

# DAYBREAK BUYER'S GUIDE

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Your step-by-step guide to buying a home In  
Daybreak, South Jordan, UT



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Thinking about making Daybreak your home? You're not alone!

Daybreak isn't just another neighborhood—it's a one-of-a-kind, master-planned community where lifestyle comes first. From paddleboarding on Oquirrh Lake to biking the trails at The Spoke to enjoying summer concerts, farmers markets, and food truck nights at the South Station & Ballpark Districts, every detail here is designed for connection, convenience, and everyday joy.

This guide will walk you through the entire buying process in Daybreak—from getting pre-approved to choosing your perfect village, exploring resale vs. new construction, and writing a strong offer.

WELCOME







# STEP 1: SECURE YOUR FINANCING

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A strong pre-approval sets your budget, strengthens your offer, and helps you move quickly when you find the right home.

The first step in any home purchase is getting pre-approved with a lender. In Daybreak, it's especially important to work with someone who understands:

- HOA dues → Include internet + access to amenities (pools, community center, trails, lake access, and more)
- Property taxes → How they'll affect your monthly budget
- Builder requirements → Some builders may have preferred lender incentives, but you can always bring your own trusted lender + Realtor

A strong pre-approval sets your budget, strengthens your offer, and helps you move quickly when you find the right home.

**Pro Tip:** I work closely with trusted local lenders who know Daybreak inside and out. DM me and I'll connect you.

# STEP 2: RESALE VS NEW CONSTRUCTION

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Daybreak offers both resale homes and brand-new builds.  
Each has unique benefits.



## Resale Homes

- Move-in ready
- Mature landscaping + larger lots
- Finished basements + extras included
- Often more square footage for the price



## New Construction

- Modern layouts + latest finishes
- Customizable design center choices
- Builder warranties + lower maintenance
- Incentives like rate buy-downs or credits

Your choice depends on your lifestyle, timeline, and budget.



## STEP 3: CHOOSING YOUR VILLAGE

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Daybreak is made up of multiple villages, each with its own personality.

- **The Island & Lake Village** → Nestled right on Oquirrh Lake with exclusive lake access, perfect for paddleboarding, kayaking, and lakeside living
- **Eastlake Village** → One of the original and most highly desired areas of Daybreak, established with mature landscaping, close to Oquirrh Lake, and rich in community feel
- **Cascade Village** → Newer homes, close to the Watercourse + parks
- **Creekside Village** → Family-friendly, near schools + playgrounds
- **Heights Park Village** → Elevated views, lots of green space, quieter streets
- **South Station & Ballpark Districts** → Restaurants, shops, summer concerts, the Bees ballpark, and TRAX light rail for a connected urban lifestyle
- **Watermark Village** → The newest Daybreak expansion featuring the Watercourse, parks, gathering places, and innovative design
- **Springhouse Village** → A 55+ community with resort-style living, curated activities, and private amenities

**Think of it this way:** You're not just choosing a home—you're choosing your lifestyle.







## STEP 4: TOURING HOMES

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Once we've set your budget and narrowed down villages, it's time to tour!

When walking through homes, ask yourself:

- Does this floorplan fit my daily life?
- Do I love the location + surroundings?
- Am I prepared for the true monthly cost (mortgage + HOA + property taxes)?

I'll help you compare resale + new construction side by side so you can make the best decision with confidence.



## STEP 5: WRITING A STRONG OFFER

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The Daybreak market is competitive—but smart strategy beats overpaying every time.

- **For resales** → I help craft clean, strong offers sellers love (without blowing your budget).
- **For new construction** → I review builder contracts, negotiate incentives, and catch sneaky costs like lot premiums, landscaping, or design center upgrades.

**The goal?** Secure your dream home with peace of mind.



## STEP 6: CLOSING & MOVING INTO YOUR DAYBREAK LIFE

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Once your offer is accepted, we'll handle inspections, appraisals, and closing. From there—it's time to move in and start your Daybreak lifestyle!

### **Imagine:**

- Morning walks on tree-lined trails
- Weekend paddleboarding or kayaking
- Nights filled with concerts + food trucks in the South Station & Ballpark Districts
- Kids biking safely to school, parks, or friends' houses

**That's Daybreak living.**



# WHY WORK WITH A LOCAL EXPERT

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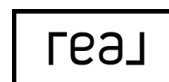


Buying here is different than buying anywhere else in Utah. From builder incentives to HOA fees to knowing the personality of each village—experience matters.

With over 20 years in Utah real estate and as a Daybreak-area resident, I know how to guide you through the process with clarity, confidence, and ease.

Ready to start your Daybreak journey? DM me today and let's make it happen.

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*Thank you!*

