibrant plaza below and the Deer Valley® ski runs above, or lake views with vistas of the pristine Uinta mountains. Each tower is designed with direct elevator access to underground parking and plaza level lobbies opening on to a range of carefully curated dining venues and world-class shopping.

Convenience and accessibility to Cormont at Deer Valley rival any ski resort in the world. In less than 40 minutes, one can depart from Salt Lake City airport and arrive at the center of Deer Valley East Village without encountering a single stop light.

THE AMENITIES



*At the center of it all, Cormont residents
will have premier access to activities,
events, dining and shopping.*





Each tower is designed with guest lobbies and lounge areas, creating direct access and a seamless transition to the residential floors.

Comfortable lounges are thoughtfully placed in Towers One, Three and Five as well as fitness facilities in each of these towers. The main pool is located in Tower Three, one level above the plaza, with sundecks facing Jordanelle Reservoir guaranteeing spectacular lake views and never ending sunshine.

Underground parking is directly connected to each of the five residential towers. A private 5'x5' lockable storage area, located in the temperature-controlled underground garage, is included with each residence.

Cormont owners and guests will also have their own ski valet services located directly on the Deer Valley® East Village ski beach, serviced by two ski-lifts and a high-capacity gondola to the slopes above.

This is just the beginning...

CORMONT AMENITIES

Tower One will house the property's porte cochère and reception lobby with an adjoining cafe and dining area.

The plaza level will host multiple lounges for family fun and engaging socializing, as well as fully-appointed outdoor terraces ideal for après ski and summer sun. This level will also house a modern fitness center with free weights and cardio equipment.

To ensure a complete wellness experience, the fitness center is also equipped with an adjacent hot tub, sauna and cold plunge, and private showers.

Tower Five will have a private plaza-level lobby with proximate access to the iconic central ice ribbon, gourmet dining and luxury shopping at its front door.

A penthouse level lounge will provide unparalleled views, indoor and outdoor lounges, fitness center (including a sauna and cold-plunge), as well as a sundeck with a large hot tub and fire pits.





CORMONT SKI VALET AT DEER VALLEY®

Push the boundaries of Deer Valley's mountain terrain and descend the slopes to a convenient slope-side ski lounge. Located just steps from the plaza-level lobbies, Cormont will have its own ski valet services with an enviable location in the center of the Deer Valley Resort ski beach.

Residents will enjoy the convenience of this ski-in/ski-out amenity with a full-service valet, overnight equipment storage, easy-access day lockers and complimentary light refreshments.

VIP Deer Valley Skier Services will also be located within the lounge to easily arrange lift tickets, lessons and equipment rentals.

CONCIERGE SERVICES

Cormont residents will be offered specially-curated experiences and events that elevate mountain living to new heights. Our concierge team is developing unique activities to engage the mind, thrill with adventure and offer the ultimate in relaxation to ensure that every day at Cormont is memorable. From intimate cooking classes with a James Beard Award-winning chef, to learning to tie your own fishing flies for angling local rivers, to discovering wild herbs to use in your kitchen, you'll never have a dull moment—unless you'd like to. Bespoke experiences are further enhanced through cutting edge, integrated technologies that allow owners to manage activities, reservations and special requests through a proprietary Cormont app.

CORMONT AMENITY PLAN

All Cormont amenities are available to residents and their guests.

EAST VILLAGE AMENITIES

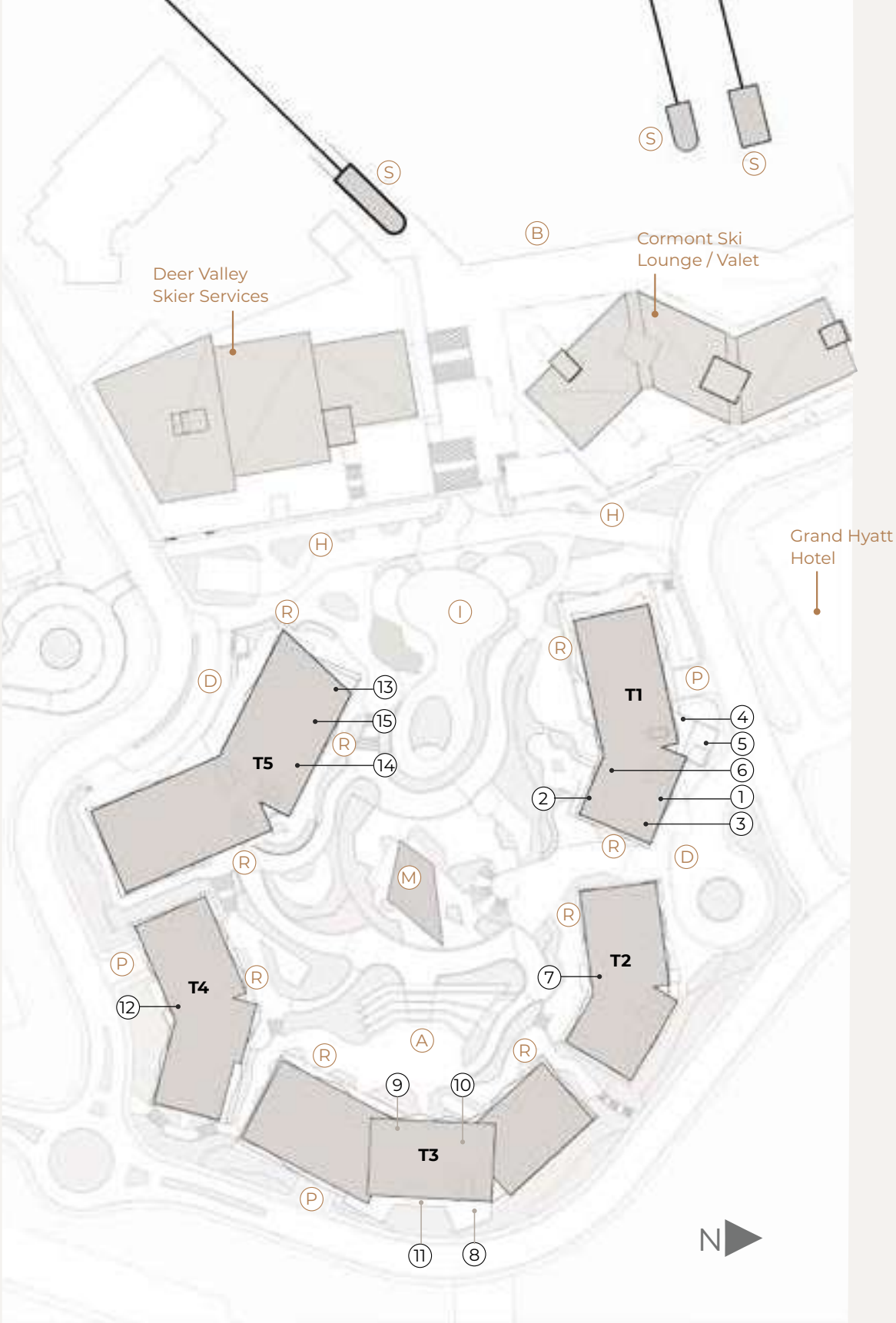
- Ⓢ Ski Lift
- ⓓ Drop off
- Ⓟ Parking Entrance
- Ⓜ Ice Riobon
- Ⓜ Market
- Ⓐ Amphitheater
- ⓗ High Street / Retail
- Ⓡ Retail & Dinning
- Ⓑ Ski Beach

TOWER FIVE (T5)

- ⑬ Rooftop Pool & Sundeck Lounge
- ⑭ Fitness Center
- ⑮ Sauna & Cold Plunge

TOWER FOUR (T4)

- ⑫ Sauna, Cold Plunge & Hot Tub



TOWER ONE (T1)

- ① Welcome Lobby
- ② Après Ski Terrace
- ③ Fitness Center
- ④ Sauna & Cold Plunge
- ⑤ Pool Deck
- ⑥ Library Lounge

TOWER TWO (T2)

- ⑦ Sauna, Cold Plunge & Hot Tub

TOWER THREE (T3)

- ⑧ Lounge with Lakeview Terrace
- ⑨ Fitness Center
- ⑩ Sauna & Cold Plunge
- ⑪ Heated Pool with large Sundeck

THE RESIDENCES



Across five, artfully designed residential towers, Cormont seamlessly blends indoor and outdoor living.



ARCHITECTURAL DESIGN

The prominent Cormont residential buildings, with a contemporary and relaxed aesthetic, have been carefully designed to offer a remarkable accommodation with hospitality services at the base of the mountains. Generous balconies in all residences celebrate the views of the spectacular landscape that surrounds the resort. Warm materials, such as local stone and wood, have been used to dress these buildings, in harmony with the architect's style known for blending structure with nature.



LUXURY MOUNTAIN LIVING

With the first offering of Tower One and Tower Five, Cormont will combine warm natural materials, modern architecture, sleek finishes and spacious terraces to create a comfortable and luxurious home base in the center of the village. Residences range from one bedroom condominiums to four and five bedroom penthouses, as well as two bedroom and three bedroom floorplans. Both interiors and exteriors have been thoughtfully designed to enhance the mountain-living lifestyle incorporating the timeless and quality materials of a luxurious, modern home.

INTERIOR DESIGN AND FURNISHINGS

Cormont's interiors are designed with a deep appreciation for the mountain setting, featuring natural materials and clean lines that evoke the area's rugged beauty. The focus on creating comfortable, functional spaces ensures a seamless integration with the environment, offering guests a tranquil retreat that reflects the natural charm of the surrounding landscape.





THE VISIONARIES



*Thoughtfully Imagined,
Artfully Executed*

MEET THE DEVELOPER

REEF

Expect the best - with the development of over \$2 billion in a range of commercial real estate projects consistent with our vision to build one-of-a-kind lifestyle destinations that appeal to individuals and their families. Our marquee projects are in some of the most desirable resort destinations, including Deer Valley, Park City, Black Desert, Lake Anna, Hawaii, Telluride, and the Blue Mountains of Tennessee. We have developed a reputation for outstanding vision, superior project management, and world-class construction. With our carefully selected key partnerships with distinguished brands, we are building more than just buildings; we are building lasting relationships. Our owners have seen above-average appreciation of their assets with the anticipation of a great future.

**For more information about Reef Capital Partners and its project
visit reefcp.com**

MEET THE ARCHITECTS



Gomez Vazquez International is an architectural and urban planning firm with over 60 years of experience. Combining fresh talent with the experience of seasoned professionals, GVI has successfully completed more than 1,000 projects in over 18 countries. With offices in the United States, Spain, Mexico and Panama, the firm is dedicated to excellence in design and innovation, positioning itself as a trusted partner in shaping the built environment.



FFKR Architects has been providing innovative, client-centered planning, architectural, interior, landscape and urban design services to a broad range of clientele across the United States for over 40-years. FFKR has a reputation for design excellence, environmental leadership, and budgetary responsibility, and has been a Western Mountain Region AIA, and AIA Utah Firm of the Year.

OUR COMMITMENT

Cormont is at the center of some of the world's most beautiful scenery. With clear skies, pristine rivers and mountain peaks and valleys that an abundance of wildlife calls home, we believe in preserving this precious environment for generations to come. During the construction, we are employing rigorous standards in water conservation, runoff management and flora preservation. Once open, Cormont will continuously audit and adopt best practices for energy efficiency to minimize overall consumption and maximize solar usage. We'll also utilize native, drought tolerant plants to help protect local water resources.



FREQUENTLY ASKED QUESTIONS

When will the residences be completed?

Tower One is expected to be completed Summer 2027.

Tower Five will follow approximately 6 months after Tower One is completed.

Is there a community reinvestment fee?

Yes. The community reinvestment fee is 1.25% and an additional 0.25% fee is paid to the Cormont HOA. Both of which the developer is covering on the original sale.

How much are the HOA dues and what do they cover?

The anticipated HOA dues for Cormont are expected to be between \$12.00 and \$14.00 per square foot. These fees will cover the following, but not limited to, building insurance, building/exterior repairs and maintenance, common area maintenance and cleaning, pest control, window washing, and common areas utilities. HOA dues will also pay for operations and maintenance of the Cormont amenities.

Are the residences being sold furnished?

Yes. Items that are not included are housewares (pots, pans, dishes, silverware, etc.) and linens.

Are rentals allowed?

Yes. Both short-term and long-term rentals are permitted.

Are pets allowed?

Yes. Pets are allowed for owners, with restrictions (normal household pets with weight restrictions to be determined at a later date).

Are BBQs allowed in outdoor spaces?

No.

Is there parking for residence owners?

Yes. Residents are guaranteed one parking space while in residence, but it will not be an assigned space.

Is there additional storage outside the units?

Yes. A 5'x5' lockable storage area, located in the temperature-controlled underground garage, is included with each residence.

What is the sales process?

For the initial reservations phase, a \$100k deposit will be required. The contract will be sent in mid-January and will require an initial Earnest Money deposit of 15% of the purchase price to be submitted within 3 business days of the contract date. Once the contract is sent to the Buyer, the Buyer's Due Diligence time of 14 days will commence. Upon Completion of Due Diligence, the deposits will be deemed non-refundable.

In January 2026 an additional 10% deposit will be due. The remaining 75% balance of the purchase price will be due at Closing.

CORMONT

*Where memories are made for
generations to come*





cormontatdeervalley.com