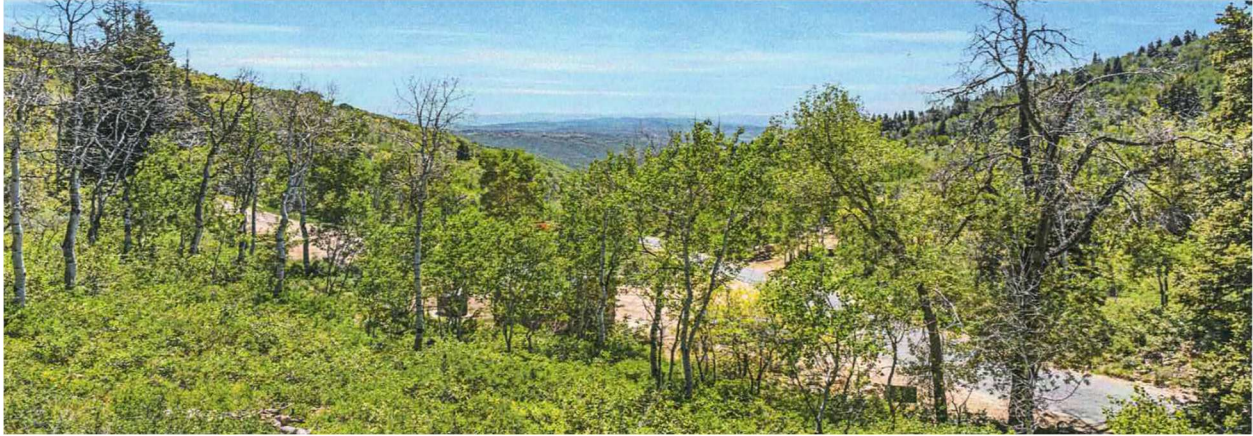


1558 Tollgate Cyn Rd



LOT SIZE	ACRES	PRICE
136,343 sq. ft.	3.13	\$340,000

If you've been searching for that secluded homesite in the trees that's actually convenient to all things Park City, look no further! Get started on building this year with this 3 plus acre lot in Lower Tollgate Canyon, less than 10 minutes from Whole Foods. This lot is not part of an HOA and is accessible year round. The gradually sloping

acreage offers multiple building sites and the percolation test was just completed ensuring septic feasibility. The lot is south facing, ensuring plenty of sun year round and far reaching views of the High Uinta Mountains and Promontory. Located in one of the only areas in a mountain cabin setting that allows nightly rentals.

Unique Advantages:

Level Buildable area (ready to go) at street level or cut a casual grade road to top of property with 360 views



1558 Tollgate Rd is different. This lot is **outside the HOA**, giving the owner a level of freedom that is extremely rare in this area

This Lot Is *Outside the Tollgate HOA*

Most properties in Tollgate Canyon fall under the authority of the **Pine Meadow Ranch HOA**, which imposes:

- Architectural restrictions
- Building approvals
- Road fees
- Usage rules
- Fines and enforcement actions
- Mandatory annual dues

Optional Participation in HOA Water System

This is a *huge* advantage. You can **choose** to connect to the Pine Meadow Mutual Water Company system if you want:

- A water hookup
- Metered water
- Fire hydrant access
- Community water infrastructure

Most lots in Tollgate do **not** have this option

Asphalt Road (1.6 mile from I-80 Exit)

This lot Rd offers one of the most valuable features in Tollgate Canyon: direct access via a paved asphalt road. This provides year-round reliability, safer winter driving, easier commuting, lower vehicle maintenance, and significantly better livability compared to properties located on steep or muddy dirt roads. It's a rare combination of mountain living and practical access. Asphalt turns into a dirt road just past this lot for upper areas.

Living on asphalt in a mountain community means:

- Less dust
- Less mud
- Cleaner home interiors

Shorter Commute Times

- Faster access to I-80
- Shorter drive to Park City
- Easier daily commuting

Dirt roads cause:

- Suspension damage
- Tire wear
- Rock chips
- Alignment issues

Snow removal is easier and more reliable on asphalt. Benefits include:

- Faster plowing
- Less ice buildup
- No chains required in most conditions
- Safer for families, guests, and delivery vehicles

Pine Meadows Ranch Midway Parking Lot

- Faster Snow access due to parking area
- Overflow parking
- Winter parking for people who need to leave vehicles at lower elevation
- Trail access and outdoor recreation in the Tollgate Canyon area

Well Advantage

Neighbors have expressed interest in partnering on a community well to avoid joining the HOA.

- Perc test is has been completed for lower building lot area.
- Quotes have been obtained for well
- 1.00 acre-foot water annually

Power

Rocky Mountain Power (RMP) service area

There is **no minimum power load** or special electrical requirement.

- Apply for a new service connection
- Install a meter base on your structure
- Pay connection or line-extension fees

Close to Everything

Distances From 1558 Tollgate Rd to Key Area Attractions

Ski Resorts

- Park City Mountain Resort — ~12–15 minutes (≈ 8–10 miles)
- Canyons Village — ~10–12 minutes (≈ 7–9 miles)
- Deer Valley Resort — ~18–22 minutes (≈ 12–14 miles)

Shopping, Dining & Essentials

- Kimball Junction (Whole Foods, Smith's, restaurants, outlets) — ~8–10 minutes
- Tanger Outlets — ~10 minutes
- Historic Main Street, Park City — ~15–18 minutes
- Redstone Shopping Center — ~8–10 minutes

Services & Community

- Park City Hospital (state-of-the-art facility) — ~12–15 minutes
- Summit County Library (Kimball Junction) — ~10 minutes
- Park City School District campuses — ~12–18 minutes depending on school

Outdoor Recreation

- Snowshoeing
- Cross-country skiing
- Hiking & mountain biking
- ATV trails

- Wildlife viewing (moose, elk, deer)

Nearby water recreation:

- Rockport Reservoir — ~10–12 minutes
- Echo Reservoir — ~15–20 minutes
- Weber River fishing access — ~10 minutes

Promontory Golf Club

- Championship Jack Nicklaus course
- Directly across I-80 Tollgate Exit 150

 **Airport & Major Cities**

- Salt Lake City International Airport — ~35 minutes
- Downtown Salt Lake City — ~30–35 minutes