

MLS# 1881556 Presented By: Cole Tanner 801-919-7574

Sold Price: \$309,000 **Tour/Open:** None • Floor Plan
Original List Price: \$335,000 **Status:** SOLD
Price Per: \$198
DOM: 111
Contract Date: 08/31/2023
Sold Date: 09/26/2023
Concessions: \$9,000 **Sold Terms:** Conventional
Address: 243 W Spruce Way
NS/EW: / 243
City: Santaquin, UT 84655
County: Utah **Restrictions:** No
Proj/Subdiv: GREEN
Tax ID: 38-622-0028 **Est. Taxes:** \$1,296
Zoning: **HOA?:** Yes, \$158/Month
HOA Transfer: \$200
HOA Contact: hoa@evolveut.com **HOA Phone:** 801-473-8388
HOA Amenities: Maintenance Paid; Playground; Snow Removal; Trash Paid; Water Paid

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

School Dist: Nebo
Sr High: Payson

Elem: Apple Valley Elementary
Other Schl:

Jr High: Payson Jr

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	523	2	1	-	-	-	-	-	-	-	1	-
1	523	-	-	1	1	-	-	1	-	-	-	-
B1	512	-	-	-	-	1	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1558	2	1	0	1	1	0	1	0	0	1	0

Roof: Asphalt Shingles**Heating:** Forced Air; Gas: Central**Air Cond:** Central Air; Electric**Floor:** Carpet; Laminate**Window Cov:** Blinds**Pool?:** No**Pool Feat:****Possession:** Recording**Exterior:** Asphalt Shingles; Stone; Stucco; Cement Board**Has Solar?:** No**Landscape:** Landscaping: Full**Lot Facts:** Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain**Exterior Feat:** Double Pane Windows; Patio: Open**Interior Feat:** Closet: Walk-In; Dishwasher, Built-In; Disposal**Amenities:** Electric Dryer Hookup; Park/Playground**Inclusions:** Dryer; Microwave; Range; Washer**Exclusions:** Refrigerator**Terms:** Assumption: Qualify; Cash; Conventional; FHA; VA; USDA Rural Development**Storage:** Basement**Tel Comm:** Fiber Optics**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected**Zoning:** Single-Family**Listing****Courtesy of:** NRE

Remarks: Come and See this Beautiful Townhome in a Lovely Santaquin Community with room to grow! Sellers FHA Loan is Assumable at 5.75%. Call today for more details. Minutes from grocery stores, restaurants and schools. This Newer Modern Townhome has gorgeous flooring, white cabinets with hardware, stainless steel appliances, and granite counter tops. This home has plenty of room to grow into with large bedrooms. Washer and Dryer included. The basement is ready to add in an additional family room, bedroom and bathroom. This Community provides all outside maintenance and playground area and covered parking. Call for a private showing today at this price this won't last long! Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement. Buyer to verify all.

MLS# 1891793 Presented By: Cole Tanner 801-919-7574

Sold Price: \$380,000
Original List Price: \$379,900
Price Per: \$162
DOM: 30

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/05/2023

Sold Date: 09/29/2023

Sold Terms: Conventional

Concessions: \$80,000

Address: 1006 N 20 E

NS/EW: 1006 N / 20 E

City: Santaquin, UT 84655

County: Utah

Proj/Subdiv: APPLE HOLLOW

Tax ID: 34-672-0133

Zoning:

Restrictions: No

Est. Taxes: \$1,221

HOA?: Yes, \$160/Month

HOA Contact: Advantage
Property Mgmt

HOA Phone: 801-235-7368

HOA Amenities: Club House; Pets Permitted; Snow Removal

Short Term Rental: No

Pre-Market:

School Dist: Nebo

Elem: Santaquin

Jr High: Payson Jr

Sr High: Payson

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	1034	3	2	-	-	-	-	-	-	-	1	-
1	650	-	-	1	1	-	-	1	1	-	-	-
B1	654	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2338	3	2	1	1	0	0	1	1	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Sprinkler: Auto-Full; View: Mountain

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

Amenities: Clubhouse

Inclusions: Ceiling Fan; Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Basement

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

Zoning: Single-Family

Listing

Courtesy of: Fathom Realty (Orem)

Remarks: Welcome to this stunning 3-bedroom, 3-bathroom townhome, nestled in the heart of a vibrant and sought-after community. The well-appointed kitchen boasts stainless steel appliances, ample cabinetry, and a center island, making it a chef's dream and an ideal space for entertaining guests. Upstairs, you'll discover the luxurious master suite, complete with a walk-in closet and large bathroom. There is also a loft and large laundry room upstairs. This townhome is fully upgraded with new light fixtures and upgraded faucets and cabinet hardware. Large oversized garage plus so much more. Buyer/buyer's agent to verify all information.



Type: Townhouse

Style: Townhouse;
Row-mid

Year Built: 2022

Acres: 0.03

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Opener

Driveway:

Water: Culinary

Water Shares: 0.00

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

Master Level: 2nd floor

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

MLS# 1895252 Presented By: Cole Tanner 801-919-7574

Sold Price: \$284,500
Original List Price: \$284,500
Price Per: \$298

Tour/Open: View Tour

Status: SOLD

DOM: 0

Contract Date: 08/17/2023

Sold Date: 09/28/2023

Sold Terms: Conventional

Concessions: \$0

Address: 422 W Main St #12

NS/EW: / 422

City: Santaquin, UT 84655

County: Utah

Proj/Subdiv: JOHNSON GROVE

Tax ID: 43-287-0012

Zoning:

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$210/Month

HOA Transfer: \$750

HOA Contact: Advantage
Management

HOA Phone: 801-235-7368

HOA Amenities: Club House; Insurance Paid; Maintenance Paid; Pet Rules;
Pets Permitted; Playground; Sewer Paid; Trash Paid; Water
Paid

Short Term Rental: Yes

Pre-Market:

Internet paid 200 mbps through Centurylink. Water, sewer,
trash, snow removal, lawn care and insurance. Large
playground area. There is a gathering room for social
events that can be reserved. Extra parking and visitor
parking.

HOA Remarks:

School Dist: Nebo

Sr High: Payson

Elem: Santaquin

Other Schl:

Jr High: Payson Jr

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	953	2	2	-	-	1	-	-	1	1	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	953	2	2			1	0	0	1	1	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Laminate

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Brick; Clapboard/Masonite

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Full

Exterior Feat: Double Pane Windows; Porch: Open

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

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

Inclusions: Microwave; Range; Refrigerator

Terms: Cash; Conventional; USDA Rural Development

Access Feat: 32" Wide Doorways; Ground Level; Single Level Living

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

Zoning: Single-Family

Listing

Courtesy of: Realtypath LLC (Home and Family)

Type: Condo

Style: Condo; Main
Level

Year Built: 2023

Acres: 0.01

Deck | Pat: 0 | 0

Garage: 0

Carport: 0

Prkg Sp: 2

Fin Bsmt: 0%

Basement: Slab

Garage/Park: Parking: Uncovered

Driveway: Asphalt

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No



Remarks: Now selling brand new units in Santaquin ready mid June. These units qualify for a \$20,000 grant program for first time buyers that qualify. No down payment for qualified USDA buyers. Take advantage of the one and two bedroom units in The Grove. Beautifully designed with great room. Kitchens feature white granite countertops, stainless steel appliances, LVP flooring and carpet in bedrooms. Quality construction at an affordable price. Ask about the preferred lender incentive. Contact Paul Ericksson with Introlend 801-358-6468. More information at www.condos-grove-santaquin.com.

MLS# 1898113 Presented By: Cole Tanner 801-919-7574

Sold Price: \$338,000
 Original List Price: \$330,000
 Price Per: \$251
 DOM: 3
 Contract Date: 09/06/2023

Tour/Open: None
 Status: SOLD

Concessions: \$0

Sold Date: 09/26/2023
 Sold Terms: FHA

Address: 835 S Canyon Rd
 NS/EW: 835 S / 800 E
 City: Santaquin, UT 84655
 County: Utah

Restrictions: No

Proj/Subdiv: SILVER KING

Tax ID: 52-830-0025

Est. Taxes: \$2,274

Zoning: RES

HOA?: No

Pre-Market:

School Dist: Nebo
 Sr High: Payson

Elem: Orchard Hills
 Other Schl:

Jr High: Payson Jr

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	-	-	-	-	-	-	-	-	-
1	1344	3	2	-	1	-	1 1	-	1
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1344	3	2	0	1	0	1 1	0	1

Type: Single Family
 Style: Manufactured

Year Built: 2003

Const Status: Blt./Standing

Acres: 0.23

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: Detached

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals: Pets > 75 Lbs.



Roof: Asphalt Shingles

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Linoleum

Window Cov: See Remarks; Blinds

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Asphalt Shingles; Clapboard/Masonite

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Mature Trees

Lot Facts: Corner Lot; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Inclusions: See Remarks; Ceiling Fan; Dryer; Range; Refrigerator; Swing Set; Washer; Smart Thermostat(s)

Exclusions: See Remarks; Alarm System; Window Coverings; Trampoline; Video Door Bell(s); Video Camera(s)

Terms: Cash; Conventional

Storage: Garage

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

Zoning: Single-Family

Listing

Courtesy of: Ridgeline Realty

Remarks: Opportunity awaits you in this wonderful home at the mouth of Santaquin Canyon. Situated on a spacious, nearly quarter-acre lot, this single level home features three bedrooms, two bathrooms, two living areas, and a one-car detached garage. As you step inside, you'll immediately appreciate the open concept floor plan that seamlessly connects the living, dining, and kitchen areas. The natural light that fills this home really creates an inviting and airy atmosphere with plenty of space for everyone to enjoy. Stepping outside, you'll discover your own private oasis. The yard features mature trees, including apple, peach, and cherry trees, with a fully fenced backyard ensuring both privacy and safety for you and your children and pets alike. This home will give you quiet, country living while still providing easy access to essential amenities. Nearby parks, schools, freeway access and shopping are just a short drive away. Mountain hiking and biking trails are just as close! Don't miss the opportunity to make this house your home. Square footage figures are provided as a courtesy estimate only and were obtained from County Record. Buyer is advised to obtain an independent measurement and verify all.

MLS# 1901972 Presented By: Cole Tanner 801-919-7574

Sold Price: \$387,500
 Original List Price: \$399,000
 Price Per: \$191
 DOM: 0
 Contract Date: 09/25/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 09/25/2023
 Sold Terms: Cash
 Concessions: \$0
 Address: 227 N Arlene Ln #15
 NS/EW: 227 /
 City: Santaquin, UT 84655
 County: Utah
 Proj/Subdiv:
 Tax ID: 68-056-0015
 Zoning:
 HOA Contact:
 HOA Amenities: Sewer Paid; Snow Removal; Trash Paid; Water Paid
 Short Term Rental: Yes
 Pre-Market:



School Dist: Nebo
 Sr High: Payson

Elem: Apple Valley Elementary
 Other Schl:

Jr High: Payson Jr

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	906	3	2	-	-	-	-	-	-	-	-	-	-
1	567	-	1	-	-	1	-	-	1	-	-	1	-
B1	546	-	-	-	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2019	3	3			2	0	0	1	0	0	1	0

Type: Townhouse
 Style: Townhouse; Row-end
 Year Built: 2023
 Acres: 0.01
 Deck | Pat: 0 | 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:
 Heating:
 Air Cond:
 Floor:
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession:
 Exterior:
 Has Solar?: No
 Landscape:
 Listing

Basement: Full
 Garage/Park: Attached
 Driveway: Concrete
 Water:
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 2nd floor
 Senior Comm: No
 Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.; Pets > 75 Lbs.

Courtesy of: Hyve Homes Real Estate, LLC

Remarks: These charming townhomes in Santaquin offer the perfect location for those seeking convenience and tranquility. Situated within walking distance from your local grocery store and gas stations, and only 3 minutes away from I-15, they provide easy access to work without the stress of a busy city. As you step inside, you'll discover spacious living quarters with a range of upgrades similar to our single family homes, such as Farmhouse railing, custom cabinets, granite countertops, and a fully finished basement. Don't miss your chance to own one of these adorable townhomes, blending comfort and style in a prime location.

MLS# 1901982 Presented By: Cole Tanner 801-919-7574

Sold Price: \$380,500 Tour/Open: None
 Original List Price: \$392,000 Status: SOLD
 Price Per: \$189
 DOM: 0
 Contract Date: 09/25/2023
 Sold Date: 09/25/2023
 Concessions: \$0 Sold Terms: Cash
 Address: 208 N Arlene Ln
 NS/EW: 208 /
 City: Santaquin, UT 84655
 County: Utah Restrictions: No
 Proj/Subdiv: HEELIS FARMS
 Tax ID: 68-056-0019 Est. Taxes: \$0
 Zoning: HOA?: Yes, \$150/Month
 HOA Contact: HOA Phone:
 HOA Amenities: Insurance Paid; Maintenance Paid; Playground; Snow Removal; Trash Paid; Water Paid



Short Term Rental: No

Pre-Market:

School Dist: Nebo
 Sr High: Payson

Elem: Apple Valley Elementary
 Other Schl:

Jr High: Payson Jr

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	901	3	2	-	-	-	-	-	-	-	-	-	-
1	560	-	-	-	-	-	-	-	-	-	-	-	-
B1	551	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2012	3	2			0	0	0	0	0	0	0	0

Type: Townhouse

Style: Townhouse;
 Row-mid

Year Built: 2023

Acres: 0.01

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 100%

Basement: Full

Garage/Park:

Driveway: Common Drive; Concrete

Water:

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Asphalt Shingles

Heating: Gas: Central; Heat Pump

Air Cond:

Floor: Carpet; Vinyl (LVP)

Window Cov: None

Pool?: No

Pool Feat:

Possession:

Exterior: Brick; Cement Board

Has Solar?: No

Landscape:

Lot Facts: Curb & Gutter; Sidewalks; Sprinkler: Auto-Full; Drip Irrigation: Auto-Full

Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal

Storage: Garage; Basement

Zoning: Multi-Family

Listing

Courtesy of: Hyve Homes Real Estate, LLC

Remarks: Square footage figures are provided as a courtesy estimate only and were obtained from plans . Buyer is advised to obtain an independent measurement.