



MODERN & MAIN
REAL ESTATE

1936 KIDD CIRCLE

PARK CITY, UTAH 84098

3,060 sq ft. | 0.32 Acre Lot
4 bedrooms | 3 bathrooms

HOME FEATURES & SPECIFICATIONS

Elevated Park City Living in Sun Peak. A rare opportunity to own a single-owner Park City home, lovingly cared for by the same owners since it was built in 1994. For more than three decades, this residence has been thoughtfully maintained, meticulously cared for, and more recently beautifully renovated, creating a home that reflects both pride of ownership and an enduring connection to its remarkable setting. Set on one of the most exceptional view lots in Mahogany Hills at Sun Peak, this beautifully updated Park City residence captures sweeping views across the surrounding mountains and ski resorts, with Park City Mountain, Canyons Village, and even Deer Valley visible from the property.

FEATURES

LIVING AREA

3,060ft²

BEDROOM

4

BATHROOM

3

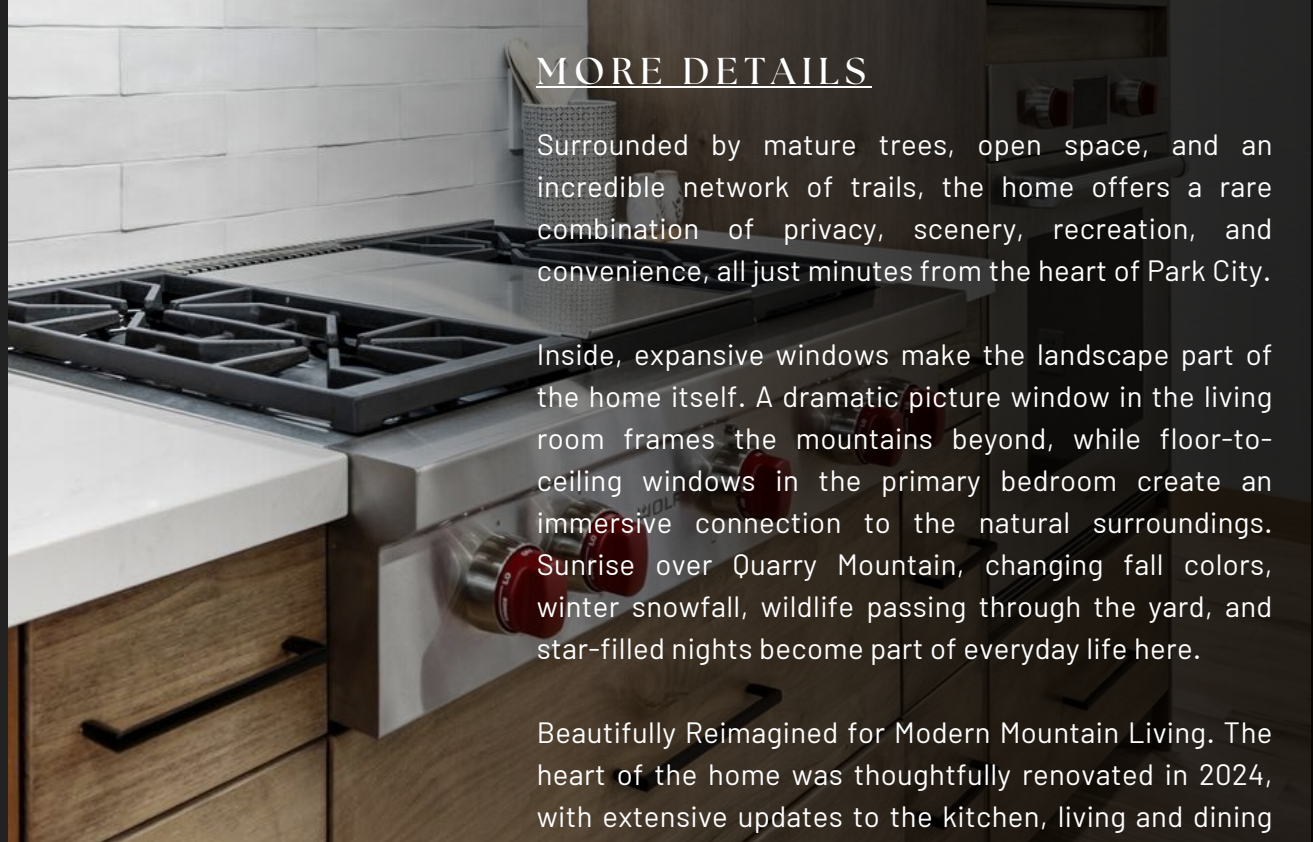
ACRES

0.32

GARAGE

3





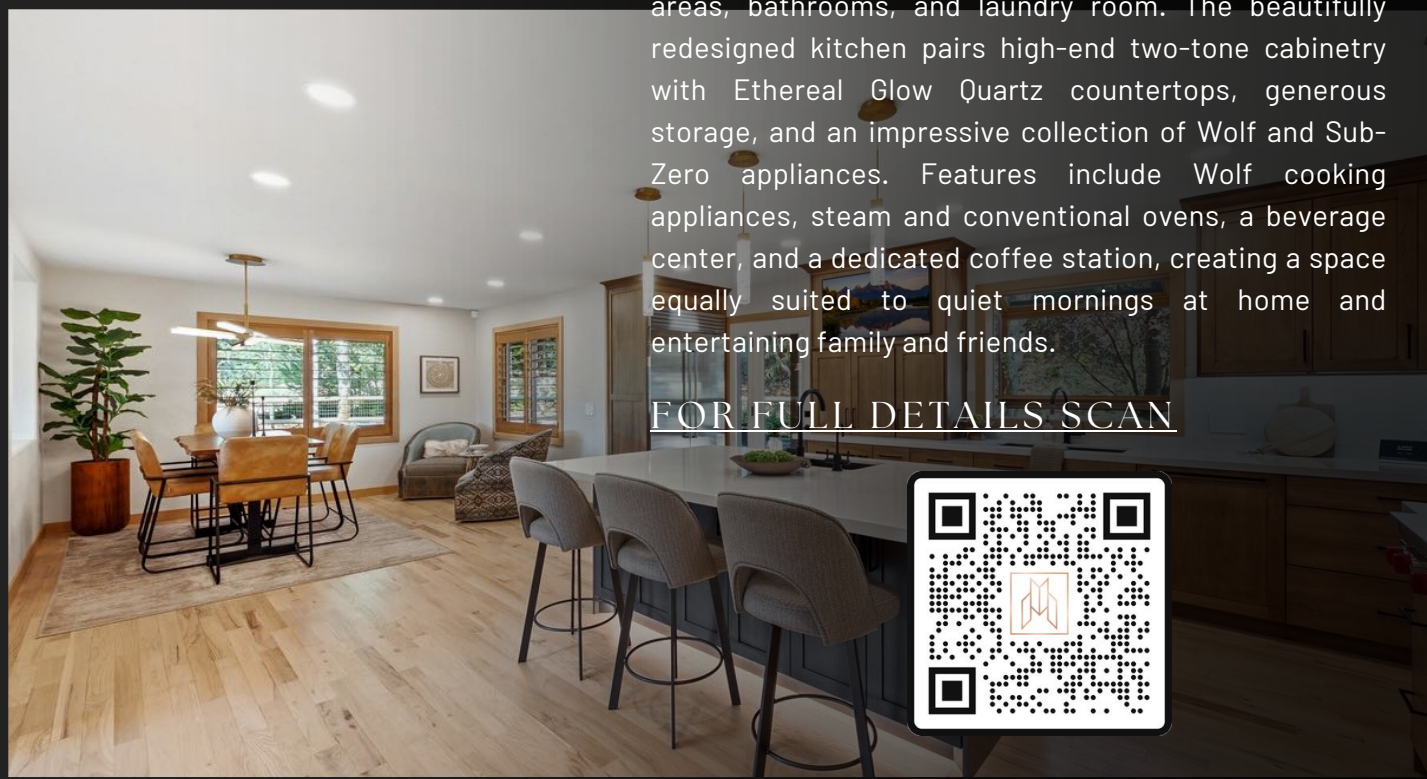
MORE DETAILS

Surrounded by mature trees, open space, and an incredible network of trails, the home offers a rare combination of privacy, scenery, recreation, and convenience, all just minutes from the heart of Park City.

Inside, expansive windows make the landscape part of the home itself. A dramatic picture window in the living room frames the mountains beyond, while floor-to-ceiling windows in the primary bedroom create an immersive connection to the natural surroundings. Sunrise over Quarry Mountain, changing fall colors, winter snowfall, wildlife passing through the yard, and star-filled nights become part of everyday life here.

Beautifully Reimagined for Modern Mountain Living. The heart of the home was thoughtfully renovated in 2024, with extensive updates to the kitchen, living and dining areas, bathrooms, and laundry room. The beautifully redesigned kitchen pairs high-end two-tone cabinetry with Ethereal Glow Quartz countertops, generous storage, and an impressive collection of Wolf and Sub-Zero appliances. Features include Wolf cooking appliances, steam and conventional ovens, a beverage center, and a dedicated coffee station, creating a space equally suited to quiet mornings at home and entertaining family and friends.

FOR FULL DETAILS SCAN



SPACIOUS BEDROOMS

Wake each morning to beautiful mountain views from the serene primary suite, where a private balcony creates the perfect setting for quiet mornings or evening sunsets. The spa-inspired ensuite offers a peaceful retreat with a generous soaking tub, spacious shower, and thoughtful finishes designed for relaxation.



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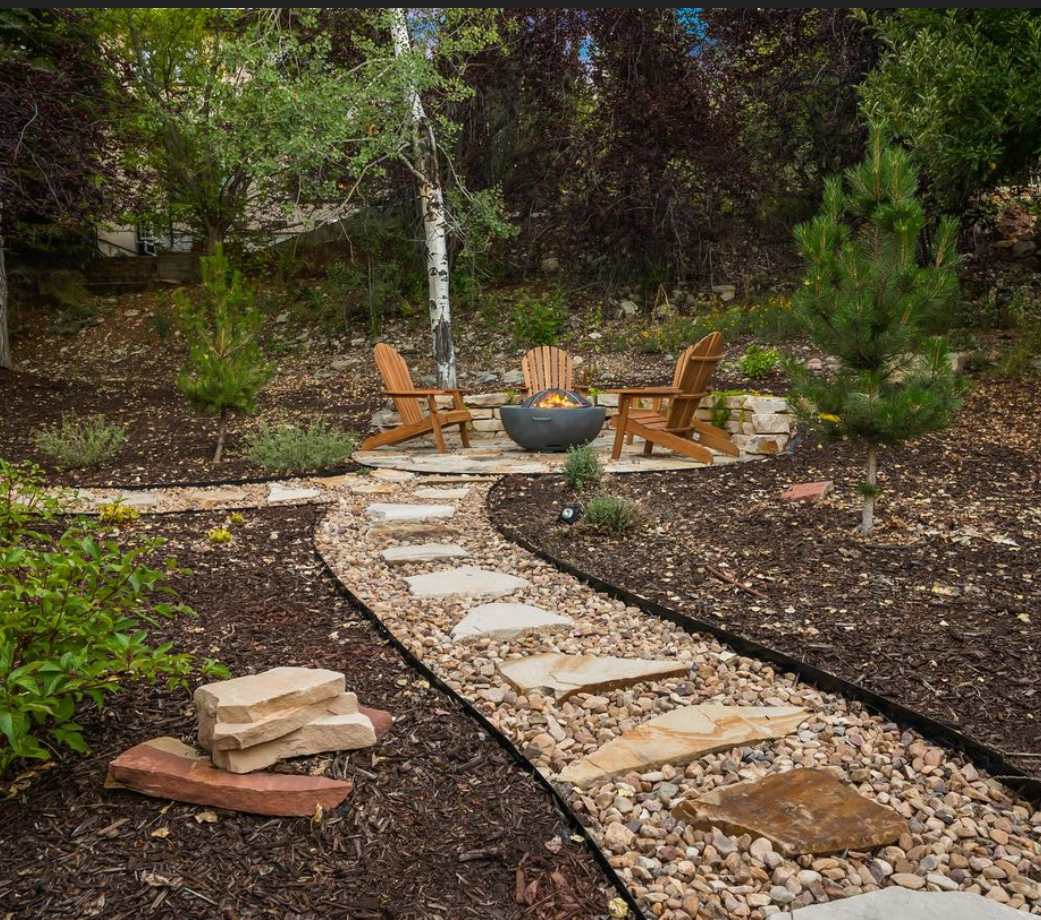


OUTDOOR LIFESTYLE

Enjoy an active four-season lifestyle with a trailhead just across the street, connecting to Park City's extensive hiking and mountain biking network. Sun Peak amenities include a clubhouse, fitness room, swimming pool, tennis and pickleball courts, plus approximately 312 acres of preserved open space—all minutes from Canyons Village and Old Town Park City.



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Gemma Glisson

Property Advisor & Realtor®

WHO WE ARE We believe in the perfect combination of new (Modern) & old (Main). Whether it is a new or old home, The Name Modern & Main encompasses it all. Cities were founded on the principle of modern evolution. In the center of the evolution a "Main" Street, and from Main Street, the city expanded, and every home surrounded it. Our mission is to represent and continue the evolution of new or "Modern" while still respecting the past or "Main".

When comparing real estate brokerages, it can be easy to assume that we all are the same. From Community involvement and philanthropy to brand recognition, Modern & Main Real Estate is about redefining real estate - inspiring us to continually push boundaries and innovate and redefine excellence. We've identified the top reasons why we're leading the market in defining luxury in every way, through experience, not a price point.



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