

MLS# 1877492 Presented By: Cole Tanner 801-919-7574

Sold Price: \$1,010,000
Original List Price: \$1,200,000
Price Per: \$212
DOM: 56
Contract Date: 07/13/2023

Tour/Open: None
Status: SOLD

Concessions: \$5,000

Sold Date: 08/04/2023
Sold Terms: Conventional

Address: 2367 E Sandhill Ln
NS/EW: 9500 N / 2367 E
City: Eagle Mountain, UT 84005

County: Utah
Proj/Subdiv: VALLEY VIEW RANCH

Restrictions: No

Tax ID: 54-305-0809

Est. Taxes: \$3,754

Zoning: RES/AG

HOA?: No

Pre-Market: No

School Dist: Alpine

Elem: Black Ridge

Jr High: Frontier

Sr High: Cedar Valley

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath FTH	Fam	Den	Formal Living Rm	Kitchen Dining K B F S	Laun dry	Fire place
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1493	4	2	-	-	-	-	1	-
1	1570	-	-	1	-	2	1	-	1
B1	1682	1	1	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4745	5	3	0	1	2	1	0	1

Roof: Asphalt Shingles

Heating: Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Asphalt Shingles; Stone; Stucco

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Vegetable Garden

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

Exterior Feat: Barn; Double Pane Windows; Horse Property; Sliding Glass Doors; Patio: Open

Interior Feat: Alarm: Security; Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Great Room; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Smart Thermostat(s)

Amenities: See Remarks; Cable Tv Wired; Electric Dryer Hookup; Exercise Room

Inclusions: Alarm System; Dishwasher: Portable; Dryer; Range; Range Hood; Refrigerator; Washer; Water Softener: Own; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: Engel & Volkers Salt Lake



Type: Single Family (PUD)

Style: 2-Story

Year Built: 2015

Const Status: Blt./Standing

Acres: 0.55

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 3

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 85%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No **Community Pool?:** No

Master Level: 1st floor; 2nd floor

Senior Comm: No

Animals: See Remarks; Pets > 75 Lbs.; Livestock

Remarks: You will get the best of all worlds!!! This beautiful home has it all and is slightly removed from the hustle and bustle in the desired Valley View neighborhood. Enjoy a large half-acre of horse property in a pristine rural setting, where you will have convenient access to boating, hiking, and shopping. The land is approved for 2 large or 4 small animals. There's plenty of space to entertain in the back all while keeping your horses/animals at arms length. Not only can you have a small farm, but the home has its very own YOGA STUDIO equipped with 5 infrared panels on the ceiling for hot yoga and 5 brackets for ariel yoga or trapeze, a fireplace, floor to ceiling mirrors and is fully insulated and sound proof including the door! The main living space is open and glorious with 20' vaulted ceilings, a gas fireplace controlled by remote, an immaculate kitchen with plenty of space for multiple cooks on quartz counters and a large walk-in pantry. There is a mud room off the garage with 5 cubbies and a craft room. The basement was newly finished in April 2023 and includes the yoga studio, fitness room and bathroom. There is plenty of storage including a large cold storage room and another large storage room in the basement (shelves stay) which can be used as a bonus room of your choice. The horse property comes equipped with an auto waterer in the large turnout, 4 stall with awning S&S barn -2 stalls (south facing with turnout), a grooming stall, and tack room. Inclusions in barn: 2 manure buckets, barn fan, tools, cabinets, saddle racks in tack room, metal garbage cans for feed and supplements, and metal heavy duty 24/7 hay feeder in turnout. In the back there are 2 auto water garden boxes along with 2 apple, a peach, plum, and almond trees and a blackberry bush all in pots. Extra parking for RV, horse trailer/four wheeler on back side behind fence. There is a separate driveway to horse property so you can drive your truck or trailer to the property and turnaround. The main driveway is extra large at the end of a cul-de-sac so you will have plenty of parking. The 3 car garage has high ceilings making it perfect for storage and hanging your bikes. In the front, you will find 3 types of gorgeous lilac trees making it a spring oasis which you will enjoy while sitting on your front porch enjoying your fabulous views. Top quality features including: two-tone paint, vaulted ceilings, tiled entry, raised panel alder wood cabinetry with crown molding, new carpet, fresh paint, 95% high efficiency furnace, and an extended sized kitchen and master suite. Zoning + Residential with livestock allowance. Animals allowed 2 full size, 4 small, 1 full size and 2 small not including dogs and cats. *Trim lights on exterior are 6 inch on front and 9 inch on sides.

MLS# 1863464 Presented By: Cole Tanner 801-919-7574

Sold Price: \$865,000
Original List Price: \$899,900
Price Per: \$192
DOM: 140

Tour/Open: None

Status: SOLD

Contract Date: 07/12/2023

Sold Date: 08/11/2023

Sold Terms: Conventional

Concessions: \$5,000

Address: 1566 E Duggan Dr

NS/EW: / 1566

City: Eagle Mountain, UT 84005

County: Utah

Proj/Subdiv: ARRIVAL PHASE B

Tax ID: 34-620-0202

Zoning:

Restrictions: Yes

Est. Taxes: \$3,558

HOA?: Yes, \$25/Month

HOA Contact: Balanced Books
Community

HOA Phone: 801-770-2545

HOA Amenities: Picnic Area; Playground

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Black Ridge

Jr High: Frontier

Sr High: Cedar Valley

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		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-
1	2243	3	2	1	1	-	-	1	1	1	1	1
B1	2248	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4491	3	2	1	1	0	0	1	1	0	1	1

Roof: Asphalt Shingles

Heating: Gas; Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds; Full; Plantation Shutters

Pool?: Yes

Pool Feat: Above Ground

Possession: Recording

Exterior: Stone; Cement Board

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Basement Entrance; Deck; Covered; Porch: Open; Patio: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Oven: Double; Range: Gas; Vaulted Ceilings; Granite Countertops; Smart Thermostat(s)

Amenities: Cable Tv Wired; Electric Dryer Hookup; Park/Playground; Swimming Pool

Inclusions: Basketball Standard; Ceiling Fan; Microwave; Range Hood; Swing Set; Water Softener: Own; Window Coverings; Workbench; Trampoline; Video Door Bell(s); Smart Thermostat(s)

Exclusions: Dog Run; Dryer; Refrigerator; Washer; Projector

Terms: Cash; Conventional; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

Access Feat: Single Level Living

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

Zoning: Single-Family

Listing

Courtesy of: The Real Estate Group



Type: Single Family

Style: Rambler/Ranch

Year Built: 2019

Acres: 0.53

Deck | Pat: 1 | 0

Garage: 3

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: Daylight; Entrance; Full

Garage/Park: Attached; Opener

Driveway: Asphalt; Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No **Community Pool?:** No

Master Level: 1st floor

Senior Comm: No

Animals:

Remarks: PRICE REDUCED! This stunning rambler is just what you're looking for! Located in the sought-after Arrival subdivision, this beautiful home sits on .53 acres. The open great room floorplan offers spacious ceilings that range from 9' to 13' in height, a gorgeous fireplace with built-ins on both sides, and tons of windows that provide ample natural light. The kitchen includes an enormous island, double ovens, 2-tone cabinetry, subway tile backsplash, and beautiful granite countertops. The master suite features French door entry, tray ceiling, and a custom barn door for privacy to the bathroom. Master bath includes double vanity, separate tub and shower with bench and euro-style hardware, walk-in closet, and enclosed toilet room. The 3-car garage features a 32' deep 3rd car bay, with a 10'+ high garage door, ideal for boats or other long vehicles. Basement is unfinished but is plumbed for a 2nd kitchen and has its own entrance. Outside is equally fantastic, with a fully-finished yard, huge covered deck, above-ground swimming pool, gas firepit, playground, in-ground trampoline, RV parking (18' wide X 60'+ long), and a full basketball court (shared with the next-door neighbor, with the property line at mid-court). Other key features include 95% efficient furnace, tankless water heater, water softener, mudroom, and plantation shutters on most main floor windows. This home is truly fantastic, call for a private showing today!

MLS# 1868186 Presented By: Cole Tanner 801-919-7574

Sold Price: \$709,990
 Original List Price: \$724,990
 Price Per: \$149
 DOM: 77
 Contract Date: 05/27/2023

Tour/Open: None
 Status: SOLD

Sold Date: 08/10/2023
 Concessions: \$0
 Sold Terms: Conventional

Address: 843 E Windsong Way #532

NS/EW: N / 843 W

City: Eagle Mountain, UT 84005

County: Utah

Restrictions: No

Proj/Subdiv:

Tax ID: 66-826-0532

Est. Taxes: \$1

Zoning:

HOA?: No

Pre-Market:

School Dist: Alpine

Elem: Mountain Trails

Jr High: Frontier

Sr High: Cedar Valley

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath FTH	Fam	Den	Formal Living Rm	Kitchen Dining K B F S	Laun dry	Fire place
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1465	4	2 1	-	-	-	-	-	-
1	1700	-	- 1	1	1	-	- 1 1 1	1	1
B1	1579	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4744	4	2 1 1	1	1	0	0 1 1 1	1	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov: None

Pool?: No

Pool Feat:

Possession: FUNDING

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

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

Exterior Feat: Double Pane Windows; Patio: Covered; Sliding Glass Doors

Interior Feat: Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Oven: Double; Oven: Wall; Range: Countertop; Vaulted Ceilings

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

Environm Cert: Energy Star; Home Energy Rating

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range Hood; Smart Thermostat(s)

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: Richmond American Homes of Utah, Inc

Remarks: **SPECIAL FINANCING AND CLOSING COST INCENTIVES AVAILABLE** Explore this inspired Dillon home, ready for quick move-in. Included features: a welcoming porch; an elegant dining room; a gourmet kitchen boasting a walk-in pantry, a butler's pantry, and a center island; a roomy nook; an expansive great room; an expansive covered patio with amazing views; a quiet study; an impressive owner's suite showcasing a generous walk-in closet and a deluxe bath with executive vanities and double sinks; an unfinished basement; a convenient laundry; a true mudroom and a 3-car garage. Tour today! Features: Deluxe owner's bath with separate tub and shower/executive-height vanities/double sinks 8' sliding glass door 8' entry door 8' patio door 3-car garage. Contact us today for more information or to schedule your tour!



Type: Single Family

Style: 2-Story

Year Built: 2023

Const Status: Blt./Standing

Acres: 0.18

Deck | Pat: 0 | 1

Frontage: 80.0

Garage: 3

Side: 100.0

Carport: 0

Back: 80.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Daylight

Garage/Park: Built-In; Opener; Rv Parking

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.; Pets > 75 Lbs.

MLS# 1886711 Presented By: Cole Tanner 801-919-7574

Sold Price: \$653,000
 Original List Price: \$649,900
 Price Per: \$162
 DOM: 8
 Contract Date: 07/11/2023

Tour/Open: None
 Status: SOLD

Sold Date: 08/03/2023
 Concessions: \$0
 Sold Terms: VA

Address: 6489 N Mammoth Peak Way
 NS/EW: 6489 N / 1660 E
 City: Eagle Mountain, UT 84005

County: Utah
 Proj/Subdiv: OVERLAND CLCTN B301

Tax ID: 48-514-0301
 Zoning: RES
 Est. Taxes: \$2,613
 HOA?: Yes, \$61

HOA Transfer: 0.5%
 HOA Contact: CCMC
 HOA Amenities: Biking Trails; Club House; Picnic Area; Playground; Pool

Short Term Rental: No

Pre-Market:

School Dist: Alpine
 Sr High: Westlake

Elem: Hidden Hollow
 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	2020	4	2	1	1	-	-	1	1	1	1	1
B1	1987	3	-	1	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4007	7	2	1	2	2	0	1	1	0	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2020
 Acres: 0.22
 Deck | Pat: 1 | 1
 Garage: 3
 Carport: 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: Forced Air; Gas: Central; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Vinyl
 Window Cov: Blinds; Shades
 Pool?: Yes
 Pool Feat:
 Possession: Neg
 Exterior: Stone; Stucco; Cement Board
 Has Solar?: No
 Landscape: Landscaping: Full

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

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
 Exterior Feat: Bay Box Windows; Double Pane Windows; Porch: Open; Sliding Glass Doors; Patio: Open
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Oven: Gas; Range: Gas; Granite Countertops
 Amenities: Cable Tv Available; Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool
 Inclusions: Ceiling Fan; Dog Run; Microwave; Range; Range Hood; Window Coverings; Trampoline; Video Door Bell(s); Video Camera(s)
 Exclusions: Dryer; Freezer; Gas Grill/BBQ; Refrigerator; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Access Feat: 32" Wide Doorways; Ground Level; Single Level Living
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: KW WESTFIELD



Remarks: Welcome to this meticulously cared for home! As you step inside, you'll be greeted by a spacious, open floor plan and a beautiful, modern fireplace. The large open great room seamlessly blends the kitchen, dining area, and living room, making it the perfect setting for entertaining guests or spending quality time with family. From the beautiful, white kitchen and granite countertops, to the abundance of natural light, this property is sure to capture your heart. The expansive family room provides the perfect setting for game nights, parties, or simply lounging with loved ones. Enjoy a fully fenced backyard, where you can relax, play, or host gatherings. Situated in a peaceful neighborhood, this home offers a retreat from the hustle and bustle of everyday life. Take advantage of the community amenities. Take a refreshing dip in the pool, soak up the sun, explore the walking and biking trails, or create lasting memories at the playground. The current owner has taken exceptional care of the property, ensuring that it's move-in ready for you. Simply bring your personal touches and make it your own. ****OPEN HOUSE**** Saturday 7/8/2023 from 11am-1pm.

MLS# 1883383 Presented By: Cole Tanner 801-919-7574

Sold Price: \$630,000
 Original List Price: \$629,900
 Price Per: \$181
 DOM: 7
 Contract Date: 06/22/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 08/01/2023
 Sold Terms: Conventional
 Concessions: \$10,000
 Address: 6431 N Pine Tree Way
 NS/EW: 6431 N / W
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: OVERLAND
 Tax ID: 48-545-0119
 Zoning:
 HOA Transfer: 0.5%
 HOA Contact: CCMC
 HOA Amenities: Biking Trails; Club House; Picnic Area; Playground; Pool
 Short Term Rental: No
 Pre-Market:
 School Dist: Alpine
 Sr High: Cedar Valley
 Elem: Mountain Trails
 Other Schl:
 Restrictions: Yes
 Est. Taxes: \$2,800
 HOA?: Yes, \$60/Month
 HOA Phone: 801-254-8062



Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4		-	-	-	-	-	-	-	-
3		-	-	-	-	-	-	-	-
2		-	-	-	-	-	-	-	-
1	1718	-	-	-	-	-	-	-	-
B1	1753	3	2	-	1	-	1	1	-
B2		-	-	-	-	-	-	-	-
B3		-	-	-	-	-	-	-	-
Tot	3471	3	2		1	0	1	0	1

Roof: Asphalt Shingles
 Heating: Forced Air
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile
 Window Cov: Plantation Shutters
 Pool?: No
 Pool Feat:
 Possession: negotiable
 Exterior: Asphalt Shingles; Stone; Stucco; Cement Board
 Has Solar?: No
 Landscape: Landscaping: Part
 Lot Facts: Fenced: Full; Sprinkler: Auto-Part
 Exterior Feat: See Remarks; Awnings
 Interior Feat: Bath: Sep. Tub/Shower; Closet: Walk-In; Great Room; Granite Countertops; Video Door Bell(s); Video Camera(s); Smart Thermostat(s)
 Amenities: Clubhouse; Park/Playground; Swimming Pool
 Inclusions: See Remarks; Alarm System; Gazebo; Microwave; Range; Refrigerator; Window Coverings; Smart Thermostat(s)
 Exclusions: Dryer; Hot Tub; Washer
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 Storage: Garage; Basement
 Tel Comm: Ethernet; Wired; Fiber Optics
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2022
 Acres: 0.21
 Deck | Pat: 0 | 1
 Garage: 3
 Carport: 2
 Prkg Sp: 6
 Fin Bsmt: 0%
 Const Status: Blt./Standing
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No
 Basement: Full
 Garage/Park: See Remarks; Parking: Uncovered; Rv Parking
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: Basement
 Senior Comm: No
 Animals:

Listing
 Courtesy of: Ngawaka Real Estate LLC
 Remarks: THIS HOME IS PRACTICALLY BRAND NEW!! SAVE OVER \$20K in UPGRADES that the Sellers have put into this house since they moved in. Very well maintained and taken care of. Clean. Open floor plan. Hardwood floors throughout. 9 ft ceilings. Large kitchen with island and stainless steel appliances. 3 car garage with epoxy floors. HUGE RV pad. Come relax under the gazebo in the hot tub (negotiable) watching the beautiful Eagle Mountain sunsets right in your back yard. HOA has some great amenities such as playground, pool and clubhouse.

MLS# 1871223 Presented By: Cole Tanner 801-919-7574

Sold Price: \$599,900
 Original List Price: \$629,000
 Price Per: \$171
 DOM: 54
 Contract Date: 06/07/2023

Tour/Open: None
 Status: SOLD

Sold Date: 08/11/2023
 Sold Terms: Conventional



Concessions: \$0
 Address: 4939 N Sage Park Dr
 NS/EW: 4939 N / 910 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: SAGE PARK
 Tax ID: 66-642-0212
 Zoning: RES
 Restrictions: No
 Est. Taxes: \$2,265
 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	1744	3	2 - -	1	-	-	1 1 - 1	1	1
B1	1744	2	- - -	1	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	3488	5	2 0 0	2	0	0	1 1 0 1	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2019
 Acres: 0.20
 Const Status: Blt./Standing
 Deck | Pat: 0 | 1
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Hardwood; Tile
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: 48 Hours
 Exterior: Stone; Cement Board
 Has Solar?: No
 Landscape:
 Lot Facts: Fenced: Full; Terrain, Flat

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

Exterior Feat: Sliding Glass Doors; Patio: Open
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Double; Range: Countertop;
 Range: Gas; Vaulted Ceilings; Granite Countertops
 Amenities: Cable Tv Wired; Electric Dryer Hookup; Home Warranty
 Inclusions: Ceiling Fan; Microwave; Range; Range Hood
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 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: NRE

Remarks: This gorgeous new rambler has it all! The kitchen features double ovens, gas cooktop with hood, all stainless steel appliances, a huge island, granite countertops, engineered hardwood flooring, and a large walk-in pantry! Beautiful great room and dining area, gas fireplace, way dang cool fans and light fixtures, generous 3-car garage, spacious bedrooms, and a fantastic master bath with walk in closet, all come together to give this home a great flow and appeal. The basement features a large family/game room 2 bedrooms and 9-foot ceilings (significant upgrade), along with 95% efficient furnace, cold storage, and a water softener. The maintenance-free exterior is complemented by an ample RV parking area, a Fully fenced backyard, and it's all located in the beautiful Sage Park subdivision. Also Has Solar panels and most months average around \$12.

MLS# 1873391 Presented By: Cole Tanner 801-919-7574

Sold Price: \$569,900
Original List Price: \$589,900
Price Per: \$199
DOM: 79

Tour/Open: View Tour

Status: SOLD

Contract Date: 07/14/2023

Sold Date: 08/08/2023

Sold Terms: FHA

Concessions: \$5,000

Address: 937 E Windsong Way

NS/EW: N / 937 E

City: Eagle Mountain, UT 84005

County: Utah

Restrictions: No

Proj/Subdiv: SAGE PARK

Tax ID: 66-863-0613

Est. Taxes: \$1

Zoning: R-1

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
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1202	4	2	-	-	-	-	1	-
1	801	-	-	1	-	-	1	-	-
B1	856	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2859	4	2	0	1	0	1	0	1

Roof: Asphalt Shingles

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

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov: None

Pool?: No

Pool Feat:

Possession:

Exterior: Composition; Stone; Stucco

Has Solar?: No

Landscape:

Lot Facts: Curb & Gutter; View: Mountain

Exterior Feat: Sliding Glass Doors; Patio: Open

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

Inclusions: Ceiling Fan; Microwave; Range

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: Axis Realty Inc

Remarks: Stephanie floor plan 2 story with 3rd car garage and craftsman front elevation, Huge room for RV parking, front yard landscaping, 9' main floor ceilings, quartz counter tops, Tile in master bath, tile backsplash in kitchen, vaulted ceiling in master bedroom and much more home will be complete approx. end of July. 5K preferred lender incentive



Type: Single Family

Style: 2-Story

Year Built: 2023

Const Status: Und. Const.

Acres: 0.17

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 3

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Extra Height; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

MLS# 1887997 Presented By: Cole Tanner 801-919-7574

Sold Price: \$510,000
 Original List Price: \$505,000
 Price Per: \$182
 DOM: 17
 Contract Date: 07/17/2023
 Status: SOLD
 Sold Date: 08/04/2023
 Sold Terms: Conventional
 Concessions: \$13,000
 Address: 3629 E Royal Troon Dr
 NS/EW: / 3629
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: EAGLES GATE
 Tax ID: 38-335-0137
 Zoning: HOA?: No
 Pre-Market:



School Dist: Alpine
 Sr High:

Elem:
 Other Schl:

Jr High:

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	1403	3	1	1	-	1	-	1	1	-	-	1	-
B1	1389	2	1	-	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2792	5	2	1	-	2	0	1	1	0	0	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2003
 Acres: 0.15
 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: Yes

Roof: Asphalt Shingles
 Heating: Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Linoleum; Vinyl
 Window Cov: Blinds; Draperies
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: Vinyl
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain; Private
 Exterior Feat: Porch: Open; Sliding Glass Doors; Patio: Open
 Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Kitchen: Updated; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops
 Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup
 Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Satellite Dish; Window Coverings
 Terms: Cash; Conventional
 Storage: Garage; Basement
 Tel Comm: Broadband Cable; Ethernet; Wired; Wireless Broadband
 Access Feat: Grab Bars
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family
 Listing

Basement: Full
 Garage/Park: Rv Parking
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level: 1st floor
 Senior Comm: No
 Animals:

Courtesy of: REDFIN CORPORATION

Remarks: Beautiful 5 bed 2 3/4 bath home in the Ranches! This bright and open home has your name on it! You'll love the gorgeous granite counters and backsplash in the kitchen! The large basement features a huge game room/living room, a home gym, LVP flooring, two large bedrooms, a full bathroom and storage! Recent updates include a new furnace and a/c in 2021 and a new water heater and dishwasher in 2022. The backyard is fully fenced and landscaped with a patio and firepit! Enjoy the extra parking space with the RV parking on the side. The seller is including a \$3,000 carpet allowance. This home won't last long, schedule a private tour today! Don't forget to check out the 3D tour

MLS# 1884621 Presented By: Cole Tanner 801-919-7574

Sold Price: \$499,900
Original List Price: \$499,900
Price Per: \$209
DOM: 11

Tour/Open: View Tour

Status: SOLD

Contract Date: 06/29/2023

Sold Date: 08/11/2023

Sold Terms: Conventional

Concessions: \$14,997

Address: 3401 E Stillwater

NS/EW: / 3401

City: Eagle Mountain, UT 84005

County: Utah

Restrictions: Yes

Proj/Subdiv: SPRING RUN

Tax ID: 66-836-0407

Est. Taxes: \$2,000

Zoning:

HOA?: No

Pre-Market:

School Dist: Alpine

Elem: Black Ridge

Jr High: Frontier

Sr High: Cedar Valley

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	895	3	2 - -	-	-	-	- - -	1	-
1	752	-	- - 1	1	-	-	1 1 -	-	-
B1	737	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	2384	3	2 1 1	1	0	0	1 1 0 1	1	0

Roof: Asphalt Shingles

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile; Vinyl (LVP)

Window Cov: None

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Sprinkler: Auto-Part

Exterior Feat: Sliding Glass Doors

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

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

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Listing

Courtesy of: The Real Estate Group

Remarks: Recently completed, move-in ready! This is the Lexi, a wonderful 2-story plan, featuring 3 finished bedrooms and 2.5 baths, with the possibility of finishing an additional bedroom and full bath in the basement! The laundry room and all 3 bedrooms are located upstairs for privacy and convenience, and you'll love the 9' ceilings on the main floor! This home includes a number of upgrades, including but not limited to 9' main floor ceilings, beautiful flooring throughout (carpet, LVP), railing, gray painted cabinets, stainless steel appliances, and quartz countertops. Also has room for RV parking on the side. NO HOA!! Seller is also offering up to \$5,000 towards Buyer's closing costs for using builder's preferred lender (South Valley Team at Academy Mortgage). Call agent for access, no keybox on the house yet.



Type: Single Family

Style: 2-Story

Year Built: 2023

Const Status: Blt./Standing

Acres: 0.11

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Daylight; Full

Garage/Park: Attached; Opener

Driveway: Asphalt; Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No **Community Pool?:** No

Master Level: 2nd floor

Senior Comm: No

Animals:

MLS# 1880973 Presented By: Cole Tanner 801-919-7574

Sold Price: \$420,000 **Tour/Open:** View Tour
Original List Price: \$440,000 **Status:** SOLD
Price Per: \$172
DOM: 42
Contract Date: 06/26/2023
Sold Date: 08/02/2023
Concessions: \$1,000 **Sold Terms:** Conventional
Address: 8136 N Clydesdale Dr
NS/EW: 8136 / 0
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: PONY EXPRESS TOWNES
Tax ID: 49-796-0018 **Est. Taxes:** \$1,882
Zoning: **HOA?:** Yes, \$120/Month
HOA Transfer: 0.5%
HOA Contact: FCS **HOA Phone:** 801-256-0465
HOA Amenities: Maintenance Paid; Pets Permitted; Picnic Area; Playground; Snow Removal

**Short Term Rental:** No**Pre-Market:**

School Dist: Alpine
Sr High: Westlake

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				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	1051	3	1	1	-	-	-	-	-	-	1	-
1	695	-	-	1	1	-	-	1	1	-	-	-
B1	683	-	-	-	1	1	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2429	3	1	1	1	2	1	0	1	1	0	1

Type: Townhouse**Style:** Townhouse; Row-mid**Year Built:** 2019**Acres:** 0.03**Deck | Pat:** 0 | 1**Garage:** 2**Carport:** 0**Prkg Sp:** 2**Fin Bsmt:** 95%**Const Status:** Blt./Standing**Frontage:** 0.0**Side:** 0.0**Back:** 0.0**Irregular:** No**Roof:** Asphalt Shingles; Pitched**Heating:** Forced Air; Gas: Central; >= 95% efficiency**Air Cond:** Central Air; Electric**Floor:** Carpet; Laminate**Window Cov:** Blinds**Pool?:** No**Pool Feat:****Possession:** NEG**Exterior:** Stone; Stucco; Cement Board**Has Solar?:** No**Landscape:** Landscaping: Full**Lot Facts:** Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Lake; View: Mountain; Drip Irrigation: Auto-Full**Exterior Feat:** Outdoor Lighting; Sliding Glass Doors; Patio: Open**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.; Granite Countertops**Amenities:** Park/Playground**Inclusions:** Ceiling Fan; Range; Water Softener: Own**Exclusions:** See Remarks; Alarm System; Dryer; Refrigerator; Washer**Terms:** Cash; Conventional; FHA; VA**Storage:** Garage; Basement**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected**Zoning:** Multi-Family**Listing****Courtesy of:** KW Salt Lake City Keller Williams Real Estate

Remarks: !!! PRICE REDUCED !!! This luxurious townhome is located in the prime spot on the border of Eagle Mountain and Saratoga Springs! Enjoy custom shiplap accent walls, custom blinds, open concept living area, modern kitchen with stainless steel appliances and smooth top electric range. The backyard offers a large common space with planter boxes and can be fenced in if desired. Upstairs you will find an actual laundry room with bedrooms nearby; featuring a relaxing primary suite complete with an enormous walk-in closet and dual vanities. You'll love taking in the gorgeous lake, mountain and valley views from your windows! The finished basement includes half finished LVP ideal for exercising while the den downstairs would make a great home office, craft room or homework niche. And don't forget about all of those extra conveniences like the workbench in the garage, custom modern railing on the staircase, pre-plumbed for another bathroom downstairs, plus water softener included. Come make this amazing house your new home today!

MLS# 1886866 Presented By: Cole Tanner 801-919-7574

Sold Price: \$350,000
 Original List Price: \$380,000
 Price Per: \$173
 DOM: 36
 Contract Date: 07/19/2023

Tour/Open: None
 Status: SOLD
 Sold Date: 08/10/2023
 Sold Terms: Cash

Concessions: \$0
 Address: 8121 N Plum Cir
 NS/EW: 8121 N / W
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: PLUM CREEK CONDO
 Tax ID: 49-590-0069
 Zoning:
 HOA Contact: TPM
 HOA Amenities: Hiking Trails; Playground
 Short Term Rental: No

Restrictions: Yes
 Est. Taxes: \$1,793
 HOA?: Yes, \$125
 HOA Phone:



Pre-Market:

School Dist: Alpine
 Sr High: Lehi

Elem: Pony Express
 Other Schl:

Jr High: Lehi

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	800	3	2	-	-	-	-	-	-	-	1	-
1	618	-	-	1	-	-	-	1	-	1	-	-
B1	600	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2018	3	2	0	1	0	0	1	0	0	1	0

Type: Townhouse
 Style: 2-Story
 Year Built: 2007
 Acres: 0.03
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

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; Hardwood
 Window Cov: None
 Pool?: No
 Pool Feat:
 Possession: Recording
 Exterior: Stone; Stucco
 Has Solar?: No
 Landscape: Landscaping: Full

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: 2nd floor
 Senior Comm: No
 Animals: Pets < 20 Lbs.

Lot Facts: Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
 Interior Feat: Bath: Master; Closet: Walk-In; Disposal; Jetted Tub; Range/Oven: Free Stndg.
 Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room
 Inclusions: Ceiling Fan; Microwave; Range
 Exclusions: Dryer; Refrigerator; Washer
 Terms: Cash; Conventional
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Multi-Family

Listing

Courtesy of: Kim Finch Real Estate

Remarks: Great 3bd, 3bth Twin home/Town home centrally located in the heart of The Ranches in Eagle Mountain. Primary, other bedrooms and laundry on top floor. Roomy living space on ground floor. Unfinished basement for storage or a place for the kids to play in inclement weather. Wood flooring in kitchen, dining and entry. Carpet through rest of the home. Buyer is advised to confirm square footage and other information.