

MLS# 1869936 Presented By: Cole Tanner 801-919-7574

Sold Price: \$469,140
Original List Price: \$469,140
Price Per: \$156
DOM: 4
Contract Date: 04/10/2023
Tour/Open: None
Status: SOLD
Sold Date: 04/28/2023
Sold Terms: FHA
Concessions: \$0
Address: 1125 Deborah St #622
NS/EW: /
City: Eagle Mountain, UT 84005
County: Utah
Restrictions: No
Proj/Subdiv: HARMONY
Tax ID: 68-055-0622
Est. Taxes: \$1
Zoning: HOA?: Yes, \$105/Month
HOA Contact: HOA Phone:
HOA Amenities: Other (See Remarks); Club House; Gym Room
Short Term Rental: No
Pre-Market:
HOA Remarks: Internet Service Included, 1 GB fiber optic
School Dist: Alpine
Elem: Mountain Trails
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				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1240	4	2	-	1	-	-	-	-	-	1	-	-
1	858	-	-	1	1	-	-	1	-	-	-	-	-
B1	904	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3002	4	2	1	2	0	0	1	0	0	0	1	0

Roof: Asphalt Shingles
Heating: Gas; Central; Hot Water
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Vinyl
Window Cov:
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Part
Lot Facts: Cul-de-Sac; Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part
Exterior Feat: Double Pane Windows; Sliding Glass Doors
Interior Feat: See Remarks; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven; Free Stdng.; Vaulted Ceilings; Granite Countertops
Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty
Inclusions: Ceiling Fan; Microwave; Range Hood
Terms: Cash; Conventional; FHA; VA; USDA Rural Development
Tel Comm: Broadband Cable; Ethernet; Wired; Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: True North Realty LLC
Remarks: Painted white cabinets Laminate on entire main floor Double sink in master bath Front yard landscaping included Preferred lender incentive Larger garage

Type: Single Family
Style: 2-Story
Year Built: 2023
Acres: 0.10
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 0
Fin Bsmt: 0%
Basement: Full
Garage/Park: Attached
Driveway: Concrete
Water: Culinary; Irrigation
Water Shares: 0.00
Spa?: No
Community Pool?: No
Master Level: 2nd floor
Senior Comm: No
Animals:

Const Status: Blt./Standing
Frontage: 40.0
Side: 110.0
Back: 40.0
Irregular: No
Jr High: Lake Mountain

MLS# 1864268 Presented By: Cole Tanner 801-919-7574

Sold Price: \$454,923

Original List Price: \$454,923

Price Per: \$158

DOM: 28

Contract Date: 03/27/2023

Tour/Open: None

Status: SOLD

Sold Date: 04/28/2023

Sold Terms: FHA

Concessions: \$0

Address: 1131 E Deborah St #621

NS/EW: / 1131

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv:

Tax ID: 68-055-0621

Zoning:

HOA Contact:

HOA Amenities: Other (See Remarks); Club House; Gym Room

Short Term Rental: No

Pre-Market:

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$75/Month

HOA Phone:

HOA Remarks: Internet Service Included. 1 GB fiber optic

School Dist: Alpine

Sr High: Cedar Valley High school

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	H				K	B	F	S			
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1143	4	2	-	-	-	-	-	-	-	-	-	1	-	-
1	785	-	-	-	1	1	-	-	1	-	-	-	-	-	-
B1	945	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2873	4	2	1	1	0	0	0	1	0	0	0	1	0	0

Roof: Asphalt Shingles

Heating: Gas; Central; Hot Water

Air Cond: Central Air; Electric

Floor: Carpet; Laminated; Vinyl

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Cul-de-Sac; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: See Remarks; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Great Room; Range/Oven: Free Stndg.; Vaulted Ceilings

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup

Inclusions: Ceiling Fan; Microwave; Range Hood

Terms: Cash; Conventional; FHA; VA; USDA Rural Development

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

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

Zoning: Single-Family

Listing

Courtesy of: True North Realty LLC

Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.10

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached

Driveway:

Water: Culinary; Irrigation

Water Shares: 0.00

Spa?: No

Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

Jr High: Lake Mountain

Const Status: Blt./Standing

Frontage: 40.0

Side: 110.0

Back: 40.0

Irregular: No

Remarks: Quartz countertops White painted cabinets Laminated on entire main floor Double sink in Master Bath Separate tub and shower in Master Bath Front yard landscaping included Preferred lender incentive

MLS# 1865988 Presented By: Cole Tanner 801-919-7574

Sold Price: \$457,128

Original List Price: \$448,828

Price Per: \$175

DOM: 6

Contract Date: 03/15/2023

Tour/Open: None

Status: SOLD

Sold Date: 04/18/2023

Sold Terms: Conventional

Concessions: \$0

Address: 1152 E Deborah St #607

NS/EW: / 1152

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: HARMONY

Tax ID: 68-055-0607

Zoning:

HOA Contact:

HOA Amenities: Other (See Remarks); Club House; Gym Room

Short Term Rental: No

Pre-Market:

HOA Remarks: Internet included, 1 GB Fiber optic

School Dist: Alpine

Sr High: Cedar Valley High school

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$75/Month

HOA Phone:

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	H				K	B	F	S			
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	945	3	2	-	-	-	-	-	-	-	-	1	-	-	-
1	795	-	-	-	1	1	-	-	1	-	-	-	-	-	-
B1	860	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2600	3	2	1	1	0	0	0	1	0	0	1	0	0	0

Roof: Asphalt Shingles

Heating: Gas; Central; Hot Water

Air Cond: Central Air; Electric

Floor: Carpet; Laminat; Vinyl

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: See Remarks; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stndg.; Vaulted Ceilings

Amenities: Cable Tv Wired; Clubhouse; Exercise Room; Home Warranty

Inclusions: Ceiling Fan; Microwave; Range Hood

Terms: Cash; Conventional; FHA; VA; USDA Rural Development

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

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

Zoning: Single-Family

Listing

Courtesy of: True North Realty LLC

Remarks: Quartz countertops 42" upper cabinets Laminat on entire main floor White painted cabinets Large laundry room near bedrooms Front yard landscaping included Preferred lender incentive

Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.10

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached

Driveway: Concrete

Water: Culinary; Irrigation

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

Jr High: Lake Mountain

Const Status: Blt./Standing

Frontage: 40.0

Side: 124.0

Back: 40.0

Irregular: No

MLS# 1861928 Presented By: Cole Tanner 801-919-7574

Sold Price: \$470,415

Original List Price: \$456,415

Price Per: \$161

DOM: 35

Contract Date: 03/17/2023

Tour/Open: None

Status: SOLD

Sold Date: 04/20/2023

Sold Terms: Conventional

Concessions: \$0

Address: 1153 E Doris Loop Rd #422

NS/EW: E / E

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: HARMONY PHASE A, PLA

Tax ID: 68-036-0422

Zoning:

HOA Contact:

HOA Amenities: Other (See Remarks); Club House

Short Term Rental: No

Pre-Market:

HOA Remarks: Internet Service Included. 1 GB fiber optic

School Dist: Alpine

Sr High: Cedar Valley High school

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$75/Month

HOA Phone:

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	H				K	B	F	S			
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1240	4	2	-	-	-	-	-	-	-	-	1	-	-	-
1	841	-	-	-	1	1	-	-	1	-	-	-	-	-	-
B1	832	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2913	4	2	1	1	0	0	0	1	0	0	1	0	0	0

Roof: Asphalt Shingles

Heating: Gas; Central; Hot Water

Air Cond: Central Air; Electric

Floor: Carpet; Laminat; Vinyl

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain; Drip Irrigation: Auto-Part

Exterior Feat: Double Pane Windows; Sliding Glass Doors

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

Amenities: Clubhouse; Electric Dryer Hookup; Home Warranty

Inclusions: Ceiling Fan; Microwave; Range Hood

Terms: Cash; Conventional; FHA; VA; USDA Rural Development

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

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

Zoning: Single-Family

Listing

Courtesy of: True North Realty LLC

Remarks: Quartz countertops 42" upper cabinets Laminat on entire main floor Double sink in Master Bathroom Front yard landscaping included Preferred lender incentive

Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.11

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached

Driveway: Concrete

Water: Culinary; Irrigation

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

Jr High: Lake Mountain

Const Status: Blt./Standing

Frontage: 40.0

Side: 124.0

Back: 40.0

Irregular: No

MLS# 1859796 Presented By: Cole Tanner 801-919-7574

Sold Price: \$540,000
 Original List Price: \$539,000
 Price Per: \$161
 DOM: 46
 Contract Date: 03/14/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 04/21/2023
 Sold Terms: FHA
 Concessions: \$12,000
 Address: 1325 E Ballast Way
 NS/EW: / 1325
 City: Eagle Mountain, UT 84005
 County: Utah
 Restrictions: No
 Proj/Subdiv: COUNTRY VIEW
 Tax ID: 48-515-0050
 Est. Taxes: \$2,267
 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	1409	4	2	-	-	1	-	-	-	-	1	-
1	971	-	-	-	1	1	1	1	-	-	-	-
B1	971	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3351	4	2	0	1	1	1	1	0	0	0	1

Type: Single Family
 Style: A-Frame
 Year Built: 2020
 Acres: 0.15
 Const Status: Blt./Standing
 Deck | Pat: 0 | 1
 Frontage: 0.0
 Garage: 2
 Side: 0.0
 Carport: 0
 Back: 0.0
 Prkg Sp: 0
 Irregular: No
 Fin Bsmt: 0%

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central; Gas: Stove
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Negotiable
 Exterior: Asphalt Shingles; Stucco; Cement Board
 Has Solar?: Yes
 Slr Ownership: Financed
 Landscape: Landscaping: Full
 Lot Facts: Road: Paved; Sidewalks; Terrain, Flat
 Exterior Feat: Double Pane Windows; Entry (Foyer); Patio: Covered; Sliding Glass Doors
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Range/Oven: Free Stndg.; Vaulted Ceilings; Granite Countertops
 Inclusions: Microwave; Range
 Exclusions: Dryer; Refrigerator; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family
 Driving Dir: From Pony Express Pkwy (Road name changes to N Sweetwater Rd), enter the roundabout, exit at the 1st exit onto E Springwater Way. Turn left onto N Oldsalty Way, turn right onto Ballast Way. House will be on the right.

Listing
 Courtesy of: Realtypath LLC (Central)
 Remarks: Built in 2020 this immaculate home is perfect for family living and entertaining. As you step inside you are greeted by a foyer flanked by spacious study that can also be used as a living area. Modern open concept main level features wood-style laminate flooring throughout, expansive living/dining area with lots of natural lighting and stunning kitchen with granite countertops, elegant cabinetry, S-S appliances and ample center island. Upstairs features an open loft that can be used as a game room or additional bedroom. Large primary suite features spa-like bath with double sinks, walk-in shower, soaking tub and oversized walk-in closet. This level is complete with 3 additional bedrooms, a full bath and full-size laundry area. The backyard is an entertainer's dream and offers large covered patio, cozy fire pit and plenty of green space for family enjoyment. This home is better than new! Don't miss out and schedule your tour today.

MLS# 1867369 Presented By: Cole Tanner 801-919-7574

Sold Price: \$460,000

Original List Price: \$465,854

Price Per: \$153

DOM: 7

Contract Date: 03/27/2023

Tour/Open: None

Status: SOLD

Sold Date: 04/21/2023

Sold Terms: FHA

Address: 3758 N Doris Loop Rd #609

NS/EW: 3758 N / N

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: HARMONY

Tax ID: 68-055-0609

Zoning:

HOA Contact:

HOA Amenities: Other (See Remarks); Club House; Gym Room

Short Term Rental: No

Pre-Market:

HOA Remarks: Internet Service Included, 1 GB fiber optic

School Dist: Alpine

Sr High: Cedar Valley High school

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$75/Month

HOA Phone:

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	H				K	B	F	S			
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1240	4	2	-	-	1	-	-	-	-	-	-	1	-	-
1	858	-	-	-	1	1	-	-	1	-	-	-	-	-	-
B1	895	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2993	4	2	1	2	0	0	0	1	0	0	0	1	0	0

Roof: Asphalt Shingles

Heating: Gas; Central; Hot Water

Air Cond: Central Air; Electric

Floor: Carpet; Laminat; Vinyl

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty

Inclusions: Ceiling Fan; Microwave; Range Hood

Terms: Cash; Conventional; FHA; VA; USDA Rural Development

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

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

Zoning: Single-Family

Listing

Courtesy of: True North Realty LLC

Remarks: Quartz countertops Painted cabinets Laminat on entire main floor Front yard landscaping included Preferred lender incentive

Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.10

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached

Driveway: Concrete

Water: Culinary; Irrigation

Water Shares: 0.00

Spa?: No

Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

Jr High: Lake Mountain

Const Status: Blt./Standing

Frontage: 41.0

Side: 110.0

Back: 41.0

Irregular: No



MLS# 1865189 Presented By: Cole Tanner 801-919-7574

Sold Price: \$519,000
 Original List Price: \$519,000
 Price Per: \$153
 DOM: 56
 Contract Date: 03/31/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 04/28/2023
 Sold Terms: FHA
 Concessions: \$16,000
 Address: 3795 N Deepwater Dr
 NS/EW: 3795 N / 1290 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: OVERLAND TRAILS
 Tax ID: 48-273-0003
 Zoning: R-1
 HOA Transfer: \$50
 HOA Contact: ACS Property Mgmt
 HOA Amenities: Other (See Remarks); Maintenance Paid
 Short Term Rental: No
 Pre-Market:



HOA is Overland Trails and exists mostly for alley way maintenance, plus toward Master HOA and required Reserve Study.
 School Dist: Alpine
 Sr High: Westlake
 Elem: Eagle Valley
 Other Schl:

Jr High: Willowcreek

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	1425	5	2	-	-	-	-	-	-	-	-	-	-	-
1	983	-	-	1	1	-	-	1	1	-	1	1	-	-
B1	983	1	1	-	1	-	-	-	1	1	-	1	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3391	6	3	0	1	2	0	1	2	1	0	1	2	0

Type: Single Family
 Style: 2-Story
 Year Built: 2006
 Acres: 0.22
 Deck | Pat: 0 | 1
 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; Gas: Central
 Air Cond: Central Air; Electric
 Floor: Laminate; Tile
 Window Cov: Blinds; Full
 Pool?: No
 Pool Feat:
 Possession: Recording
 Exterior: Aluminum; Stone; Vinyl
 Has Solar?: No
 Landscape: Landscaping: Full; Mature Trees
 Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
 Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors; Patio: Open
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Second; Mother-in-Law Apt.; Range/Oven: Free Stndg.
 Amenities: Cable Tv Wired; Electric Dryer Hookup
 Inclusions: Ceiling Fan; Compactor; Microwave; Range; Range Hood; 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: Urban Utah Homes & Estates, LLC
 Basement: Full
 Garage/Park: Attached; Built-In; Opener; Parking: Covered; Parking: Uncovered; Rv Parking
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Remarks: Seller CREDIT twd 3/1 buy down puts buyer's loan around 3.25% for the first year!!! Call for details. Spacious 6 bed 3.5 bath with MnL / Mother-in-Law set up in the basement, (including hookups for stackable W/D unit). Home features FIVE BEDROOMS all on the upper level plus a big, walk-in linen/storage closet. Capacious Master w/en-suite bathroom and a very large walk-in closet plus all the bedrooms have walk-in closets. Main floor has a formal living room as well as a 'great room' space. Huge kitchen pantry! New furnace; new 2nd water heater; new stainless fridge, range & dishwasher; interior newly painted; and garage double door overhaul, (new springs, cables, rollers, bearings). In 2021, new, waterproof, laminate wood flooring (10mm commercial grade) was installed in the entire house including the stairs. Expansive back yard, fully fenced including a gate for access out the back as well as front gates on each side of the house. The property offers RV parking, so 5 vehicles can be parked off street. Safety covers on all basement window wells. Sod and automatic sprinklers put into back yard 2018. 220 outlet in garage. Minimal HOA with a Clubhouse in the works to be built! Easy to show. (All information herein is deemed reliable but is not guaranteed. Buyer is responsible to verify all listing information.)

MLS# 1868129 Presented By: Cole Tanner 801-919-7574



Sold Price: \$780,000
Original List Price: \$800,000
Price Per: \$176
DOM: 0
Contract Date: 03/22/2023
Tour/Open: None
Status: SOLD
Sold Date: 04/20/2023
Sold Terms: FHA
Concessions: \$2,605
Address: 4040 N Wood Rd #1105
NS/EW: 4040 N / N
City: Eagle Mountain, UT 84005
County: Utah
Restrictions: No
Proj/Subdiv: SCHOOL BLOCK
Tax ID: 41-932-0005
Est. Taxes: \$1
Zoning: RES
HOA?: Yes, \$75/Month
HOA Contact: ACS
HOA Phone: 801-641-1844
HOA Amenities: Biking Trails; Club House; Pets Permitted; Playground
Short Term Rental: No
Pre-Market:

HOA Remarks: 1 GB of fiber included. Open market price would be \$125 per month

School Dist: Alpine

Elem: Mountain Trails

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	2286	3	2	-	1	1	-	1	-	1	-	1	1	1
B1	2128	3	1	1	-	1	1	-	1	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4414	6	3	1	1	2	1	1	1	1	0	1	2	1

Type: Single Family
Style: Rambler/Ranch
Year Built: 2023
Acres: 0.36
Deck | Pat: 1 | 2
Garage: 3
Carport: 0
Prkg Sp: 6
Fin Bsmt: 100%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Asphalt Shingles
Heating: >= 95% efficiency
Air Cond: Central Air; Electric
Floor: Carpet; Tile; Vinyl (LVP)
Window Cov: None
Pool?: No

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

Pool Feat:
Possession: Recording
Exterior:
Has Solar?: No
Landscape: Landscaping: Part
Lot Facts: Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat
Exterior Feat: Basement Entrance; Deck; Covered; Double Pane Windows; Outdoor Lighting; Patio: Covered; Sliding Glass Doors
Interior Feat: Accessory Apt; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Second; Kitchen: Updated; Mother-in-Law Apt.; Oven: Gas
Amenities: See Remarks; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground
Environm Cert: See Remarks
Inclusions: Ceiling Fan; Dishwasher: Portable; Range; Water Softener: Own
Exclusions: See Remarks
Terms: Cash; Conventional; FHA; VA; USDA Rural Development; Cryptocurrency
Storage: Garage; Basement
Tel Comm: Fiber Optics
Access Feat: Single Level Living
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: Equity Real Estate (Solid)

Remarks: Beautiful new construction home on a huge lot, in a prime location adjacent to Mountain Trails Elementary school. This home is loaded with upgrades including a separate basement entrance with a finished ADU that has its own laundry, bathroom and lock off to main house. Excellent option for renting out. 3-car garage with a man-door to exterior of home. Gorgeous custom cabinetry throughout, beautiful LVP on the main floor, white quartz countertops throughout, the most amazing primary suite with a slider to the backyard, a huge primary bathroom with a separate soaking tub and a walk-in closet that leads to the laundry room, mudroom with built in shelving and bench. All of our homes come with tankless water heaters and water softeners. So many upgrades, come see this beauty today!