

MODERN·MILL  
BUILDING REVOLUTIONS



# BUILT FOR THE MOUNTAINS: ACRE AT STERLINGWOOD CONDOMINIUMS

## PROJECT OVERVIEW

Park City sits in the Wasatch Range, a Utah ski town that gets buried in feet of snow every winter, bakes under high-altitude sun in the summer, and runs through everything in between. Materials here have to earn their place in the landscape, and earn it again every season. At Sterlingwood Condominiums in Upper Deer Valley, builder and general contractor Fine Construction wrapped multiple condo units in ACRE siding, in a two-toned palette designed to bring depth and dimension across the elevations. The same material carries through to the garage door panels, letting the siding lines run uninterrupted from the front door to the curb, ready to come through Park City's full calendar of weather.

## STERLINGWOOD CONDOMINIUMS CASE STUDY

Location	Upper Deer Valley, Park City, UT
Product	ACRE Siding
Scope	Multi-unit condo
Applications	Two-toned exterior siding and ACRE-finished garage door panels
Builder+GC	Fine Construction
Install Detail	ACRE plug system used over fasteners, stained to match, for expansion-and-contraction control
Climate Performance	Built for Park City's daily temperature swings, intense afternoon sun, and mountain seasons
Material Story	Tree-free, made from upcycled rice hulls, U.S.-sourced, mills and finishes like premium wood
Finish	Pre-finished boards, knot-free contemporary wall, 13-year first-finish warranty

## CHALLENGE

Park City weather is hard on materials. Daily swings in temperature and humidity, intense afternoon sun, deep winter freezes, and the moisture that comes with mountain seasons demand a siding that can move with the weather, look the same after a decade of cycles, and still read as real wood at the end of it.

Fine Construction also wanted the design to live up to where it stands. "These mountains have been here long before us. They demand respect, patience and craft," the team has said about the build philosophy at Sterlingwood. "A home in these mountains shouldn't feel placed. It should feel earned." The brief was for siding that belonged to the landscape, and that would still belong to it years from now.

## SOLUTION: ACRE BY MODERN MILL

ACRE was specified for the siding across multiple condo units at Sterlingwood. Tree-free and made from upcycled rice hulls, ACRE delivers the look of real wood without the typical maintenance, an ideal match for a mountain climate that is unforgiving on natural cedar and pine. The boards came pre-finished for a flawless, knot-free contemporary wall, and Fine Construction specified a two-tone palette to bring contrast, depth, and dimension across the elevations.

"It's the subtle contrast that makes a big impact," the team said. "The two-toned ACRE siding brings depth and dimension to the exterior, proving that small material choices can completely shape the feel of the home."

The Sterlingwood install made the most of ACRE's installation system as well. Park City walls move. Between 2 and 5 pm, intense afternoon sun puts every south-facing elevation into a constant cycle of expansion and contraction. To control that movement without breaking the visual line of the wall, Fine Construction fastened the boards

strategically at the ends and used ACRE's plug system, stainable strips installed over the fasteners and stained to match the siding. The result is a clean, continuous finish with the kind of movement control a mountain build demands.



ACRE then carried beyond the elevations. The team applied the material to the garage door panels, finishing the doors flush with the siding. "Versatility is on full display," Fine Construction noted. "This product lets us carry the siding lines straight across the entire exterior, creating a clean and seamless, siding-matched finish."

For Fine Construction, the choice came down to the same things they tell their clients matter most: clean lines, lasting performance, and a material that belongs.

"Timeless, tasteful, and undeniably beautiful. It's a product we're proud to stand behind."

– **Fine Construction**

Sterlingwood is one of several ACRE installs Fine Construction has delivered in Park City, and the team has been direct about why they keep coming back. "This siding continues to impress, elevated in design, refined in feel, and sustainably made." For a mountain town where homes have to be built to last and look like they belong, ACRE delivered on both at Sterlingwood, from the siding to the garage doors and through every detail in between. amount of skill and teamwork and planning," Marc said. "This is what it looks like when everything works the way it's supposed to." For ACRE, that meant showing up on the façade and inside the elevator on a building that sold out, a multifamily with one consistent material story from the street to the top floor.

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