

MLS# 1870047 Presented By: Cole Tanner 801-919-7574

Sold Price: \$296,000

Original List Price: \$305,000

Price Per: \$239

DOM: 45

Contract Date: 05/22/2023

Tour/Open: View Tour

Status: SOLD

Sold Date: 06/29/2023

Sold Terms: FHA

Concessions: \$10,000

Address: 3624 E Clear Rock Rd #8

NS/EW: S / 3624 E

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: ROCK CREEK CONDO

Tax ID: 51-505-0032

Zoning: R

HOA Transfer: \$300

HOA Contact:

HOA Amenities: Biking Trails; Club House; Gym Room; Hiking Trails; Maintenance Paid; Pets Permitted; Picnic Area; Playground; Pool; Sewer Paid; Snow Removal; Spa; Storage Area; Trash Paid; Water Paid

Restrictions: No

Est. Taxes: \$1,243

HOA?: Yes, \$215/Month

HOA Phone: 801-641-1844

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Sr High: Cedar Valley High school

Elem: Pony Express

Other Schl: Ranches Academy Charter

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1236	3	2	-	-	1	-	-	1	1	-	1	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1236	3	2	0	0	1	0	0	1	1	0	1	1	0

Roof: Composition

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: Blinds; Draperies

Pool?: Yes

Pool Feat: Fenced; Heated; In Ground; With Spa

Possession: REC

Exterior: Composition; Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees; Vegetable Garden

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain

Exterior Feat: Double Pane Windows; Patio: Covered

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Built-In; Granite Countertops

Amenities: Cable Tv Wired; Clubhouse; Exercise Room; Park/Playground; Swimming Pool

Inclusions: See Remarks; Microwave; Range; Refrigerator

Exclusions: Dryer; Washer

Terms: See Remarks; Assumption: Qualify; Cash; Conventional; FHA; VA; USDA Rural Development

Storage: Patio; Shed

Tel Comm: Broadband Cable; Ethernet; Wired; Fiber Optics; Wireless Broadband

Access Feat: Single Level Living

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Zoning: Multi-Family

Listing

Courtesy of: Simple Choice Real Estate



Type: Condo (PUD)
Style: Condo; Middle Level

Year Built: 2010

Acres: 0.03

Deck | Pat: 0 | 1

Garage: 0

Carpport: 1

Prkg Sp: 2

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: Parking: Covered; Parking: Uncovered

Driveway: Asphalt

Water: Culinary

Water Shares: 0.00

Spa?: Yes Community Pool?:Yes

Master Level: 1st floor

Senior Comm: No

Animals: Pets < 20 Lbs.

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Remarks: Looking for a great condo with plenty of upgrades? Look no further than this beautiful 3 bed, 2 bath mid-level unit! The condo boasts stunning granite countertops, 9-foot-tall ceilings, and modern tile and LVP flooring throughout. You'll love having one private covered parking spot, with ample additional parking right next to the unit. Take advantage of the community amenities and enjoy a short walk to the pool, clubhouse, and common area with a playground right outside your door. Thanks to the unit's location and direction, you'll enjoy extremely low utility bills. Conveniently located just 10 minutes from the freeway, 15 minutes from the Point of the Mountain, and less than 5 minutes away from all major shopping, this location and price cannot be beat! Plus, you'll save even more money with water, sewer, and trash included in the HOA fee, valued at approximately \$100 a month. Don't miss out on the opportunity to make this amazing condo your own!

MLS# 1880476 Presented By: Cole Tanner 801-919-7574

Sold Price: \$440,000 **Tour/Open:** None
Original List Price: \$425,000 **Status:** SOLD
Price Per: \$298
DOM: 25
Contract Date: 06/04/2023
Sold Date: 06/26/2023
Concessions: \$0 **Sold Terms:** Conventional
Address: 6109 N White Rock Rd
NS/EW: 6109 /
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv:
Tax ID: 48-528-0221 **Est. Taxes:** \$1,868
Zoning: **HOA?:** No
Pre-Market:



School Dist: Alpine **Elem:** Eagle Valley **Jr High:** Frontier
Sr High: Cedar Valley High school **Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	999	1	-	1	-	1	-	-	1	-	-	1	-	-
B1	476	2	1	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1475	3	1	1		1	0	0	1	0	0	0	1	0

Type: Single Family
Style: Rambler/Ranch
Year Built: 2020
Acres: 0.12
Deck | Pat: 0 | 1
Garage: 0
Carport: 0
Prkg Sp: 0
Fin Bsmt: 100%

Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles
Heating: Gas: Central
Air Cond:
Floor:
Window Cov: Blinds
Pool?: No
Pool Feat:
Possession: REC
Exterior: Stone; Stucco
Has Solar?: No
Landscape:

Basement: Full
Garage/Park: See Remarks; Rv Parking
Driveway: See Remarks; Concrete
Water:
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level:
Senior Comm: No
Animals:

Interior Feat: Closet: Walk-In
Amenities: See Remarks; Clubhouse; Swimming Pool
Inclusions: See Remarks
Exclusions: See Remarks; Dryer; Washer
Terms: Cash; Conventional; FHA; VA
Storage: See Remarks; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Listing
Courtesy of: Berkshire Hathaway HomeServices Elite Real Estate

Remarks: Practically brand new single family home, with a fully fenced yard with plenty of space for an RV, is priced better than the townhomes you might be looking at. Fall in love with the open feeling as you walk into 11 ft high ceilings, tons of natural lighting in your living room, next to the dining room and kitchen! The primary suite has an extra-large shower with a spacious walk-in closet. Plenty of storage under the stairs- make sure to check it out! The Overland Community provides all that Eagle Mountain has to offer! Tons of walking trails - sure to satisfy any outdoor enthusiast, quality schools, several specialty parks, AND Overland residents receive access to their very own pool and clubhouse. Enjoy walking distance to the Middle School and new elementary! (Refrigerator is negotiable**)

MLS# 1873714 Presented By: Cole Tanner 801-919-7574

Sold Price: \$549,900

Original List Price: \$559,000

Price Per: \$167

DOM: 60

Contract Date: 05/09/2023

Concessions: \$15,600

Address: 1165 E Searle Ln

NS/EW: S / 1165 E

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: RIDGE

Tax ID: 34-456-0033

Zoning:

HOA Transfer: 0.5%

HOA Contact:

HOA Amenities: Biking Trails; Picnic Area; Playground

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Sr High: Cedar Valley

Tour/Open: None

Status: SOLD

Sold Date: 06/21/2023

Sold Terms: Conventional

Restrictions: No

Est. Taxes: \$2,409

HOA?: Yes, \$50/Month

HOA Phone: 801-641-1844

Elem: Mountain Trails

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1658	-	-	-	-	-	-	-	-	-	-	-	-
B1	1626	3	2	1	1	-	-	1	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3284	3	2	1	1	0	0	1	0	0	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Aluminum; Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Range/Oven: Built-In; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops

Inclusions: Ceiling Fan; Microwave; Range; Refrigerator

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Zoning: Single-Family

Listing

Courtesy of: Realtypath LLC (Executives)

Remarks: Make this open one level living rambler your next home! This rambler has an open floor plan with high vaulted ceilings through out, beautifully upgraded kitchen with granite countertops, upgraded appliances, washer & dryer, and designer accent walls throughout, freshly painted, fully landscaped, and a large backyard for all family gatherings. A large basement is ready for you to customize. Your kids and pets will be fully fenced in and can run and play in peace. This home also has a spacious over sized 3 car garage with extra storage space, plus there's parking for your RV's, utv's trailers and boat! This country living home is a must-see!

Type: Single Family

Style: Rambler/Ranch

Year Built: 2014

Acres: 0.23

Deck | Pat: 0 | 0

Garage: 3

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Rv Parking; Extra Length

Driveway: Concrete; Gravel

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: No

Animals:

Jr High: Frontier

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No



MLS# 1870991 Presented By: Cole Tanner 801-919-7574

Sold Price: \$570,000
 Original List Price: \$574,900
 Price Per: \$193
 DOM: 54
 Contract Date: 05/21/2023
 Tour/Open: View Tour >
 Status: SOLD
 Sold Date: 06/26/2023
 Sold Terms: Conventional
 Concessions: \$400
 Address: 9032 N Barton Creek Rd
 NS/EW: 9032 N / 4000 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Restrictions: No
 Proj/Subdiv: HIGHLANDS ON THE GRE
 Tax ID: 41-639-0341
 Est. Taxes: \$2,517
 Zoning: HOA?: Yes, \$30/Month
 HOA Contact: Highlands on the Green
 HOA Phone: 801-641-1844
 HOA Amenities: Pool
 Short Term Rental: No
 Pre-Market:



School Dist: Alpine
 Sr High: Cedar Valley
 Elem: Pony Express
 Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	656	2	1	-	-	-	-	-	-	-	-	-	-	-
1	1050	1	1	-	1	-	-	-	1	-	-	1	-	-
B1	1241	2	1	-	1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2947	5	3	0	1	2	0	0	1	0	0	1	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 2011
 Acres: 0.17
 Deck | Pat: 1 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 100%

Const Status: Blt./Standing

Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Tile; Vinyl (LVP)
 Window Cov: Blinds
 Pool?: Yes
 Pool Feat: Heated; In Ground
 Possession: Neg
 Exterior: Stone; Stucco
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain; View: Valley; Adjacent to Golf Course; Drip Irrigation: Auto-Full
 Exterior Feat: Double Pane Windows; Sliding Glass Doors; Patio: Open
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher; Built-In; Disposal; Range/Oven: Free Stdng.; Video Camera(s); Smart Thermostat(s)
 Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool
 Inclusions: Ceiling Fan; Microwave; Range Hood; Water Softener: Own; Video Camera(s); Smart Thermostat(s)
 Exclusions: Dryer; Freezer; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Tel Comm: Fiber Optics
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Equity Summit Group PC

Basement: Daylight; Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: Yes
 Master Level: 1st floor
 Senior Comm: No
 Animals:

Remarks: You will immediately feel right at home in this Eagle Mountain 2-story. This show stopper will prove its pride of ownership as you see the care that it has received from its owner. This modern, bright, and open floorplan will draw you in with its custom touches and crisp finishes. You will love the updated kitchen with quartz countertops, tile backsplash, and updated appliances. The fully finished daylight basement features a large family room with plenty of room for entertaining family and friends, PLUS two large storage rooms. You are going to fall in love with the private backyard that backs up to the Ranches golf course. Enjoy its oversized patio and pergola as you lounge and appreciate the beautiful views of Mt Timpanogos and the Utah valley! You won't want to miss this one, schedule your private showing today!

MLS# 1879258 Presented By: Cole Tanner 801-919-7574



Sold Price: \$584,000 **Tour/Open:** None
Original List Price: \$580,000 **Status:** SOLD
Price Per: \$171
DOM: 5
Contract Date: 05/31/2023
Sold Date: 06/29/2023
Sold Terms: Conventional
Concessions: \$11,000
Address: 8869 N Suffolk Ln
NS/EW: 8869 N / 4000 E
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: SOUTHMOOR
Tax ID: 66-221-0268 **Est. Taxes:** \$2,696
Zoning: RES **HOA?:** Yes, \$50/Month
HOA Transfer: \$250
HOA Contact: Jessa Gagnon **HOA Phone:** 801-770-2545
HOA Amenities: Other (See Remarks); Barbecue; Pets Permitted; Picnic Area; Pool
Short Term Rental: No
Pre-Market:

HOA Remarks: Northmoor/Southmoor HOA, Inc.
jessa@balacnedbooksutah.com New Homeowner Setup
Fee of \$200 & \$50 Investment Fee. PickleBall & Basketball court.

School Dist: Alpine
Sr High: Cedar Valley

Elem: Pony Express
Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H			K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1669	3	2	-	-	1	-	1	-	-	-	1	-
B1	1746	3	1	-	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3415	6	3	0	0	2	0	1	0	0	0	1	0

Type: Single Family
Style: Rambler/Ranch
Year Built: 2013
Acres: 0.20
Deck | Pat: 1 | 2
Garage: 2
Carpport: 0
Prkg Sp: 0
Fin Bsmt: 95%

Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles
Heating: Gas; Central
Air Cond: Central Air; Electric
Floor: Carpet; Tile; Vinyl (LVP)
Window Cov: Blinds; Draperies; Plantation Shutters
Pool?: No

Basement: Full; Walkout
Garage/Park: Attached; Opener; Rv Parking; Workbench
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level: 1st floor
Senior Comm: No
Animals:

Pool Feat:
Possession: TBD
Exterior: Stone; Stucco; Other Wood
Has Solar?: No
Landscape: See Remarks; Landscaping: Full; Terraced Yard
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Adjacent to Golf Course
Exterior Feat: Balcony; Basement Entrance; Double Pane Windows; Outdoor Lighting; Patio: Covered; Sliding Glass Doors; Walkout; Patio: Open
Interior Feat: Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Oven: Double; Vaulted Ceilings; Granite Countertops
Amenities: Cable Tv Wired; Electric Dryer Hookup
Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood; Refrigerator; Window Coverings; Workbench; Trampoline; Video Door Bell(s)
Exclusions: See Remarks; Dryer; Freezer; Gas Grill/BBQ; Washer
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family

Listing

Courtesy of: Jordan Real Estate LLC

Remarks: OPEN HOUSE SATURDAY, 5/27 12:00-3:00. Gorgeous Eagle Mountain home on the Ranches Golf Course in a wonderful HOA community with pool, playground, & basketball/pickelball courts across the street. Home features 6 bedrooms (3 up/3 down) and 3 bathrooms. Family rooms on both levels are huge! The basement is completely finished and includes a cozy family room with surround sound, AV room, & fireplace. Potential for a second kitchen or kitchenette in the walkout basement as well. Tons of storage in both the basement and garage. Beautiful yard with extra parking, RV pad, in ground trampoline and fire pit seating area. So many more features & finishing touches, you'll not want to miss seeing this home!!! Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.

MLS# 1876402 Presented By: Cole Tanner 801-919-7574

Sold Price: \$633,800 **Tour/Open:** None
Original List Price: \$633,800 **Status:** SOLD
Price Per: \$207
DOM: 11
Contract Date: 05/22/2023
Sold Date: 06/16/2023
Concessions: \$6,000 **Sold Terms:** Conventional
Address: 7904 N Bristlecone Rd
NS/EW: 7904 /
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: LONE TREE
Tax ID: 45-796-0217 **Est. Taxes:** \$1
Zoning: R-1 **HOA?:** No
Pre-Market:
Type of ADU: Attached **ADU Sq. Ft.:** 1519 sqft.
ADU Beds: 3 **ADU Baths:** 1
ADU Kitchen: Yes **ADU Entrance:** Yes
ADU Gas: No **ADU Electric:** No
ADU Water: No **Currently Rented:** No
School Dist: Alpine **Elem:** Hidden Hollow
Sr High: Westlake **Other Schl:**



Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1534	3	2	-	-	1	-	-	1	-	-	-	1	-
B1	1519	3	1	-	-	1	-	-	1	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3053	6	3			2	0	0	2	0	0	0	2	0

Roof: Asphalt Shingles
Heating: Gas; Central
Air Cond: Central Air; Electric
Floor: Carpet; Vinyl (LVP)
Window Cov: None
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Stone; Stucco
Has Solar?: No
Landscape: Landscaping: Part
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain
Exterior Feat: Basement Entrance; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Sliding Glass Doors
Interior Feat: Basement Apartment; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Kitchen: Second; Mother-in-Law Apt.; Range/Oven: Free Stdng.; Instantaneous Hot Water
Amenities: Electric Dryer Hookup; Home Warranty; Park/Playground
Inclusions: Microwave; Range
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Tel Comm: DSL; Fiber Optics
Access Feat: 32" Wide Doorways; 36" Wide Hallways
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: Mansell Real Estate Inc

Type: Single Family
Style: Rambler/Ranch
Year Built: 2023
Acres: 0.26
Deck | Pat: 0 | 1
Garage: 2
Carpport: 0
Prkg Sp: 6
Fin Bsmt: 100%
Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Basement: Daylight; Full
Garage/Park: Attached; Extra Height; Opener
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:**No
Master Level: 1st floor
Senior Comm: No
Animals: None

Remarks: This Eagle Mountain home is a stunning single-family rambler that could easily be featured in a magazine. Boasting 1-level living, a family room, gorgeous new kitchen, master bedroom suite with spa like soaking tub and oversized shower plus two other bedrooms for the kids. The daylight basement features a fully finished 3 bedroom ADU apartment with full kitchen, family & laundry rooms. Easily configure the basement to rent out and offset your mortgage payment or configure it for use by your family, it's your choice. Other features include a 2-car garage, tenant parking, a smart thermostat, 9 foot ceilings, smart lighting and a deep lot. With its elegant design, high-quality finishes, and beautiful location this home is perfect for those looking for splendor and convenience. The mountain views are awe-inspiring. You will love the convenience of nearby shopping, recreation, and services. Call today for your private tour.

MLS# 1880167 Presented By: Cole Tanner 801-919-7574

Sold Price: \$685,000 **Tour/Open:** None
Original List Price: \$685,000 **Status:** SOLD
Price Per: \$192
DOM: 1
Contract Date: 06/02/2023
Sold Date: 06/20/2023
Concessions: \$0 **Sold Terms:** Conventional
Address: 957 E Blackbrush Dr
NS/EW: S / 957 W
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: SAGE PARK
Tax ID: 66-693-0356 **Est. Taxes:** \$2,296
Zoning: **HOA?:** No
Pre-Market:



School Dist: Alpine
Sr High: Cedar Valley High school

Elem: Mountain Trails
Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1776	3	2	-	-	-	-	-	-	-	-	-	-	-
B1	1776	2	1	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3552	5	3			0	0	0	0	0	0	0	0	0

Type: Single Family
Style: Rambler/Ranch
Year Built: 2020
Acres: 0.29
Deck | Pat: 0 | 1
Garage: 4
Carport: 0
Prkg Sp: 0
Fin Bsmt: 100%

Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor: Carpet; Vinyl (LVP)
Window Cov: Blinds
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Asphalt Shingles; Clapboard/Masonite; Stucco
Has Solar?: No
Landscape: See Remarks; Fruit Trees; Landscaping: Full
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Full
Exterior Feat: Double Pane Windows; Outdoor Lighting; Patio: Covered; Sliding Glass Doors
Interior Feat: Alarm: Fire; Bar: Wet; Central Vacuum; Closet: Walk-In; Oven: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings
Amenities: Cable Tv Wired; Electric Dryer Hookup; Park/Playground
Inclusions: Ceiling Fan; Water Softener: Own
Exclusions: Dog Run; Dryer; Gazebo; Refrigerator; Washer
Terms: Cash; Conventional; FHA; VA; USDA Rural Development
Storage: Garage; Basement
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: KW Utah Realtors Keller Williams
Remarks: Embrace a tranquil lifestyle in this beUTAHful Eagle Mountain home. Bask in sunrise views, relish in 5 cozy bedrooms, 3 full bathrooms, and a HUGE basement entertainment room with a kitchenette. On .293 acres, customize your outdoor haven. The warm neighborhood fosters community spirit. At this exquisite rambler, you're not just buying a home - you're investing in a lifestyle!

MLS# 1873517 Presented By: Cole Tanner 801-919-7574

Sold Price: \$710,000
Original List Price: \$700,000
Price Per: \$187
DOM: 15
Contract Date: 05/22/2023
Tour/Open: None
Status: SOLD
Sold Date: 06/21/2023
Sold Terms: VA
Concessions: \$10,000
Address: 8924 N Stonebridge Ln
NS/EW: 8924 N / E
City: Eagle Mountain, UT 84005
County: Utah
Proj/Subdiv: STONEBRIDGE
Tax ID: 66-209-0050
Zoning: RES
Pre-Market:
Type of ADU: Attached
ADU Beds: 2
ADU Kitchen: Yes
ADU Gas: No
ADU Water: No
Monthly Rent: \$1195
ADU Entrance: Yes
ADU Electric: No
Currently Rented: Yes
ADU Sq. Ft.: 1216 sqft.
ADU Baths: 1
Est. Taxes: \$3,221
HOA?: No



School Dist: Alpine
Sr High: Cedar Valley High school
Elem: Black Ridge
Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place	
			F	T				K	B	F			S
4	-	-	-	-	-	-	-	-	-	-	-	-	
3	-	-	-	-	-	-	-	-	-	-	-	-	
2	1354	4	2	-	-	-	-	-	-	-	1	-	
1	1216	-	-	1	1	1	-	1	-	-	-	-	
B1	1216	2	1	-	1	-	-	1	-	-	1	-	
B2	-	-	-	-	-	-	-	-	-	-	-	-	
B3	-	-	-	-	-	-	-	-	-	-	-	-	
Tot	3786	6	3	1	2	1	0	2	0	0	0	2	0

Type: Single Family
Style: 2-Story
Year Built: 2012
Acres: 0.31
Deck | Pat: 0 | 1
Garage: 3
Carport: 0
Prkg Sp: 8
Fin Bsmt: 100%

Const Status: Blt./Standing

Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Vinyl
Window Cov: Blinds
Pool?: No
Pool Feat:
Possession:
Exterior: Stone; Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Full; Mature Trees; Pines; Scrub Oak; Vegetable Garden
Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; Terrain: Mountain; View: Valley; Adjacent to Golf Course; Drip Irrigation: Auto-Full
Exterior Feat: Basement Entrance; Double Pane Windows; Entry (Foyer); Out Buildings; Outdoor Lighting; Porch: Open; Sliding Glass Doors; Patio: Open
Interior Feat: Basement Apartment; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Kitchen: Second; Mother-in-Law Apt.; Oven: Gas; Range/Oven: Free Stndg.; Video Door Bell(s); Video Camera(s)
Amenities: Cable Tv Wired; Electric Dryer Hookup; Park/Playground; Tennis Court
Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Satellite Dish; Water Softener: Own; Window Coverings; Workbench; Video Door Bell(s); Video Camera(s)
Exclusions: Dryer; Washer
Terms: Cash; Conventional; FHA; VA; USDA Rural Development
Storage: Garage; Shed; Basement
Tel Comm: DSL; Fiber Optics; Wireless Broadband
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: KW South Valley Keller Williams

Basement: Entrance; Full
Garage/Park: Built-In; Opener; Rv Parking; Storage Above; Workbench
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** No
Master Level: 2nd floor
Senior Comm: No
Animals:

Remarks: "Home Hacker's" Dream! This beautiful home has so much to offer! Along with the open, spacious main floor, which includes a den, and the large 4 bedrooms upstairs, there is also a full 2 bed/1 bath basement apartment with a separate entrance. Located on the golf course, in the Ranches, this home has stunning views from every angle. Don't miss this rare opportunity!!

MLS# 1876233 Presented By: Cole Tanner 801-919-7574

Sold Price: \$845,000

Original List Price: \$849,900

Price Per: \$218

DOM: 14

Contract Date: 05/20/2023

Tour/Open: None

Status: SOLD

Sold Date: 06/20/2023

Sold Terms: Conventional

Concessions: \$15,000

Address: 9223 N Sunnyvale Dr

NS/EW: 9223 N / 2000 E

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: VALLEY VIEW RANCH

Tax ID: 54-304-0208

Zoning: R-1

Pre-Market: No

School Dist: Alpine

Sr High: Cedar Valley High school

Restrictions: No

Est. Taxes: \$3,658

HOA?: No

Elem: Black Ridge

Other Schl:

Jr High: Frontier



Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1827	3	2	-	-	1	-	-	1	1	-	1	1	-
B1	2040	2	1	-	-	1	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3867	5	3	0	0	2	1	0	1	1	0	1	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds

Pool?: Yes

Pool Feat: Above Ground

Possession: + 48hrs

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Mature Trees; Vegetable Garden

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Double Pane Windows; Entry (Foyer); Horse Property; Out Buildings; Porch: Open; Sliding Glass Doors; Patio: Open

Interior Feat: Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Oven: Gas; Range: Gas; Range/Oven: Free Stndg.; Vaulted Ceilings; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup

Inclusions: Ceiling Fan; Dishwasher: Portable; Gazebo; Microwave; Range; Range Hood; Swing Set; Trampoline

Terms: Cash; Conventional

Storage: Garage; Basement

Tel Comm: Broadband Cable

Access Feat: 36" Wide Hallways

Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected

Zoning: Single-Family

Driving Dir: West on SR73 past the Maverick and Ranches Golf Course for a mile. Entrance is Tickville Wash/ Horizon Drive

Listing

Courtesy of: P.R.C. Realty

Remarks: This is the one you have been waiting for! Beautiful newer rambler on a full acre lot with animal rights! Inside features include hardwood floors, large open kitchen with quartz tops and huge island and pantry. Open Great room layout with large windows for lots of natural light. Three bedrooms up and 2 massive bedrooms in the basement with a bonus play room that could easily be converted to a 6th bedroom. All new paint and carpet through out. Open basement family room, great for movie nights or get togethers. Outside is a nature lovers dream. Fully landscaped acre lot (with no neighbors behind and unobstructed views) with room for horses, chickens, RV, garden, future shop, or sports court. Above ground pool is ready for summer fun or relax under the pergola and enjoy the grass and 7 fruit trees, peach, cherry, apple, and nectarine. RV pad is on the side of the home and ready for your toys.

Type: Single Family

Style: Rambler/Ranch

Year Built: 2016

Acres: 1.00

Deck | Pat: 1 | 1

Garage: 3

Carport: 0

Prkg Sp: 6

Fin Bsmt: 95%

Basement: Full

Garage/Park: Attached; Extra Height; Extra Width; Opener; Rv Parking; Extra Length

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 1st floor

Senior Comm: No

Animals: Livestock

Const Status: Blt./Standing

Frontage: 214.0

Side: 203.0

Back: 165.0

Irregular: Yes

MLS# 1856193 Presented By: Cole Tanner 801-919-7574

Sold Price: \$1,120,000
Original List Price: \$1,300,000
Price Per: \$240
DOM: 171
Contract Date: 05/14/2023
Tour/Open: View Tour
Status: SOLD
Sold Date: 06/22/2023
Sold Terms: Conventional
Concessions: \$0
Address: 1369 E Haviture Way
NS/EW: / 1369
City: Eagle Mountain, UT 84005
County: Utah
Restrictions: No
Proj/Subdiv: ARRIVAL SUBDIVISION
Tax ID: 34-669-0512
Est. Taxes: \$3,209
Zoning: RES
HOA?: Yes, \$25/Month
HOA Contact:
HOA Phone:
HOA Amenities:
Short Term Rental: No
Pre-Market:
School Dist: Alpine
Sr High: Cedar Valley High school
Elem: Black Ridge
Other Schl:



Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining					Laun dry	Fire place
			F	T	H				K	B	F	S			
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	990	3	1	-	-	1	-	-	-	-	-	-	-	-	-
1	1837	1	1	-	1	1	1	-	1	1	-	1	1	1	1
B1	1837	2	1	-	-	1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4664	6	3	1	3	1	0	1	1	0	1	1	1	1	1

Roof: Aluminum; Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Tile
Window Cov:
Pool?: No
Pool Feat:
Possession: TBD
Exterior: Stone; Stucco
Has Solar?: No
Landscape:
Lot Facts: Corner Lot; Terrain, Flat; View: Mountain
Exterior Feat: Basement Entrance; Double Pane Windows; Horse Property; Outdoor Lighting; Patio: Covered; Sliding Glass Doors; Walkout; Patio: Open
Interior Feat: Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Kitchen: Updated; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Granite Countertops
Amenities: Cable Tv Available; Cable Tv Wired
Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood; Refrigerator
Terms: Cash; Conventional
Storage: Garage; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: Better Homes and Gardens Real Estate Momentum

Type: Single Family
Style: 2-Story
Year Built: 2022
Acres: 1.00
Deck | Pat: 0 | 2
Garage: 4
Carport: 0
Prkg Sp: 0
Fin Bsmt: 100%
Basement: Full
Garage/Park: 2 Car Deep (Tandem); Attached; Opener
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** No
Master Level: 1st floor
Senior Comm: No
Animals: Livestock

Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Remarks: Stunning home located in the highly sought after Arrival neighborhood in Eagle Mountain. Interior has been impeccably designed, and the backyard could be a playground of fun! Home is on a one Acre lot. The interior's carefully selected color schemes throughout the home! Beautifully finished. Open living concept, Amazing kitchen with gorgeous cabinetry, double ovens, large walk in pantry and a kitchen island that makes meal prep and serving easy! Enjoy the luxurious main level master suite with soaking tub and large walk-in shower and closet, sliding glass doors to the patio to enjoy the double sided fireplace, gas line for BBQ's and relax. The patio has been set up for a swim spa/hot tub. Upstairs has three bedrooms and a fabulous game room/tv room, one full bath. Impressive basement includes 9 foot ceilings, 2 bedrooms with a spectacular master bath to be shared. Nice large family room and wet bar. (the downstairs family room is where all the fun happens), You'll love the 4 car garage with 220 V Outlets: interior and Exterior of the garage. Square footage figures are provided as a courtesy estimate only and were obtained from an appraisal sketch. Buyer is advised to obtain an independent measurement.