

MLS# 1872742 Presented By: Cole Tanner 801-919-7574

Sold Price: \$883,000
 Original List Price: \$895,000
 Price Per: \$409
 DOM: 74
 Contract Date: 08/08/2023

Tour/Open: None
 Status: SOLD
 Sold Date: 09/22/2023
 Sold Terms: Conventional

Concessions: \$0
 Address: 6199 S 2800 W
 NS/EW: 6199 S / 2800 W
 City: Spanish Fork, UT 84660
 County: Utah
 Proj/Subdiv:
 Tax ID: 24-062-0047
 Zoning:
 Pre-Market:


Restrictions: No
 Est. Taxes: \$2,122
 HOA?: No

School Dist: Nebo
 Sr High: Spanish Fork

Elem: Brockbank
 Other Schl: American Leadership Academy

Jr High: Spanish Fork 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	510	3	1 1	-	-	-	-	-	-
1	1648	1	2 -	1	1	1	1 - 1	1	1
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2158	4	3 1	1	1	1	1 0 0 1	1	1

Type: Single Family
 Style: 2-Story
 Year Built: 1950 
 Acres: 5.94
 Deck | Pat: 0 | 0
 Garage: 0
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt:

Const Status: Blt./Standing

Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: Yes

Basement: None/Crawl Space
 Garage/Park:
 Driveway: Asphalt
 Water: Rights: Owned; Shares; Well
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level:
 Senior Comm: No
 Animals: Livestock

Roof: Metal
 Heating: Forced Air
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: recording
 Exterior: See Remarks; Brick
 Has Solar?: No
 Landscape: Mature Trees
 Lot Facts: Additional Land Available; Fenced: Part; Terrain, Flat; View: Mountain
 Exterior Feat: Double Pane Windows; Entry (Foyer); Horse Property; Porch: Open
 Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Kitchen: Updated; Range/Oven: Free Stndg.; Granite Countertops
 Amenities: Electric Dryer Hookup
 Inclusions: Fireplace Insert; Microwave; Range; Range Hood; Refrigerator
 Terms: Cash; Conventional
 Utilities: Gas: Connected; Power: Connected; Sewer: Not Available; Sewer: Septic Tank; Water: Connected
 Zoning: Single-Family; Agricultural

Listing
 Courtesy of: R and R Realty LLC

Remarks: Nearly 6 acres! Completely renovated home includes a formal living room, office, 4 bathrooms. and a main floor master suite, The exterior has LP siding and a fully fence yard. Bring your horses, plant alfalfa, build a barn, start a farm! An additional 5.863 acres is available. Beautiful home, incredible views, minutes away from conveniences. It is country living at its finest! Square footage per county records. Buyer to verify



MLS# 1886964 Presented By: Cole Tanner 801-919-7574

Sold Price: \$595,000
 Original List Price: \$599,000
 Price Per: \$207
 DOM: 60
 Contract Date: 09/04/2023

Tour/Open: None
 Status: SOLD

Sold Date: 09/28/2023
 Sold Terms: VA

Concessions: \$14,200
 Address: 596 N 2040 E
 NS/EW: 596 N / 2040 E
 City: Spanish Fork, UT 84660
 County: Utah
 Proj/Subdiv: LEGACY FARMS
 Tax ID: 45-528-0117
 Zoning: R-1
 Pre-Market: No

Restrictions: No
 Est. Taxes: \$2,910
 HOA?: No

School Dist: Nebo
 Sr High: Maple Mountain

Elem: Rees
 Other Schl:

Jr High: Diamond Fork

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	1436	3	2 - -	1	-	-	1 - - -	1	-
B1	1436	2	1 - -	-	-	1	- - - -	-	-
B2	-	-	- - -	-	-	-	- - - -	-	-
B3	-	-	- - -	-	-	-	- - - -	-	-
Tot	2872	5	3 0 0	1	0	1	1 0 0 0	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2015
 Acres: 0.14
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 100%

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

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central
 Air Cond: Central Air; Gas; Heat Pump
 Floor: Carpet; Laminate; Tile; Vinyl
 Window Cov: Blinds; Draperies

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

Pool?: No
 Pool Feat:
 Possession:
 Exterior: Stone; Stucco
 Has Solar?: No
 Landscape: Landscaping: Full

Lot Facts: Fenced; Part; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; View: Mountain
 Exterior Feat: Patio: Open

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range/Oven: Built-In; Granite Countertops
 Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup

Inclusions: Ceiling Fan; Dishwasher: Portable; Range; Refrigerator; Window Coverings
 Exclusions: Dryer; Gas Grill/BBQ; Washer
 Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement
 Tel Comm: Broadband Cable; Ethernet; Wired
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: R and R Realty LLC

Remarks: PRICE REDUCED BY \$11,000! Come check out this beautiful home with gorgeous views of the mountains located in the highly desired Legacy Farms Subdivision. This home offers a charming floor plan that features 5 bedrooms, 3 bathrooms, and an open fully finished basement with a spacious family room. The kitchen offers beautiful wood cabinets, stone countertops, a huge walk-in pantry and wood floors. The beautiful primary bedroom features an ensuite bathroom and large walk-in closet. The yard is fully fenced and landscaped with an oversized stamped concrete patio. This home is located minutes away from I-15 and shopping, but still allows plenty of privacy in a quiet beautiful neighborhood. Close to everything, prime location! Do not miss out on this gem!



MLS# 1888985 Presented By: Cole Tanner 801-919-7574

Sold Price: \$499,900
 Original List Price: \$520,000
 Price Per: \$181
 DOM: 44
 Contract Date: 09/26/2023

Tour/Open: None
 Status: SOLD

Concessions: \$6,500

Sold Date: 09/28/2023
 Sold Terms: FHA

Address: 2032 E 1130 S

NS/EW: 1130 S / 2032 E

City: Spanish Fork, UT 84660

County: Utah

Restrictions: No

Proj/Subdiv: SPANISH VISTA

Tax ID: 66-097-0152

Est. Taxes: \$2,340

Zoning:

HOA?: No

Pre-Market:

School Dist: Nebo

Elem: East Meadows

Jr High: Diamond Fork

Sr High: Maple Mountain

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	-	-	-	-	-	-	-	-	-
1	1380	3	2	-	1	-	1	1	-
B1	1380	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2760	3	2	0	1	0	1	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Fenced: Full; Road: Paved; Sprinkler: Auto-Full; Terrain, Flat

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: Dishwasher, Built-In; Range/Oven: Free Stndg.; Vaulted Ceilings; Instantaneous Hot Water

Amenities: Cable Tv Wired

Inclusions: Ceiling Fan; Range; Range Hood; Water Softener: Own

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; Fiber Optics

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

Zoning: Single-Family

Listing

Courtesy of: KW Westfield (Excellence)

Remarks: Wow! Incredible 3 bedroom 2 bathroom rambler with vaulted ceilings. Well maintained with spacious bedrooms and an open floor plan. Room to grow by finishing the basement. Why wait to build a house when this one is ready to be called your home? Call today to schedule your showing.



Type: Single Family

Style: Rambler/Ranch

Year Built: 2011

Const Status: Blt./Standing

Acres: 0.12

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; Built-In; Opener

Driveway: Concrete

Water: Culinary; Irrigation: Pressure

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

MLS# 1889108 Presented By: Cole Tanner 801-919-7574

Sold Price: \$405,950
Original List Price: \$405,950
Price Per: \$231
DOM: 49
Contract Date: 09/03/2023

Tour/Open: None • Floor Plan
Status: SOLD

Sold Date: 09/28/2023
Sold Terms: Conventional

Concessions: \$3,500
Address: 1187 S 200 E #25
NS/EW: 1187 S / 200 E
City: Spanish Fork, UT 84660
County: Utah

Restrictions: No

Proj/Subdiv: RIVER RUN
Tax ID: 51-745-0025

Est. Taxes: \$2,500
HOA?: Yes, \$130/Month

Zoning: MULTI
HOA Transfer: \$900

HOA Contact: Carolee Parkin
HOA Phone: 801-358-7368
HOA Amenities: Club House; Insurance Paid; Maintenance Paid; Pet Rules; Pets Permitted; Picnic Area; Playground; Pool; Snow Removal

Short Term Rental: No

Pre-Market:

HOA Remarks: Common areas include playground and dog park. Future phase will include clubhouse, pool and pickle ball courts.

School Dist: Nebo

Elem: River View

Sr High: Spanish Fork

Other Schl:

Jr High: Spanish Fork 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	1080	3	1	1	-	1	-	-	-	-	-	1	-
1	670	-	-	-	1	1	-	-	1	1	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1750	3	1	1	1	2	0	0	1	1	0	1	0

Roof: Asphalt Shingles

Heating: Gas; Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stone; Cement Board

Has Solar?: No

Landscape:

Lot Facts: Terrain, Flat

Exterior Feat: Double Pane Windows; Porch: Open

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

Amenities: Clubhouse; Home Warranty; Park/Playground; Swimming Pool

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other

Tel Comm: Fiber Optics

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

Zoning: Multi-Family

Listing

Courtesy of: Presidio Real Estate



Type: Townhouse

Style: Townhouse; Row-mid

Year Built: 2023

Acres: 0.02

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt:

Basement: None/Crawl Space

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:

Const Status: Und. Const.

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Remarks: SPECIAL PRICING PLUS \$3500 preferred lender incentive. Welcome to River Run Townhome Community just off Main St in Spanish Fork! Easy access to Freeway and close to shopping and dining, Spanish Fork baseball park and rodeo!!

This home includes a large kitchen island with beautiful Quartz countertops, upgraded carpet pad and beautiful wood-look laminate flooring on the main level. Large windows and lots of natural light. 9' ceilings on main floor. Community will include a resort-style pool and clubhouse, parks, dog park, pickle ball courts and walking paths. Call agent for a tour. Photos of completed home with similar floor pan. Finishes will vary. All information is provided as a courtesy. Buyer and buyers agent to verify all info. Several Quick Move-in homes available!! Model home open Monday-Friday 12:00 - 6:00 and Saturday 12:00 - 5:00.

MLS# 1889632 Presented By: Cole Tanner 801-919-7574

Sold Price: \$549,000 Tour/Open: None
 Original List Price: \$549,900 Status: SOLD
 Price Per: \$141
 DOM: 72
 Contract Date: 08/15/2023
 Sold Date: 09/28/2023
 Concessions: \$0 Sold Terms: Conventional
 Address: 1703 S Fairway Ln
 NS/EW: 1703 S / 3500 E
 City: Spanish Fork, UT 84660
 County: Utah Restrictions: Yes
 Proj/Subdiv: FAIRWAY MEADOWS PHAS
 Tax ID: 39-071-0052 Est. Taxes: \$2,444
 Zoning: RES HOA?: Yes, \$200/Month
 HOA Transfer: 0.1%
 HOA Contact: Paul Hawker HOA Phone: 801-798-1718
 HOA Amenities: Insurance Paid; Maintenance Paid; Playground
 Short Term Rental: No
 Pre-Market:



HOA Remarks: HOA fee includes structural insurance, roof replacement, lawn care, common areas maintenance, play ground, basketball court.

School Dist: Nebo
 Sr High: Maple Mountain

Elem: Spanish Oaks
 Other Schl:

Jr High: Spanish Fork 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	1961	2	2	-	1	1	-	1	1	1	-	1	1
B1	1931	3	2	-	-	1	-	-	1	1	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3892	5	4	0	1	2	0	1	2	2	0	1	1

Type: Townhouse (PUD)
 Style: Rambler/Ranch
 Year Built: 1995
 Acres: 0.05
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 2
 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; Hardwood; Tile
 Window Cov: Plantation Shutters
 Pool?: No
 Pool Feat:
 Possession: 48 hrs rec
 Exterior: Brick; Stucco
 Has Solar?: No
 Landscape: Landscaping: Full; Mature Trees
 Lot Facts: Corner Lot; Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Private
 Exterior Feat: Attic Fan; Basement Entrance; Bay Box Windows; Deck; Covered; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Storm Doors
 Interior Feat: Basement Apartment; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; French Doors; Gas Log; Jetted Tub; Kitchen: Second; Mother-in-Law Apt.; Range/Oven: Free Stndg.; Vaulted Ceilings
 Amenities: Cable Tv Wired; Electric Dryer Hookup; Park/Playground
 Inclusions: Ceiling Fan; Dryer; Humidifier; Microwave; Range; Refrigerator; Washer; Water Softener: Own; Window Coverings
 Terms: Cash; Conventional; FHA; VA
 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: Realtypath LLC (Advantage)

Basement: Entrance; Full; Walkout
 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: Pets < 20 Lbs.; Pets 20 - 75 Lbs.

Remarks: Priced to sell and pristine condition! Spacious end-unit rambler with open space on 2 sides! This beautifully updated single level living home is light, bright and open with vaulted ceilings and lots of windows. Prime End Unit with recently removed private fenced patio with drip lines and surrounded by large common areas. Walking in the front door, there is a spacious formal room for Living/Dining or to use as an office, as the current owner has used it. You then continue into the great room with a bright, open white kitchen with new Stainless steel refrigerator/stove/microwave, dining area and family room with cozy fireplace and access to the fully fenced patio area for entertaining. Down the hall is the oversize master bedroom with vaulted ceilings, a jetted tub, walk in closet and lots of light. Just down from this is an additional guest bedroom and full bath. Just off of the garage, is the laundry and 1/2 bath - all on the main floor. The side of the home has a basement entrance to the full mother-in-law apartment, which makes having the kids back home or a caregiver easy. The basement has an oversize family room, large kitchen and dining space as well as 3 bedrooms and 2 full baths. (See agent remarks). Located just blocks from the Spanish Oaks Golf Course and miles of walking trails along the river and 2 minutes to the entrance to Spanish Fork Canyon. Furnishings negotiable. This home is a must see! Square footage figures are provided as a courtesy estimate only and were obtained from tax records. Buyer is advised to obtain an independent measurement.

MLS# 1889919 Presented By: Cole Tanner 801-919-7574

Sold Price: \$415,000 Tour/Open: None
 Original List Price: \$445,000 Status: SOLD
 Price Per: \$256
 DOM: 56
 Contract Date: 09/14/2023
 Sold Date: 09/27/2023
 Sold Terms: Cash
 Concessions: \$0
 Address: 187 N 860 W
 NS/EW: 187 N / W
 City: Spanish Fork, UT 84660
 County: Utah
 Proj/Subdiv: SUNSET PARK PRD
 Tax ID: 52-649-0014
 Zoning: R-1
 HOA Transfer: \$55
 HOA Contact: Greg Rentschler
 HOA Amenities: Barbecue; Pets Permitted; Picnic Area; Playground
 Short Term Rental: No
 Pre-Market:
 School Dist: Nebo
 Sr High: Spanish Fork
 Elem: Brockbank
 Other Schl:



Jr High: Spanish Fork Jr

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	824	4	2	-	-	-	-	-	-
1	793	-	-	1	2	-	1	1	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1617	4	2	1	2	0	1001	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 1997
 Acres: 0.10
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 2
 Fin Bsmt:

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; Vinyl (LVP)
 Window Cov: See Remarks; Blinds
 Pool?: No
 Pool Feat:
 Possession: RECORDING
 Exterior:
 Has Solar?: No
 Landscape: Landscaping: Full; Vegetable Garden
 Lot Facts: Fenced: Full; Sprinkler: Auto-Full
 Exterior Feat: Porch: Open
 Interior Feat: Video Door Bell(s); Smart Thermostat(s)
 Inclusions: Dishwasher: Portable; Microwave; Range; Refrigerator; Storage Shed(s); Water Softener: Own; Video Door Bell(s); Smart Thermostat(s)
 Exclusions: See Remarks; Dryer; Washer; Window Coverings

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

Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Shed
 Utilities: Gas: Connected; Power: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Century 21 Everest

Remarks: This freshly UPDATED home in the Sunset Park Development is so full of charm and looks like it is straight out of a Hallmark movie! It not only provides ample space with 4 bedrooms and 2 living areas (1 of which could also be used as a formal dining, formal living or even a playroom), but the location of this home is also INCREDIBLE! With how peaceful the neighborhood is, you'd never know that it's just a few minutes away from COSTCO, WALMART, the NEW CITY LIBRARY, a large SPORTS PARK complete with PICKLEBALL COURTS, walking trails...and even better, from a brand NEW Target!! This dreamy home would obviously not be complete without it's large garden of which produces blueberries, carrots, tomatoes, peppers, onions, lettuce and many other veggies! ** Updates throughout home include new kitchen cabinetry & counters, new LVP flooring throughout first floor and a new HVAC unit. Make an appointment TODAY to see this amazing home or stop by the OPEN HOUSE this SATURDAY, JULY 22 from 10am-12pm!! Square footage figures are provided as a courtesy estimate only and were obtained from the MLS . Buyer is advised to obtain an independent measurement.

MLS# 1890584 Presented By: Cole Tanner 801-919-7574

Sold Price: \$329,900
Original List Price: \$329,900
Price Per: \$264
DOM: 34
Contract Date: 08/27/2023
Tour/Open: None
Status: SOLD
Sold Date: 09/25/2023
Sold Terms: Conventional
Concessions: \$0
Address: 2342 E 830 S #3
NS/EW: 830 S / 2342 E
City: Spanish Fork, UT 84660
County: Utah
Proj/Subdiv: VISTA VIEW
Tax ID: 54-421-0003
Zoning: R-4
HOA Transfer: \$295
HOA Contact: HOA West
HOA Amenities: Club House; Gym Room; Pet Rules; Pets Permitted; Picnic Area; Playground; Sewer Paid; Snow Removal; Trash Paid; Water Paid
Restrictions: Yes
Est. Taxes: \$1
HOA?: Yes, \$185/Month
HOA Phone: 801-951-3123
Short Term Rental: No
Pre-Market: No
HOA Remarks: *Deed restricted. Internet Included. HOA payment is estimated*



School Dist: Nebo
Sr High: Spanish Fork

Elem: Larsen
Other Schl:

Jr High: Spanish Fork 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	1245	3	2	-	-	1	-	-	1	1	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1245	3	2	0	0	1	0	0	1	1	0	1	0

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

Year Built: 2023
Acres: 0.00
Deck | Pat: 0 | 2
Garage: 1
Carport: 0
Prkg Sp: 1
Fin Bsmt: 0%

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

Roof: Rubber (EPDM)
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Vinyl
Window Cov: None
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Stone; Stucco; Cement Board; Metal
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part
Exterior Feat: Double Pane Windows; Patio: Covered; Sliding Glass Doors
Interior Feat: See Remarks; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.
Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Home Warranty; Park/Playground
Inclusions: Microwave; Range
Exclusions: Window Coverings
Terms: Cash; Conventional
Storage: Garage; Patio
Tel Comm: Ethernet; Wired
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Multi-Family
Listing
Courtesy of: KW Westfield (Excellence)

Basement: Slab
Garage/Park: Built-In; Opener; Parking: Uncovered
Driveway:
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** No
Master Level: 1st floor
Senior Comm: No
Animals:

Remarks: **QUICK MOVE IN. DIRECT GARAGE ACCESS** Now is your opportunity to get into a beautiful new and affordable condo! Community pricing starting at \$289,900. Our well-appointed amenities include a large splash pad, club house with gathering and workout areas, sand volleyball court, pickle ball court, paved walking trails, 2 children playground equipment areas, large open space and much, much more! The interior fit and finish is just as amazing! Our standard finishes include, 9ft tall ceilings, quartz countertops, painted cabinets with extended height, LVP flooring, covered deck/patio (Some units have 2), satin nickel lighting package and much more! Location is ideal as Vista View is located at the mouth of Spanish Fork Canyon with AMAZING VIEWS and just 20 mins to BYU, walking distance to the neighborhood Walmart, 5 mins to Costco, In-N-Out, Vasa, Spanish Fork Hospital and much more. Call TODAY for more information!

MLS# 1892122 Presented By: Cole Tanner 801-919-7574

Sold Price: \$450,950
Original List Price: \$450,000
Price Per: \$215
DOM: 26

Tour/Open: View Tour

Status: SOLD

Contract Date: 08/27/2023

Sold Date: 09/27/2023

Sold Terms: Cash

Concessions: \$10,000

Address: 1038 S 2800 E

NS/EW: 1038 S / 2800 E

City: Spanish Fork, UT 84660

County: Utah

Restrictions: No

Proj/Subdiv: RIDGE

Tax ID: 51-684-0123

Est. Taxes: \$889

Zoning:

HOA?: Yes, \$235/Month

HOA Transfer: \$500

HOA Contact: Advantage
Management

HOA Phone: 801-235-7368

HOA Amenities: Cable TV Paid; Club House; Gym Room; Insurance Paid;
Maintenance Paid; Pets Permitted; Playground; Pool; Snow
Removal; Trash Paid

Short Term Rental: No

Pre-Market:

School Dist: Nebo

Elem: Spanish Oaks

Jr High: Diamond Fork

Sr High: Maple Mountain

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	861	3	2	-	-	-	-	-	-	-	-	-	1	-
2	861	1	1	-	-	1	-	-	1	-	1	-	-	-
1	368	-	-	-	-	1	-	-	-	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2090	4	3			2	0	0	1	0	0	1	1	0

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Tile; Vinyl (LVP)

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Brick; Stone; Cement Board

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Balcony; Bay Box Windows; Double Pane Windows; Outdoor Lighting; Secured Parking; Sliding Glass Doors

Interior Feat: Bath: Master; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stndg.; Granite Countertops

Terms: Cash; Conventional; FHA; VA

Storage: Garage

Tel Comm: Fiber Optics

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

Zoning: Multi-Family

Listing

Courtesy of: Summit Sotheby's (Draper)



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: 0%

Basement: None/Crawl Space

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

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

Master Level: 3rd floor

Senior Comm: No

Animals:

Const Status: Und. Const.

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Remarks: This is a four bedroom end-unit townhome at the Ridge at Spanish Fork. It is the Manhattan floorplan with fantastic views of the mountains and of Utah Valley. You can see all the way to Mt Timpanogos! The Builder is offering a \$10,000 credit for a rate buy down or for closing costs. This floorplan is our largest available townhome and in addition to the four bedrooms it also has three full bathrooms. It has a large two-car garage and a big family room on the ground level. The second level is an open design with the kitchen, dining, and family room making it a great space for entertaining friends and family. The second level also has a bedroom and a full bath. The large master suite is upstairs, along with two others bedrooms and an additional full bath. The Ridge at Spanish Fork is a beautiful townhome community located on the east end of Spanish Fork with panoramic views of the mountains and valley. The Ridge has a clubhouse with a fitness center and an indoor/outdoor pool. The pickleball courts and dog park are just being finished. The development is conveniently located near shopping (there is a grocery store across the street and Costco is just down the road), restaurants, schools, and only minutes from I-15 and the mouth of Spanish Fork Canyon. The Ridge offers two, three, and four-bedroom floorplans. There is new inventory available and we also work with investors. Come and visit our model home for more information. Expected completion is around the first of October.

MLS# 1894677 Presented By: Cole Tanner 801-919-7574

Sold Price: \$555,000
 Original List Price: \$549,000
 Price Per: \$305
 DOM: 7
 Contract Date: 08/22/2023

Tour/Open: None
 Status: SOLD

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



Concessions: \$19,000
 Address: 19 N 1700 E
 NS/EW: 19 N / 1700 E
 City: Spanish Fork, UT 84660
 County: Utah
 Proj/Subdiv: MAPLE MOUNTAIN @ SPA
 Tax ID: 46-727-0145
 Zoning:
 Pre-Market:

Restrictions: No

Est. Taxes: \$2,862
 HOA?: No

School Dist: Nebo
 Sr High: Maple Mountain

Elem: Sierra Bonita
 Other Schl: American Leadership Academy

Jr High: Mapleton 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	1480	3	2 - 1	-	-	-	- - -	-	-
B1	334	-	1 - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	1814	3	3	1	0	0	0 0 0 0	0	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2010
 Acres: 0.25
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 23%

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

Roof:
 Heating:
 Air Cond:
 Floor: Carpet; Laminate
 Window Cov: Plantation Shutters
 Pool?: No
 Pool Feat:
 Possession: Settlement
 Exterior: Stucco
 Has Solar?: No
 Landscape: Landscaping: Full
 Interior Feat: Dishwasher, Built-In
 Inclusions: Fireplace Equipment; Gazebo; Storage Shed(s); Trampoline
 Exclusions: Basketball Standard; Dryer; Refrigerator; Washer
 Terms: Assumption: Qualify; Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Utilities: Power: Connected; Sewer: Connected; Water: Connected
 Listing

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

Courtesy of: Fathom Realty (Orem)

Remarks: Multiple Offers Received. Please submit all offers by Monday August 21st by noon. WALK TO SCHOOL AND PARKS with this move-in ready home in Spanish Fork! Main level with 3 bedrooms and 2 baths up plus and office or formal room. Basement is partially finished with completed room and bath, plus a large living and kitchen to finish. Also features and extended driveway, a large fenced in backyard with concrete pad, pergola, fire pit, and inground trampoline! Maple Mountain High School, Sierra Bonita Elementary, and Sierra Park are all a short walk away. .25 water share remains with the property. Square footage figures are provided as a courtesy estimate only and were obtained from and appraisal. Buyer is advised to obtain an independent measurement.

MLS# 1895725 Presented By: Cole Tanner 801-919-7574

Sold Price: \$349,500
Original List Price: \$344,500
Price Per: \$166
DOM: 5
Contract Date: 08/26/2023

Tour/Open: None
Status: SOLD

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

Concessions: \$10,000
Address: 488 N 1210 E
NS/EW: 488 N / 1210 E
City: Spanish Fork, UT 84660
County: Utah
Proj/Subdiv: DAVENCOURT PRD
Tax ID: 37-201-0014
Zoning: RES

Restrictions: No
Est. Taxes: \$1,741
HOA?: Yes, \$231/Month

HOA Contact: Intermountain Association

HOA Phone: 801-893-1755

HOA Amenities: Insurance Paid; Maintenance Paid; Playground; Snow Removal

Short Term Rental: No

Pre-Market:

HOA Remarks: Transter/reinvestment fee is 1/2 of 1% of the sales price.
Garbage is also included in the HOA dues.

School Dist: Nebo

Elem: Rees

Sr High: Maple Mountain

Other Schl:

Jr High: Diamond Fork

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				K B F S		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	720	3	2	-	-	-	-	-	-
1	696	-	-	1	1	-	1	-	1
B1	680	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2096	3	2	1	1	0	1 0 0 0	1	0

Roof: Asphalt Shingles

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov: Blinds; Draperies; Shades

Pool?: No

Pool Feat:

Possession:

Exterior: Stucco

Has Solar?: No

Landscape: Landscaping: Full

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

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

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

Amenities: Cable Tv Available; Electric Dryer Hookup; Gas Dryer Hookup; Park/Playground

Inclusions: Ceiling Fan; Microwave; Range; Window Coverings

Terms: Cash; Conventional; FHA

Storage: Basement

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

Zoning: Single-Family

Driving Dir: Take US 6 E, towards Price. Turn R onto Expressway Lane. Turn L onto 800 E. At roundabout, take 2nd exit onto S. State St.. Turn R onto 480 N. Turn left onto 1210 E. Property will on R.

Listing

Courtesy of: Red Rock Real Estate LLC

Remarks: Seller is offering \$5,000.00 credit to be used at the buyer's discretion. This is a spacious and beautiful Town-house, which is located in Quiet Spanish Fork, only 10 minutes from down town Provo and 40 minutes from Salt Lake County. Great open kitchen concept and a wonderful backyard with planter boxes to grow a garden. Conveniently located for freeway access, and close to all the parks, shops and recreation spots of Spanish Fork. HOA also includes Garbage and Play Area. In addition to the 1 carport parking space, there is an additional designated uncovered parking space. The listing Broker's offer of compensation is made only to participants of the MLS where the listing is filed.



Type: Townhouse
Style: Townhouse;
Row-mid

Year Built: 2004

Acres: 0.02

Deck | Pat: 0 | 1

Garage: 0

Carport: 1

Prkg Sp: 1

Fin Bsmt: 0%

Basement: Full

Garage/Park: Detached

Driveway: Common Drive

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# 1897213 Presented By: Cole Tanner 801-919-7574

Sold Price: \$620,000
 Original List Price: \$629,900
 Price Per: \$184
 DOM: 16
 Contract Date: 09/14/2023

Tour/Open: None
 Status: SOLD

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

Concessions: \$0
 Address: 1916 E 1020 N
 NS/EW: 1020 N / 1960 E
 City: Spanish Fork, UT 84660
 County: Utah
 Proj/Subdiv: LEGACY FARMS AT SPAN
 Tax ID: 45-719-0265
 Zoning:
 Pre-Market:

Restrictions: No

Est. Taxes: \$3,091

HOA?: No

School Dist: Nebo

Sr High: Maple Mountain

Elem: Rees

Other Schl:

Jr High: Mapleton Jr

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1680	3	2	-	1	-	1	1	-
B1	1680	2	1	-	1	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	3360	5	3	0	2	0	1	0	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov: Draperies; Plantation Shutters; Shades

Pool?: No

Pool Feat:

Possession:

Exterior: Clapboard/Masonite; Stone; Stucco

Has Solar?: Yes

Slr Ownership: Financed

Slr Finance Co: Good Leap

Landscape: Landscaping: Part

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

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

Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Silestone Countertops

Inclusions: Alarm System; Ceiling Fan; Refrigerator

Exclusions: See Remarks; Dryer; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: Real Broker, LLC

Remarks: Experience the charm of farmhouse living in the heart of Legacy Farms in Spanish Fork. This captivating 5-bedroom, 3-bathroom rambler-style home by Fieldstone Homes boasts an open floor plan that welcomes abundant natural light. Inside, you'll find delightful plantation shutters adorning the windows, while the kitchen showcases quartz countertops and white cabinets. The fully finished basement reveals a spacious recreation room along with convenient cold storage. Step outdoors to the fenced backyard and relax on the generous patio, perfect for gatherings. The extended driveway, complete with RV parking, pairs perfectly with the included solar panels. Uncover the true essence of comfortable living within this farmhouse-inspired gem, nestled in the vibrant Legacy Farms community. Buyer and Buyer Broker to verify all info.



Type: Single Family
 Style: Rambler/Ranch

Year Built: 2020

Const Status: Blt./Standing

Acres: 0.15

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 3

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Attached; Opener; Parking: Uncovered; Rv Parking

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

Slr Install Dt: 2022-07-01