

MLS# 1842796 Presented By: Cole Tanner 801-919-7574

Sold Price: \$459,900 **Tour/Open:** None
Original List Price: \$449,900 **Status:** SOLD
Price Per: \$170
DOM: 159
Contract Date: 02/25/2023
Sold Date: 09/28/2023
Concessions: \$20,000 **Sold Terms:** Conventional
Address: 936 W Little Tiger Ct #560
NS/EW: / 936
City: Saratoga Springs, UT 84045
County: Utah **Restrictions:** No
Proj/Subdiv: SUNFLOWER FIELDS
Tax ID: 55-937-0560 **Est. Taxes:** \$1
Zoning: RES **HOA?:** Yes, \$170/Month
HOA Transfer: 0.5%
HOA Contact: HOA Solutions **HOA Phone:**
HOA Amenities: Other (See Remarks); Pets Permitted; Playground; Snow Removal

**Short Term Rental:** No**Pre-Market:** No**HOA Remarks:** Maintenance of common areas and snow removal.**School Dist:** Alpine**Elem:** Harvest**Jr High:** Vista Heights Middle Sch**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	1164	3	2	-	-	-	1	-	-	-	-	1	-
1	775	-	-	-	1	1	-	-	1	-	1	-	-
B1	751	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2690	3	2	0	1	1	1	0	1	0	0	1	0

Roof: Asphalt Shingles**Heating:** Forced Air; >= 95% efficiency**Air Cond:** Central Air; Electric**Floor:** Carpet; Vinyl**Window Cov:** Blinds**Pool?:** No**Pool Feat:****Possession:** Recording**Exterior:** Asphalt Shingles; Composition**Has Solar?:** No**Landscape:** Landscaping: Full**Lot Facts:** Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; View: Mountain**Exterior Feat:** Double Pane Windows; Patio: Open**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stndg.; Low VOC Finishes; Video Door Bell(s); Smart Thermostat(s)**Amenities:** Electric Dryer Hookup; Home Warranty; Park/Playground**Inclusions:** Microwave; Range; Refrigerator; Window Coverings; Video Door Bell(s); Smart Thermostat(s)**Terms:** Cash; Conventional; FHA; VA**Storage:** Garage; Basement**Tel Comm:** Ethernet; Wired**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected**Zoning:** Multi-Family**Listing****Courtesy of:** Lennar Homes of Utah Inc.

Remarks: Sunflower Fields - 560 - Residence 2. Estimated completion in February. This home offers 3 bedrooms, 2.5 bathrooms, and an attached 2-car garage. On the main floor, a spacious kitchen offers grey craftsman-style cabinets, marble-style quartz countertops, and stainless steel appliances including refrigerator! Upstairs is the owner's suite with owner's suite bathroom, laundry room, loft, two additional bedrooms, and a full secondary bathroom. Square footage figures are provided as a courtesy estimate only and were obtained from builder. Buyer is advised to obtain an independent measurement. Interior photos are of same style of home, but not the actual home. Rendering is for illustrative purposes only.

Type: Townhouse (PUD)**Style:** Townhouse; Row-mid**Year Built:** 2022**Const Status:** Und. Const.**Acres:** 0.01**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%**Basement:** Full**Garage/Park:** Attached; Opener**Driveway:** Concrete**Water:** Culinary**Water Shares:** 0.00**Spa?:** No **Community Pool?:** No**Master Level:** 2nd floor**Senior Comm:** No**Animals:**

MLS# 1861308 Presented By: Cole Tanner 801-919-7574

Sold Price: \$767,500 **Tour/Open:** None
Original List Price: \$763,900 **Status:** SOLD
Price Per: \$184
DOM: 133
Contract Date: 08/15/2023
Sold Date: 09/28/2023
Concessions: \$0 **Sold Terms:** Conventional
Address: 1478 N McKenzie Way #229
NS/EW: 1478 N / 540 W
City: Saratoga Springs, UT 84043
County: Utah **Restrictions:** No
Proj/Subdiv: ARCADIA SPRINGS **Est. Taxes:** \$1
Tax ID: 34-700-0229 **HOA?:** Yes, \$62/Month
Zoning: RES
HOA Transfer: 0.5%
HOA Contact: FCS Community Management **HOA Phone:** 801-256-0465
HOA Amenities: Picnic Area
Short Term Rental: No
Pre-Market: No
HOA Remarks: Common area maintenance, repair, snow removal, and landscaping.



School Dist:
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	1018	3	1	-	-	-	1	-	-	-	-	-	-
1	1568	1	1	-	1	1	-	1	1	-	1	1	-
B1	1576	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4162	4	2	0	1	1	1	1	1	0	0	1	0

Type: Single Family
Style: 2-Story
Year Built: 2023
Acres: 0.20
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 2
Fin Bsmt: 0%

Const Status: Und. Const.

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; Tile
Window Cov: None
Pool?: No
Pool Feat:
Possession:
Exterior: See Remarks; Asphalt Shingles; Stone
Has Solar?: No
Landscape: See Remarks; Landscaping: Part
Lot Facts: Curb & Gutter; Road: Paved
Exterior Feat: Double Pane Windows; Sliding Glass Doors
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Great Room; Range/Oven: Free Stndg.; Vaulted Ceilings
Amenities: Cable Tv Wired; Electric Dryer Hookup
Inclusions: Ceiling Fan; Dishwasher: Portable; Microwave; Range
Terms: Cash; Conventional; FHA; VA
Storage: Garage
Access Feat: See Remarks
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: Arive Realty

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

Remarks: MASSIVE PRICE DECREASE! Our last quick move in home is now available in our Arcadia Springs neighborhood! Enjoy this gorgeous 2-story concept with a third bay garage, gigantic master bathroom and closet, an added bonus room, double sinks in every full bathroom, and a deck with stairs into the backyard! This home is located in a prime area right next to a wide variety of dining, shopping, and grocery stores. This is an exciting growing area next to lots of new tech companies, hospitals, and more! Contact me today to get more information!

MLS# 1870215 Presented By: Cole Tanner 801-919-7574

Sold Price: \$387,255 **Tour/Open:** None
Original List Price: \$379,900 **Status:** SOLD
Price Per: \$302
DOM: 3
Contract Date: 04/08/2023
Sold Date: 09/22/2023
Concessions: \$14,895 **Sold Terms:** FHA
Address: 83 E Fairmont St #603
NS/EW: / 83
City: Saratoga Springs, UT 84045
County: Utah **Restrictions:** Yes
Proj/Subdiv: WANDER
Tax ID: 55-945-0603 **Est. Taxes:** \$1
Zoning: RES **HOA?:** Yes, \$156/Month
HOA Contact: **HOA Phone:**
HOA Amenities: Biking Trails; Hiking Trails; Picnic Area; Playground; Pool; Snow Removal



Short Term Rental: No

Pre-Market: No

School Dist: Alpine

Elem: Springside

Jr High: Lake Mountain

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				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	884	3	2	-	-	-	-	-	-	-	1	-
1	395	-	-	-	1	-	-	1	1	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1279	3	2	0	0	1	0	1	1	0	1	0

Roof: Composition

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov:

Pool?: No

Pool Feat:

Possession: FUNDING

Exterior: Stucco; Vinyl

Has Solar?: No

Landscape: Landscaping: Full

Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors

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

Amenities: See Remarks; Cable Tv Wired; Clubhouse; Home Warranty; Park/Playground; Swimming Pool

Environm Cert: Home Energy Rating

Inclusions: Microwave; Range

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

Storage: Garage

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

Zoning: Multi-Family

Listing

Courtesy of: Advantage Real Estate, LLC

Remarks: You must see this Brand New Town Home Collection in Wander in Saratoga Springs! Special Incentives and Financing available with Preferred Lender! These homes include 2-4 bedrooms, 2 car garage, Fenced Front Yard and many included features such as large eat-in islands in the kitchen, spacious Great Room with lots of Windows and so much more! Check out our guaranteed energy program! Call now for more information or to visit the community (Plateau Lot 603)

Type: Twin (PUD)

Style: Townhouse; Row-end

Year Built: 2023

Acres: 0.05

Deck | Pat: 0 | 0

Garage: 2

Carport: 2

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Slab

Garage/Park: Built-In; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

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

Master Level: 2nd floor

Senior Comm: No

Animals:

Const Status: Und. Const.

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

MLS# 1880923 Presented By: Cole Tanner 801-919-7574

Sold Price: \$504,990
 Original List Price: \$514,990
 Price Per: \$187
 DOM: 7
 Contract Date: 06/10/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 09/22/2023
 Sold Terms: Conventional
 Concessions: \$0
 Address: 594 N Trident Dr #151
 NS/EW: /
 City: Saratoga Springs, UT 84043
 County: Utah
 Proj/Subdiv: NORTHSHORE
 Tax ID: 47-410-0151
 Zoning: R-3
 HOA Transfer: \$350
 HOA Contact: Advantage Management
 HOA Amenities: Biking Trails; Club House; Pets Permitted; Picnic Area; Playground; Pool
 Restrictions: No
 Est. Taxes: \$2,378
 HOA?: Yes, \$39/Month



Short Term Rental: No
 Pre-Market: No
 School Dist: Alpine
 Sr High: Lehi
 Elem: Dry Creek
 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	1104	3	2	-	-	-	-	-	-	-	-	1	-
1	767	-	-	-	1	1	-	-	1	1	-	1	-
B1	825	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2696	3	2	0	1	1	0	0	1	1	0	1	0

Type: Single Family (PUD)
 Style: 2-Story
 Year Built: 2023
 Acres: 0.09
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 2
 Fin Bsmt: 0%

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: None
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: See Remarks; Stucco; Cement Board
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain
 Exterior Feat: Double Pane Windows; Outdoor Lighting
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stdng.
 Amenities: Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool
 Inclusions: Microwave; Range
 Terms: Cash; Conventional; FHA; VA
 Storage: Other
 Tel Comm: Broadband Cable; Ethernet; Wired
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Multi-Family
 Listing
 Courtesy of: D.R. Horton, Inc

Basement: Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: Yes
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Remarks: Brand new home located in the highly desired Northshore community. Northshore is a quick ten-minute drive to Thanksgiving Point and Silicon Slopes, the new Primary Children's hospital, and a variety of commercial and retail properties, as well many recreational opportunities and trails. The price is an all-in price and includes many upgrades including modern shaker cabinets, beautifully quartz countertops in kitchen and bathrooms, along with quality laminate flooring throughout main floor. The neutral color palette makes designing simple. Kitchen has a large island and comes with Whirlpool stainless-steel appliances and gas range, and generous pantry. The loft upstairs along with the main bedroom walk in closet are sure to please, along with a fantastic mudroom. Basement is unfinished but has well-thought out space for an extra bedroom and bathroom. This home is just getting final touch ups and is basically ready for quick move-in! Also enjoy a variety of HOA amenities including access to pool and splash pad, multiple parks, a dog park, and a clubhouse for entertaining. Ask me about our Generous Home Warranties, Active Radon Mitigation System, and Smart Home Package which are all included. Up to \$10,000 incentive toward closing costs or rate buy downs if you use our preferred lender. *No representation or warranties are made regarding school districts and assignments; conduct your own investigation regarding current/future school boundaries. **Picture of home rendering only. Actual home may differ in color/materials/options. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. ***Sales Center Hours: Open Monday, Tuesday, Thursday, Friday, and Saturday from 11:00 a.m. - 6:00 p.m. Wednesday from 1:00 p.m. - 6:00 p.m. Call for an appointment!

MLS# 1882302 Presented By: Cole Tanner 801-919-7574

Sold Price: \$779,000
Original List Price: \$779,000
Price Per: \$174
DOM: 63
Contract Date: 09/01/2023

Tour/Open: None
Status: SOLD
Sold Date: 09/26/2023
Sold Terms: Conventional

Concessions: \$7,500
Address: 167 E Lake Cove Circle #5
NS/EW: 100 S / 167 W
City: Saratoga Springs, UT 84045
County: Utah
Proj/Subdiv: LAKE COVE
Tax ID: 45-565-0005
Zoning: RES
HOA Contact: Shawn Curtis
HOA Amenities:
Short Term Rental: No
Pre-Market: No
School Dist: Alpine
Sr High: Westlake
Elem: Thunder Ridge
Other Schl:



Jr High: Vista Heights Middle Sch

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1120	3	1	-	1	-	-	-	-
1	1664	1	1	1	-	1	1	1	1
B1	1684	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4468	4	2 0 1	1	1	1	1 0 0 1	1	1

Type: Single Family
Style: 2-Story
Year Built: 2017
Acres: 0.28
Deck | Pat: 1 | 0
Garage: 3
Carport: 0
Prkg Sp: 5
Fin Bsmt: 0%

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; Tile
Window Cov: Blinds; Full
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Aluminum; Brick; Stone; Stucco
Has Solar?: No
Landscape: Landscaping: Full; Vegetable Garden
Lot Facts: Corner Lot; Cul-de-Sac; Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Double Pane Windows; Sliding Glass Doors
Interior Feat: See Remarks; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Kitchen: Updated; Range/Oven: Free Stndg.; Vaulted Ceilings
Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup
Environm Cert: See Remarks
Inclusions: Ceiling Fan; Dishwasher: Portable; Fireplace Equipment; Freezer; Microwave; Range; Range Hood; Refrigerator; Satellite Dish; Water Softener: Own
Exclusions: Dryer; Gas Grill/BBQ; Washer; Trampoline
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: Plumb & Company Realtors LLP

Remarks: Gorgeous house sitting on just shy of a 1/3 of an acre located in a quiet cul-de-sac very close to the lake. Large master bedroom located on the main floor, 3 bedrooms upstairs with a full bathroom. The basement is partially framed for you to finish to your liking. Large 3 car garage with RV parking on the side. Huge planter boxes in the back yard on a drip system. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. Buyer is advised to obtain an independent measurement.

MLS# 1883207 Presented By: Cole Tanner 801-919-7574

Sold Price: \$729,900 **Tour/Open:** None
Original List Price: \$766,900 **Status:** SOLD
Price Per: \$176
DOM: 90
Contract Date: 08/31/2023
Sold Date: 09/26/2023
Concessions: \$10,270 **Sold Terms:** Conventional
Address: 2551 N Paintbrush Dr #736
NS/EW: 2551 N / 324 W
City: Saratoga Springs, UT 84045
County: Utah **Restrictions:** No
Proj/Subdiv: PRIMROSE
Tax ID: 55-987-0736 **Est. Taxes:** \$1
Zoning: RES **HOA?:** Yes, \$100/Month
HOA Transfer: 0.5%
HOA Contact: HOA Solutions **HOA Phone:** 801-341-2999
HOA Amenities: Other (See Remarks); Hiking Trails; Playground
Short Term Rental: No
Pre-Market: No
HOA Remarks: Maintenance of common areas included.



School Dist: Alpine
Sr High: Westlake

Elem: Harvest
Other Schl:

Jr High: Vista Heights Middle Sch

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	1145	4	1	-	-	-	-	-	-	-	1	-
1	1554	1	1	-	1	-	1	1	1	-	-	-
B1	1446	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4145	5	2	0	1	0	1	1	1	0	1	0

Type: Single Family
Style: 2-Story
Year Built: 2023
Acres: 0.24
Deck | Pat: 0 | 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

Roof: Asphalt Shingles
Heating: Forced Air; >= 95% efficiency
Air Cond: Central Air; Electric
Floor: Carpet; Tile; Vinyl
Window Cov: None
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Asphalt Shingles; Composition
Has Solar?: No
Landscape: Landscaping: Part

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

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain; Drip Irrigation: Auto-Part
Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors
Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stndg.; Low VOC Finishes
Amenities: Electric Dryer Hookup; Home Warranty; Park/Playground
Inclusions: Microwave; Range; Refrigerator
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Tel Comm: Ethernet; Wired
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Listing

Courtesy of: Lennar Homes of Utah Inc.

Remarks: Primrose - 736 - Yosemite. Estimated completion in September! Finance through Lennar Mortgage and receive up to \$40,000 towards loan costs. This plan features 5 bedrooms, 2.5 bathrooms, and 3-bay garage. On the main floor, you will find the spacious family room, white craftsman style cabinets, white quartz countertops with gray veining, and stainless steel appliances including gas range and refrigerator! Plus, a spacious owner's suite on the main floor. The second floor has four bedrooms including one bathroom. Square footage figures are provided as a courtesy estimate only and were obtained from builder. Buyer is advised to obtain an independent measurement.

MLS# 1883578 Presented By: Cole Tanner 801-919-7574

Sold Price: \$386,990
Original List Price: \$386,990
Price Per: \$276
DOM: 13
Contract Date: 06/29/2023
Tour/Open: None • Floor Plan
Status: SOLD
Sold Date: 09/22/2023
Sold Terms: Conventional
Concessions: \$0
Address: 973 E Jack Dr #2211
NS/EW: / 973
City: Saratoga Springs, UT 84045
County: Utah
Proj/Subdiv: NORTHSHORE
Tax ID: 47-414-2211
Zoning: R-3
HOA Transfer: \$500
HOA Contact: Advantage Managment
HOA Amenities: Club House; Hiking Trails; Picnic Area; Playground; Pool
Short Term Rental: No
Pre-Market:

School Dist: Alpine
Sr High: Lehi

Elem: Dry Creek
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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	846	3	2	-	-	-	-	-	-	-	-	1	-
1	553	-	-	-	-	1	-	-	1	1	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1399	3	2	0	1	0	0	0	1	1	0	1	0

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor: Carpet; Laminate
Window Cov:
Pool?: No
Pool Feat:
Possession:
Exterior: Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Sidewalks; Terrain, Flat; View: Mountain
Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors
Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Range: Countertop; Silestone Countertops; Video Door Bell(s); Smart Thermostat(s)
Amenities: Cable Tv Available; Home Warranty; Park/Playground
Inclusions: Microwave; Range
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Multi-Family
Listing
Courtesy of: D.R. Horton, Inc



Type: Townhouse (PUD)
Style: Townhouse; Row-mid
Year Built: 2023
Acres: 0.02
Deck | Pat: 0 | 1
Garage: 2
Carport: 0
Prkg Sp: 2
Fin Bsmt: 0%
Basement: None/Crawl Space
Garage/Park: Built-In
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level: 2nd floor
Senior Comm: No
Animals:

Const Status: Und. Const.

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

Remarks: Brand new townhome in a great area of Saratoga Springs. Northshore is a quick ten minute drive to Thanksgiving Point and Silicon Slopes, a variety of commercial and retail properties, as well many recreational opportunities and trails. This is a all in price including many upgrades - shaker cabinets, beautifully quartz countertops in kitchen and bathrooms, along with quality laminate flooring throughout main floor. The neutral color palette makes designing simple. Also enjoy a variety of HOA amenities including access to pool and splash pad, multiple parks, a dog park, and a clubhouse for entertaining. Ask me about our Generous Home Warranties, Active Radon Mitigation System, and Smart Home Package which are all included. Up to \$11,000 incentive toward closing costs or rate buy downs if you use our preferred lender. *No representation or warranties are made regarding school districts and assignments; conduct your own investigation regarding current/future school boundaries. **Picture of home rendering only. Actual home may differ in color/materials/options. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. ***Sales Center Hours: Open Monday, Tuesday, Thursday, Friday, and Saturday from 11:00 a.m. - 6:00 p.m. Wednesday from 1:00 p.m. - 6:00 p.m. Closed Sundays. Call or text for an appointment today!

MLS# 1884629 Presented By: Cole Tanner 801-919-7574

Sold Price: \$609,900 Tour/Open: None
 Original List Price: \$596,900 Status: SOLD
 Price Per: \$178
 DOM: 33
 Contract Date: 07/23/2023
 Sold Date: 09/28/2023
 Concessions: \$15,411 Sold Terms: Conventional
 Address: 421 W Peppergrass Way #197
 NS/EW: / 421
 City: Saratoga Springs, UT 84045
 County: Utah Restrictions: No
 Proj/Subdiv: PRIMROSE
 Tax ID: 55-989-0197 Est. Taxes: \$1
 Zoning: RES HOA?: Yes, \$100/Month
 HOA Transfer: 0.5%
 HOA Contact: HOA Solutions HOA Phone: 801-341-2999
 HOA Amenities: Other (See Remarks); Hiking Trails; Playground
 Short Term Rental: No
 Pre-Market: No
 HOA Remarks: Maintenance of common areas included.



School Dist: Alpine
 Sr High: Westlake

Elem: Harvest
 Other Schl:

Jr High: Vista Heights Middle Sch

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	1768	3	2	-	1	-	-	1	1	-	1	-
B1	1645	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3413	3	2	0	0	1	0	1	1	0	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2023
 Acres: 0.16
 Deck | Pat: 0 | 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

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Tile; Vinyl
 Window Cov: None
 Pool?: No
 Pool Feat:
 Possession: Recording
 Exterior: Asphalt Shingles; Composition; Stone
 Has Solar?: No
 Landscape: Landscaping: Part
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Drip Irrigation: Auto-Part
 Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stndg.; Low VOC Finishes
 Amenities: Electric Dryer Hookup; Home Warranty; Park/Playground
 Inclusions: Microwave; Range; Refrigerator
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Tel Comm: Ethernet; Wired
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family
 Listing

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

Courtesy of: Lennar Homes of Utah Inc.

Remarks: Primrose - 197 - Arcadia. Estimated completion in September. Finance through Lennar Mortgage and receive up to \$20,000 towards loan costs. This rambler floorplan includes 3 bedrooms, 2 bathrooms, a 3-bay garage, and full unfinished basement. The main level offers a large family room, dining area, and a kitchen that boasts white cabinets and white quartz countertops. Included is the luxurious owner's suite with walk-in closet, a convenient laundry room, and a full bathroom. Square footage figures are provided as a courtesy estimate only and were obtained from builder. Buyer is advised to obtain an independent measurement. Interior photos are of same style of home, but not the actual home. Rendering is for illustrative purposes only.

MLS# 1886863 Presented By: Cole Tanner 801-919-7574

Sold Price: \$422,990
Original List Price: \$419,990
Price Per: \$193
DOM: 12
Contract Date: 07/15/2023
Tour/Open: None
Status: SOLD
Sold Date: 09/22/2023
Sold Terms: Conventional
Concessions: \$0
Address: 531 N Scuttlebutt Ln #1790
NS/EW: 531 /
City: Saratoga Springs, UT 84045
County: Utah
Proj/Subdiv: NORTHSHORE
Tax ID: 47-406-1790
Zoning: R-3
HOA Transfer: \$500
HOA Contact: Advantage Management
HOA Amenities: Club House; Hiking Trails; Picnic Area; Playground; Pool
Short Term Rental: No
Pre-Market:



HOA Remarks: A variety of great amenities will be located in this community including multiple parks, dog park, clubhouse, pool, splash pad, pickleball courts, pavilions, and more.

School Dist: Alpine
Sr High: Lehi
Elem: Dry Creek
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	919	3	2	-	-	-	1	-	-	-	-	1	-
1	636	-	-	-	1	1	-	-	1	1	-	1	-
B1	632	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2187	3	2	1	1	1	1	0	1	1	0	1	0

Type: Townhouse (PUD)
Style: Townhouse;
Row-mid
Year Built: 2023
Acres: 0.02
Deck | Pat: 0 | 1
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; Laminate
Window Cov:
Pool?: No
Pool Feat:
Possession: Fund/Reocrd
Exterior: Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Sidewalks; Terrain, Flat; View: Mountain
Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors
Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Range: Countertop; Silestone Countertops; Video Door Bell(s); Smart Thermostat(s)
Amenities: Cable Tv Available; Home Warranty; Park/Playground
Inclusions: Microwave; Range
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Basement: Full
Garage/Park: Built-In
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level: 2nd floor
Senior Comm: No
Animals:

Zoning: Multi-Family
Driving Dir: Just south of Pioneer Crossing off of Saratoga Rd (2300 West in Lehi) . Call or text me and Ill drop you a pin to our Sales Office!
385-261-6933

Listing
Courtesy of: D.R. Horton, Inc

Remarks: You'll love this wildly-popular Millbrook floor plan located in the highly-desired Northshore community. Northshore is a quick ten minute drive to Thanksgiving Point and Silicon Slopes, the new Primary Children's hospital, a variety of commercial and retail properties, as well multiple recreational opportunities. Price is an all-in price and includes many upgrades including modern shaker cabinets, beautifully quartz countertops in kitchen and bathrooms, along with quality light gray laminate flooring throughout main floor. The neutral color palette makes designing simple. Kitchen has a large island and comes with Whirlpool stainless-steel appliances and gas range, and generous pantry. With a very spacious master and closets. Basement is unfinished, but has well-thought out space for an extra bedroom and bathroom. This home is just getting final touch ups and is basically ready for quick move-in! Also enjoy a variety of HOA amenities including access to pool and splash pad, multiple parks, a dog park, and a clubhouse for entertaining. Ask me about our Generous Home Warranties, Active Radon Mitigation System, and Smart Home Package which are all included. Up to \$8,000 incentive toward closing costs or rate buy downs if you use our preferred lender. *No representation or warranties are made regarding school districts and assignments; conduct your own investigation regarding current/future school boundaries. **Picture of home rendering only. Some picture are of Model Home. Actual home may differ in color/materials/options. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. ***Sales Center Hours: Open Monday, Tuesday, Thursday, Friday, and Saturday from 11:00 a.m. - 6:00 p.m. Wednesday from 1:00 p.m. - 6:00 p.m. Closed Sundays. Call for an appointment!

MLS# 1889546 Presented By: Cole Tanner 801-919-7574

Sold Price: \$560,000 **Tour/Open:** View Tour >
Original List Price: \$565,000 **Status:** SOLD
Price Per: \$199
DOM: 21
Contract Date: 08/23/2023

Sold Date: 09/22/2023
Sold Terms: Conventional

Concessions: \$4,000
Address: 852 S Saratoga Dr
NS/EW: 852 S / 300 E
City: Saratoga Springs, UT 84045
County: Utah **Restrictions:** Yes
Proj/Subdiv: SARATOGA SPRINGS
Tax ID: 52-626-0357 **Est. Taxes:** \$2,127
Zoning: RES **HOA?:** Yes, \$100/Month

HOA Transfer: 0.5%
HOA Contact: SSOA - utahlake.org **HOA Phone:** 801-766-0621

HOA Amenities: Other (See Remarks); Biking Trails; Club House; Gated; Gym Room; Hiking Trails; On Site Security; Picnic Area; Playground; Pool; Snow Removal; Spa

Short Term Rental: No

Pre-Market:

HOA Remarks: See the extensive list of unique HOA amenities. SSOA charges buyers a transfer fee of one-half percent (0.5%) of the purchase price.

School Dist: Alpine
Sr High: Westlake

Elem: Springside
Other Schl:

Jr High: Lake Mountain

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	1402	3	2	-	1	-	-	1	-	-	-	1
B1	1402	2	-	1	1	-	-	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2804	5	2	1	0	2	0	1	0	0	1	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds; Draperies

Pool?: No

Pool Feat: Concrete/Gunite; Fenced; Heated; In Ground; With Spa

Possession: Recording

Exterior: Brick; Stucco

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Mature Trees

Lot Facts: See Remarks; Corner Lot; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Double Pane Windows; Entry (Foyer); Out Buildings; Porch: Open

Interior Feat: Bath: Master; Closet: Walk-In; Gas Log; Oven: Gas; Range: Gas; Range/Oven: Built-In; Vaulted Ceilings

Amenities: Clubhouse; Exercise Room; Gated Community; Park/Playground; Swimming Pool; Workshop

Inclusions: Microwave; Range; Refrigerator; Window Coverings

Exclusions: Dryer; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other; Basement

Access Feat: Grab Bars; Single Level Living

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

Zoning: Single-Family

Listing

Courtesy of: Fathom Realty (Orem)



Type: Single Family (PUD)

Style: Rambler/Ranch

Year Built: 1999

Const Status: Blt./Standing

Acres: 0.23

Deck | Pat: 1 | 1

Frontage: 0.0

Garage: 3

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: See Remarks; Attached; Built-In; Detached; Heated; Opener; Rv Parking; Extra Length; Workshop

Driveway: Concrete

Water: Culinary; Irrigation: Pressure

Water Shares: 0.00

Spa?: Yes **Community Pool?:** Yes

Master Level: 1st floor

Senior Comm: No

Animals:

Remarks: MORE THAN A HOME - A LIFESTYLE! Enjoy the extensive and unique amenities within Saratoga Springs' private lakeside resort community overlooking Utah Lake and Mount Timpanogos, adjacent to Talon's Cove golf course. This home is conveniently situated on a corner lot within short walking distance of the resort's private boat marina; lakeside park with a stream, beach volleyball, pavilion and an outdoor fireplace; clubhouse with exercise facilities; and its one-of-a-kind year-round natural hot-springs pool & spas on the shore of Utah Lake. The resort also features a second clubhouse with exercise facilities, swimming pool, spa and game room; lake-side parks; and scenic walking trails along Utah Lake and throughout the community. This 5 bed, 3 bath home has been renovated with new paint, carpet, fixtures, refinished cabinets etc. Outside features include a fully-fenced backyard with mature landscaping (including a fruitful apple tree and space for a garden) and a stand-alone 28x14 heated boat garage/workshop in back (with a separate side entrance) which adds huge value! All information provided as a courtesy, but not guaranteed. Buyers to verify all information. -To view a point/click 3D property tour/floorplan click "View Tours" below the pictures on the MLS listing, or go to: <https://my.matterport.com/show/?m=i7qVKM2a7tT&brand=0>

MLS# 1892214 Presented By: Cole Tanner 801-919-7574

Sold Price: \$710,000 Tour/Open: None
 Original List Price: \$700,000 Status: SOLD
 Price Per: \$224
 DOM: 44
 Contract Date: 08/07/2023
 Sold Date: 09/28/2023
 Concessions: \$16,000 Sold Terms: Conventional
 Address: 3756 S Larkspur Cir
 NS/EW: 3756 /
 City: Saratoga Springs, UT 84045
 County: Utah Restrictions: No
 Proj/Subdiv: CATALINA BAY
 Tax ID: 65-596-0400 Est. Taxes: \$2,655
 Zoning: HOA?: Yes, \$85/Month
 HOA Transfer: 0.25%
 HOA Contact: Catalina Bay HOA Phone: 801-607-1680
 HOA Amenities: Playground
 Short Term Rental: No
 Pre-Market:



School Dist: Alpine
 Sr High: Westlake

Elem: Sage Hills
 Other Schl:

Jr High: Vista Heights Middle Sch

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	1602	3	2	-	-	-	1	1	1	-	1	1
B1	1554	2	1	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3156	5	3	0	0	1	0	1	1	0	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2020
 Acres: 0.28
 Deck | Pat: 1 | 0
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 80%

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; Laminate
 Window Cov: Plantation Shutters; Shades
 Pool?: No
 Pool Feat:
 Possession: Closing
 Exterior: Stone; Stucco; Cement Board
 Has Solar?: Yes

Basement: Full; Walkout
 Garage/Park: Attached; Opener; Storage Above
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level: 1st floor
 Senior Comm: No
 Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.; Pets > 75 Lbs.
 Slr Install Dt: 2021-04-01

Slr Ownership: Financed
 Slr Finance Co: NBT Bank of New York
 Landscape: Landscaping: Full; Terraced Yard
 Lot Facts: Cul-de-Sac; Fenced: Full; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Lake; View: Mountain; Rainwater Collection
 Exterior Feat: Basement Entrance; Bay Box Windows; Double Pane Windows; Porch: Open; Sliding Glass Doors; Walkout
 Interior Feat: 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; Electric Dryer Hookup; Park/Playground
 Inclusions: Ceiling Fan; Microwave; Range; Storage Shed(s)
 Exclusions: Dryer; Refrigerator; Washer
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 Storage: Garage; Basement
 Access Feat: Single Level Living
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Prime Real Estate Experts, LLC

Remarks: Look at the amazing views! This beautiful home boasts vaulted ceilings in the living room, an open kitchen and dining room leading to a deck with beautiful views of Utah lake and the mountains. There are three large bedrooms updates. Master is on the main level with its own master bath. Basement is fully finished except for the storage room, which could be converted in a 6th bedroom. There are 31 new solar panels on the home and one energy bank. Fully landscaped front and back yard and fully fenced backyard for the kids and other pets! Located on quiet cul-de-sac with an easy walk to the marina. Tesla super charger in the garage that could be included with the sale.

MLS# 1894938 Presented By: Cole Tanner 801-919-7574

Sold Price: \$432,500
Original List Price: \$439,900
Price Per: \$172
DOM: 44
Contract Date: 09/03/2023
Tour/Open: View Tour
Status: SOLD
Sold Date: 09/28/2023
Sold Terms: Conventional
Concessions: \$1,500
Address: 126 E Carbonell Way
NS/EW: / 126
City: Saratoga Springs, UT 84045
County: Utah
Proj/Subdiv: SARATOGA SPRINGS
Tax ID: 40-438-0269
Zoning:
HOA Transfer: \$803
HOA Contact: Melissa Scott
HOA Amenities: Other (See Remarks); Barbecue; Insurance Paid; Pet Rules; Pets Permitted; Picnic Area; Playground; Sewer Paid; Snow Removal; Trash Paid; Water Paid
Short Term Rental: No
Pre-Market:
HOA Remarks: Also includes Splash Pad.

School Dist: Alpine
Sr High: Westlake

Elem: Riverview
Other Schl:

Jr High: Vista Heights Middle Sch

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	1004	3	2	-	-	-	-	-	-	-	-	1	-
1	784	-	-	-	1	1	-	-	1	1	-	-	-
B1	719	1	1	-	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2507	4	3	0	1	2	0	0	1	1	0	1	0

Type: Townhouse (PUD)
Style: 2-Story
Year Built: 2011
Acres: 0.04
Deck | Pat: 1 | 0
Garage: 2
Carpport: 0
Prkg Sp: 4
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; Full
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Stone; Stucco
Has Solar?: No
Landscape: Landscaping; Full
Lot Facts: Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Balcony; Double Pane Windows
Interior Feat: 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 Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground
Inclusions: See Remarks; Ceiling Fan; Dryer; Gas Grill/BBQ; Microwave; Range; Refrigerator; Washer; Water Softener: Own; Window Coverings
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Multi-Family
Listing

Basement: Full
Garage/Park: Attached; Extra Height; Opener; Parking: Uncovered
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:**No
Master Level:
Senior Comm: No
Animals: Pets > 75 Lbs.

Courtesy of: Your Real Estate Investments LLC

Remarks: Clean & move in ready*Many unique features* Wall safe in Master Closet*Suspended storage shelf & bike tethers in garage*Great location*Storage units behind are quiet with video cameras adding extra safety*Sq.Ft based on past appraisal*Buyer verify info.



MLS# 1895391 Presented By: Cole Tanner 801-919-7574

Sold Price: \$480,000
 Original List Price: \$480,000
 Price Per: \$260
 DOM: 12
 Contract Date: 08/30/2023

Tour/Open: None
 Status: SOLD

Sold Date: 09/29/2023
 Sold Terms: VA

Concessions: \$0
 Address: 76 W Swainson Ave
 NS/EW: N / 76 W
 City: Saratoga Springs, UT 84045
 County: Utah
 Proj/Subdiv: VILLAGE OF HAWKS
 Tax ID: 54-351-0010
 Zoning:

Restrictions: No
 Est. Taxes: \$1,873
 HOA?: Yes, \$37/Month

HOA Transfer: \$500

HOA Contact: Advanced
 Community Serv
 HOA Phone: 801-641-1844

HOA Amenities: Picnic Area; Playground

Short Term Rental: No

Pre-Market:

School Dist: Alpine
 Sr High: Westlake

Elem: Sage Hills
 Other Schl:

Jr High: Vista Heights Middle Sch

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	915	3	2	-	-	-	-	-	-
1	926	-	1	-	-	-	1 1	1	1
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1841	3	2 1 0	0	0	0	1 1 0 0	1	1

Type: Single Family
 Style: 2-Story
 Year Built: 2018
 Acres: 0.12
 Deck | Pat: 0 | 1
 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: Gas; Central; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile; Vinyl
 Window Cov: Blinds; Draperies
 Pool?: No
 Pool Feat:
 Possession: 7 days
 Exterior: Asphalt Shingles; Stone; Stucco; Cement Board
 Has Solar?: No
 Landscape: Landscaping: Full

Basement: None/Crawl Space
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level:
 Senior Comm: No
 Animals:

Lot Facts: Fenced: Full; Road: Paved; Sprinkler: Auto-Full; Terrain, Flat; View: Lake; View: Mountain
 Exterior Feat: Double Pane Windows; Outdoor Lighting; Patio: Covered; Sliding Glass Doors
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Range: Gas; Range/Oven: Built-In
 Inclusions: See Remarks; Microwave; Range; Storage Shed(s); Water Softener: Own; Window Coverings
 Exclusions: Dryer; Gas Grill/BBQ; Refrigerator; Washer
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 Storage: Garage
 Tel Comm: Broadband Cable; Fiber Optics
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Ascent Real Estate Group LLC



Remarks: Welcome to your dream home located at 76 W Swainson Ave in the charming city of Saratoga Springs, Utah. This stunning property features a modern and sleek design that will leave you in awe. As you walk through the front door, you will be greeted by a spacious and open living area that is perfect for entertaining guests or simply relaxing with your loved ones. The large windows throughout the house flood the space with natural light, creating a warm and inviting atmosphere. The master suite is a true oasis with a luxurious en-suite bathroom that boasts tub & walk-in shower. The additional bedrooms are also spacious and perfect for family or guests. Step outside and enjoy the beautifully landscaped backyard that is perfect for summer barbecues and outdoor gatherings. The covered patio is the perfect spot to relax and take in the breathtaking Mountain View's... believe it or not this house has a even more breathtaking view the view of our beautiful Utah Lake. With Saratoga springs marina just down the road, You have access to I 15 be at Pioneer Crossing, Mountain View corridor for quick travel to Salt Lake City international airport 30 to 40 minute by car! Located in the highly sought-after community of Saratoga Springs, Don't miss out on the opportunity to make this stunning property your forever home.

MLS# 1896186 Presented By: Cole Tanner 801-919-7574

Sold Price: \$685,000
Original List Price: \$729,900
Price Per: \$190
DOM: 85
Contract Date: 09/14/2023
Tour/Open: None
Status: SOLD
Sold Date: 09/27/2023
Sold Terms: Cash
Concessions: \$0
Address: 2837 N Greenhead Dr #703
NS/EW: 2837 /
City: Saratoga Springs, UT 84045
County: Utah
Proj/Subdiv: MALLARD BAY
Tax ID: 67-123-0703
Zoning:
HOA Transfer: \$500
HOA Contact: Community Solutions
HOA Amenities: Pets Permitted; Picnic Area; Playground
Short Term Rental: No
Pre-Market: No

School Dist: Alpine
Sr High: Westlake

Elem: Sage Hills
Other Schl:

Jr High: Lake Mountain

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	1201	3	2	-	-	-	-	-	-	-	1	-
1	1231	-	-	-	1	1	1	1	-	-	-	-
B1	1164	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3596	3	2	0	1	1	1	0	1	0	0	1

Type: Single Family (PUD)
Style: 2-Story
Year Built: 2023
Acres: 0.25
Deck | Pat: 0 | 1
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

Roof: Asphalt Shingles
Heating: Electric; Forced Air
Air Cond: Central Air; Electric
Floor: Carpet; Tile; Vinyl
Window Cov:
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Asphalt Shingles; Stone; Stucco; Vinyl
Has Solar?: No
Landscape: Landscaping: Part
Exterior Feat: Sliding Glass Doors
Amenities: Cable Tv Available; Electric Dryer Hookup; Park/Playground
Inclusions: Microwave; Range
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Tel Comm: Ethernet; Wired
Utilities: Gas: Connected; Power: Connected; Sewer: Available; Sewer: Public; Water: Connected
Zoning: Single-Family
Listing

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

Courtesy of: Holmes Homes Realty

Remarks: This Emma floor plan offers 3 large bedrooms and 2.5 bath. This home has upgraded flooring throughout as well as vaulted ceilings in the family room and a built in gas fireplace added to the space. This home has a large unfinished basement for you to grow into. 3 car garage and home that faces Utah lake - views don't get better than this! Home sits on a corner on a .25 acres. The mallard bay community has walking trails along the lake, and a couple parks for you to enjoy! Front yard landscaping included in purchase of the home. Seller willing to give concessions toward rate buy-down or closing costs. Buyer is advised to obtain an independent measurement.

