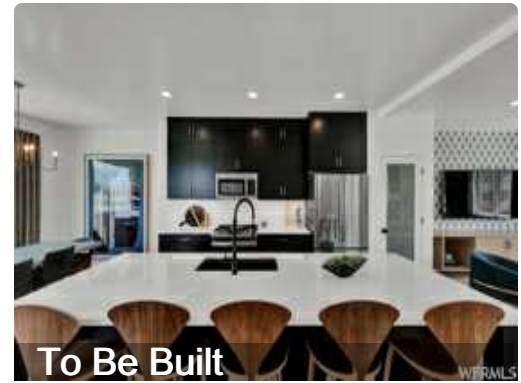


MLS# 1866544 Presented By: Cole Tanner 801-919-7574

Sold Price: \$480,400 **Tour/Open:** None
Original List Price: \$454,900 **Status:** SOLD
Price Per: \$240
DOM: 41
Contract Date: 04/18/2023
Sold Date: 10/02/2023
Concessions: \$13,647 **Sold Terms:** Conventional
Address: 509 S 900 W #183
NS/EW: 509 S / 900 W
City: American Fork, UT 84003
County: Utah **Restrictions:** No
Proj/Subdiv: LAKESHORE LANDING
Tax ID: 45-807-0036 **Est. Taxes:** \$0
Zoning: **HOA?:** Yes, \$125/Month
HOA Transfer: \$750
HOA Contact: Carolee Parkin **HOA Phone:** 801-235-7368
HOA Amenities: Insurance Paid; Maintenance Paid; Playground; Pool; Snow Removal



Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

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	828	3	2	-	-	-	-	-	-	-	1	-
2	828	-	-	-	1	-	-	1	-	1	-	-
1	338	1	1	-	-	-	-	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1994	4	3		1	0	0	1	0	0	1	0

Type: Townhouse (PUD)

Style: Townhouse;
Row-mid

Year Built: 2023

Const Status: To Be Built

Acres: 0.03

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 2

Irregular: No

Fin Bsmt:

Basement: Slab

Garage/Park:

Driveway: Concrete

Water:

Water Shares: 0.00

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

Master Level: 3rd floor

Senior Comm: No

Animals: Pets > 75 Lbs.

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Xeriscaped

Inclusions: Dishwasher; Portable; Microwave; Range

Terms: Cash; Conventional; FHA; VA

Tel Comm: Fiber Optics

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

Listing

Courtesy of: Keystone Brokerage LLC

Remarks: Stunning New Luxury nestled in the Lakeshore Landing Community! Massive Kitchen Island and a spacious living area perfect for entertaining! High 9' ceilings on every floor. Enjoy easy access to I-15 and nearby shopping and dining hotspots. Call or text to schedule a time to walk through our model home!! There is still time you can pick out the selections. Come and design your future home!

MLS# 1880375 Presented By: Cole Tanner 801-919-7574

Sold Price: \$565,000
Original List Price: \$599,990
Price Per: \$246
DOM: 110
Contract Date: 09/09/2023
Tour/Open: None
Status: SOLD
Sold Date: 09/29/2023
Sold Terms: Conventional
Concessions: \$0
Address: 384 S 650 W
NS/EW: 384 S / W
City: American Fork, UT 84003
County: Utah
Proj/Subdiv: ESTATES AT FENN FARM
Tax ID: 38-669-0068
Zoning: RES
HOA Transfer: 0.5%
HOA Contact: FCS Community Management
HOA Amenities: Other (See Remarks)
Short Term Rental: No
Pre-Market: No



School Dist: Alpine
Sr High: American Fork

Elem: Greenwood
Other Schl:

Jr High: American 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	1136	3	2	-	-	-	-	-	-	-	-	1	-
1	1153	-	-	-	1	1	-	-	1	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2289	3	2	0	1	1	0	0	1	0	0	1	0

Type: Single Family
Style: 2-Story
Year Built: 2023
Acres: 0.19
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; Gas: Central; >= 95% efficiency
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Vinyl
Window Cov:
Pool?: No
Pool Feat:
Possession:
Exterior: Stone; Stucco
Has Solar?: No
Landscape: Landscaping: Part
Lot Facts: Curb & Gutter; Sidewalks; Sprinkler: Auto-Part
Exterior Feat: Double Pane Windows; Sliding Glass Doors; Patio: Open
Interior Feat: See Remarks; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room
Amenities: Home Warranty
Inclusions: Microwave; Range
Terms: Cash; Conventional; FHA; VA; USDA Rural Development
Storage: Garage; Other; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: Visionary Real Estate
Remarks: MOVE IN READY HOME! Our popular Glendale plan comes with an open floor plan and beautiful finishes. Buyer to verify all information. We can meet on-sight or anywhere convenient to the buyer. Give me a call to set up an appointment.

Basement: Slab
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# 1888547 Presented By: Cole Tanner 801-919-7574

Sold Price: \$599,100
 Original List Price: \$615,990
 Price Per: \$247
 DOM: 37
 Contract Date: 08/19/2023

Tour/Open: None
 Status: SOLD
 Sold Date: 09/29/2023
 Sold Terms: Conventional

Concessions: \$0
 Address: 915 S 250 W #839
 NS/EW: 915 S / 250 W
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: STONECREEK
 Tax ID: 66-936-0839
 Zoning: R-1
 HOA Contact:
 HOA Amenities:
 Short Term Rental: No
 Pre-Market:

Restrictions: No
 Est. Taxes: \$1
 HOA?: Yes, \$15/Month
 HOA Phone:



School Dist: Alpine
 Sr High: American Fork

Elem: Greenwood
 Other Schl:

Jr High: American Fork

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	1261	4	2	-	-	-	-	-	-	-	1	-
1	1157	-	-	1	1	1	-	-	1	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2418	4	2	1	1	1	0	0	1	0	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.15
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt:

Const Status: Und. Const.
 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; Tile
 Window Cov: None
 Pool?: No
 Pool Feat:
 Possession: RECORDING
 Exterior: Asphalt Shingles; Stucco; Cement Board
 Has Solar?: No
 Landscape:
 Lot Facts: Terrain, Flat
 Exterior Feat: Double Pane Windows; Porch: Open
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Great Room; Oven: Wall; Range: Gas; Granite Countertops
 Amenities: Cable Tv Wired; Home Warranty
 Environm Cert: Energy Star
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Other
 Tel Comm: Fiber Optics
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family

Basement: Slab
 Garage/Park: Extra Height; Opener
 Driveway: Concrete
 Water: Culinary; Irrigation: Pressure
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Listing

Courtesy of: Woodside Homes of Utah LLC

Remarks: Woodside Homes presents the Stonehaven plan. Fantastic layout & lots of useable space. 9' Ceiling on main, front office, Extended great room, Extended Dining nook, upgraded transom window package for TONS of natural light. Gourmet kitchen with built in microwave and oven, and gas cooktop. Upgraded grey cabinets, Quartz through out, wood laminate on main floor, 2-tone paint, tile in baths. Dual sinks & separate tub/shower in primary suite. Great layout with 2-story tall ceilings at entry for extra WOW! Call/Text to see this home and other quick move-ins. Anticipated completion Sept 2023. Supra keybox on gas meter. Ask about our preferred lender incentives.

MLS# 1888732 Presented By: Cole Tanner 801-919-7574

Sold Price: \$462,797
 Original List Price: \$449,900
 Price Per: \$271
 DOM: 24
 Contract Date: 07/31/2023
 Tour/Open: None • Floor Plan
 Status: SOLD
 Sold Date: 10/02/2023
 Sold Terms: Conventional
 Concessions: \$25,794
 Address: 489 S 900 W #174
 NS/EW: 489 S / 900 W
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: LAKESHORE LANDING
 Tax ID: 45-807-0045
 Zoning:
 HOA Transfer: \$750
 HOA Contact: Carolee Parkin
 HOA Amenities: Insurance Paid; Maintenance Paid; Playground; Pool; Snow Removal
 Restrictions: No
 Est. Taxes: \$0
 HOA?: Yes, \$125/Month
 HOA Phone: 801-235-7368



Short Term Rental: No

Pre-Market:

School Dist: Alpine

Sr High: American Fork

Elem: Greenwood

Other Schl:

Jr High: American 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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	770	3	2	-	-	-	-	-	-	-	-	1	-
2	726	-	-	-	1	-	-	-	1	-	1	-	-
1	210	-	-	-	1	-	-	-	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1706	3	2	1	1	0	0	0	1	0	0	1	0

Roof: Asphalt Shingles; Metal

Heating: >= 95% efficiency

Air Cond:

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Xeriscaped

Inclusions: Dishwasher: Portable; Microwave; Range

Terms: Cash; Conventional; FHA; VA

Tel Comm: Fiber Optics

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

Listing

Courtesy of: Keystone Brokerage LLC

Remarks: Exquisite, MOVE IN READY, townhome nestled in our Lakeshore Landing community. This home has 9' ceilings on every floor, wide windows, sweeping staircases, and design selections carefully chosen by our Designer! You'll have Quick access to I-15 and only minutes away from shopping and incredible restaurants. Call or text me to schedule a tour!

Type: Townhouse

Style: Townhouse; Row-mid

Year Built: 2023

Acres: 0.04

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 2

Fin Bsmt:

Basement: Slab

Garage/Park:

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: Yes

Master Level: 3rd floor

Senior Comm: No

Animals: Pets > 75 Lbs.

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

MLS# 1888925 Presented By: Cole Tanner 801-919-7574

Sold Price: \$639,990
Original List Price: \$665,416
Price Per: \$242
DOM: 60

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/12/2023

Sold Date: 09/29/2023

Sold Terms: Conventional

Concessions: \$19,199

Address: 923 S 250 W #838

NS/EW: 923 S / 250 W

City: American Fork, UT 84003

County: Utah

Restrictions: No

Proj/Subdiv: STONECREEK

Tax ID: 66-936-0838

Est. Taxes: \$1

Zoning: R-1

HOA?: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1333	4	2	-	-	-	-	1	-
1	1301	-	-	1	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2634	4	2	1	1	0	1 0 0 1	1	0

Roof: Asphalt Shingles

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

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession: RECORDING

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape:

Lot Facts: Curb & Gutter; Sidewalks; Terrain, Flat

Exterior Feat: Double Pane Windows; Entry (Foyer)

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings; Low VOC Finishes; Granite Countertops

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

Environm Cert: Home Energy Rating

Terms: Cash; Conventional; FHA; VA

Storage: Garage

Tel Comm: Fiber Optics

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

Listing

Courtesy of: Woodside Homes of Utah LLC

Remarks: OUR MOST POPULAR HOMEPLAN - the Hampton Estate by Woodside Homes. 4 beds w/ 2-story tall/open ceiling in great room, 9' ceilings on main, extended great room, gourmet kitchen with double ovens. Open railing throughout, dual sinks in master & hall bath, separate tub/shower in master w huge walk-in closet. This home is under construction. Supra on gas meter. Anticipated completion Sept.



Type: Single Family

Style: 2-Story

Year Built: 2023

Const Status: Und. Const.

Acres: 0.14

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt:

Basement: Slab

Garage/Park: Attached

Driveway: Concrete

Water: Culinary; Irrigation: Pressure

Water Shares: 0.00

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

Master Level: 2nd floor

Senior Comm: No

Animals:

MLS# 1889104 Presented By: Cole Tanner 801-919-7574

Sold Price: \$556,990
 Original List Price: \$580,318
 Price Per: \$273
 DOM: 47
 Contract Date: 09/05/2023

Tour/Open: None
 Status: SOLD
 Sold Date: 09/29/2023
 Sold Terms: Conventional

Concessions: \$0
 Address: 967 W 1050 S #263
 NS/EW: S / 967 W
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: LAKESHORE
 Tax ID: 34-702-0263
 Zoning: R-1

Restrictions: No
 Est. Taxes: \$1
 HOA?: No

Pre-Market:

School Dist: Alpine
 Sr High: American Fork

Elem: Greenwood
 Other Schl:

Jr High: American Fork

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	1127	4	2	-	-	-	-	1	-
1	910	-	-	1	-	-	1	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2037	4	2	1	0	0	1 0 0 1	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.17
 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

Basement: Slab
 Garage/Park: Extra Height; Opener
 Driveway: Concrete
 Water: Culinary; Irrigation: Pressure
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Roof: Asphalt Shingles
 Heating: Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: RECORDING
 Exterior: Stucco; Cement Board
 Has Solar?: No
 Landscape:
 Environm Cert: Energy Star
 Terms: Cash; Conventional; FHA; VA
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family

Listing

Courtesy of: Woodside Homes of Utah LLC

Remarks: The Amesbury, located in the popular Lakeshore Community, close to I15, front runner, shopping, Utah lake, walking trails & more. This home features 9' ceilings on main floor, 10' sliding glass door leading to backyard, huge walk-in pantry, 4 beds, & laundry room upstairs. Waterproof wood laminate flooring on main level, Grey kitchen cabinets, quartz and granite counters throughout. Dual sinks in Master bath w separate tub/shower, & spacious walk-in closet. Home is complete. Call/Text to see this home and other move-in ready homes in the community. Lot 263



MLS# 1892811 Presented By: Cole Tanner 801-919-7574

Sold Price: \$639,990
Original List Price: \$639,990
Price Per: \$242
DOM: 9

Tour/Open: View Tour

Status: SOLD

Contract Date: 08/14/2023

Sold Date: 09/29/2023

Sold Terms: Conventional

Concessions: \$19,000

Address: 331 W 910 S #803

NS/EW: 910 S / 331 W

City: American Fork, UT 84003

County: Utah

Restrictions: Yes

Proj/Subdiv: STONECREEK

Tax ID: 66-905-0803

Est. Taxes: \$1

Zoning: R-1

HOA?: Yes, \$15/Month

HOA Transfer: \$300

HOA Contact: Red Rock Mgmt

HOA Phone:

HOA Amenities: Pets Permitted

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	972	2	1	-	-	1	1	-	-	-	-	-	-
1	1670	1	1	-	1	1	1	1	1	-	1	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2642	3	2	1	2	2	1	1	0	0	1	1	0

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: recording

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape:

Lot Facts: Fenced: Part; Sidewalks; Terrain, Flat

Exterior Feat: Double Pane Windows; Entry (Foyer); Porch: Open; Sliding Glass Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Great Room; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings; Granite Countertops

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

Environm Cert: Home Energy Rating

Inclusions: Microwave; Range Hood

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Listing

Courtesy of: Woodside Homes of Utah LLC



Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.14

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt:

Basement: Slab

Garage/Park: Attached; Extra Height; Opener

Driveway: Concrete

Water: Culinary; Irrigation: Pressure

Water Shares: 0.00

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

Master Level: 1st floor

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Remarks: New Home - New Price! Main floor Master Suite with 2 beds upstairs plus loft/bonus area. Woodside Homes' ADDISON plan. Located in our highly sought after Stonecreek Community - tucked away yet close to all you need, and quick freeway access. Location is fantastic! Home features 9' ceilings on main, with 2-story tall ceilings in great room & entry. TONS of windows for added natural light, 10' wide sliding glass door in dining nook. Gourmet kitchen w gas cooktop, stainless vent hood, and built in wall oven/microwave. Quartz tops throughout, upgraded cabinetry, wood laminate flooring on main, & upgraded tile. Front room @ entry - perfect for formal living/dining/home office. Vaulted ceiling in master, M bath features double sinks, separate tub/shower, and amazing WIC. Upstairs beds have WIC, and you can enjoy additional living space with the loft, and additional niche-perfect for reading/homework/play area. Laundry on main is plumbed for future sink, open railing throughout for additional open feel. Rear of property is fenced, and home backs up to community green space - NO BACKYARD NEIGHBORS - making this home the perfect home for you. Call/Text to see this home, and other move-in ready homes in this community. Ask about our preferred lender incentives. #803 Addison.

MLS# 1898337 Presented By: Cole Tanner 801-919-7574

Sold Price: \$425,000
 Original List Price: \$425,000
 Price Per: \$297
 DOM: 3
 Contract Date: 09/07/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 10/06/2023
 Sold Terms: Cash
 Concessions: \$0
 Address: 545 S 1040 E
 NS/EW: 545 S / 1040 E
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: MIRA VISTA PUD 2ND A
 Tax ID: 46-887-0021
 Zoning: R-1
 HOA Transfer: \$200
 HOA Contact: Stephanie
 HOA Amenities: Cable TV Paid; Club House; Insurance Paid; Maintenance Paid; Pool; Snow Removal; Spa
 Short Term Rental: No
 Pre-Market: No



HOA covers yard maintenance, snow removal, includes cable TV, internet, building structure insurance. The clubhouse has a fitness center, indoor pool and hot tub, beauty/ barber shop, library, and may be reserved for private events. Property has walking trails. one occupant must be 55 or older. No Children under 19 allowed to reside as a resident.

School Dist: Alpine
 Sr High: American Fork

Elem: Greenwood
 Other Schl:

Jr High: American 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	1430	2	1	1	-	1	-	1	1	-	-	1	1
B1		-	-	-	-	-	-	-	-	-	-	-	-
B2		-	-	-	-	-	-	-	-	-	-	-	-
B3		-	-	-	-	-	-	-	-	-	-	-	-
Tot	1430	2	1	1	-	1	0	1	1	0	0	1	1

Type: Twin
 Style: Rambler/Ranch
 Year Built: 2007
 Acres: 0.06
 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; Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Tile
 Window Cov: Blinds
 Pool?: Yes
 Pool Feat: Indoor
 Possession: Recording
 Exterior: Asphalt Shingles; Brick; Vinyl
 Has Solar?: No
 Landscape: Landscaping: Full

Basement: Slab
 Garage/Park: Built-In; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: Yes Community Pool?: Yes
 Master Level: 1st floor
 Senior Comm: Yes
 Animals:

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Full
 Exterior Feat: Double Pane Windows; Patio: Covered
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Oven: Gas; Range/Oven: Free Stdng.; Granite Countertops
 Amenities: Cable Tv Wired; Clubhouse; Swimming Pool
 Inclusions: Dishwasher: Portable; Fireplace Insert; Microwave; Range; Refrigerator; Water Softener: Own; Window Coverings
 Exclusions: Dryer; Washer
 Terms: Cash; Conventional; VA
 Storage: Garage
 Access Feat: Single Level Living
 Utilities: Gas: Connected; Power: Connected; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: KW WESTFIELD

Remarks: Cozy twin home in a quiet 55+ senior living community! All main floor living with a beautiful covered patio and mountain view. Only one owner who has kept this home immaculate. Features include a beautiful kitchen with Granite countertops, a large living area and patio with easy access to open green space and a walking trail. Amenities include a clubhouse, pool and spa. Don't miss seeing this home!

MLS# 1898586 Presented By: Cole Tanner 801-919-7574

Sold Price: \$424,999
Original List Price: \$424,999
Price Per: \$297
Listing Conditions: Trustee

Tour/Open: View Tour

Status: SOLD

DOM: 7
Contract Date: 09/12/2023

Sold Date: 10/05/2023
Sold Terms: Conventional

Concessions: \$0
Address: 606 S 1040 E
NS/EW: /

City: American Fork, UT 84003
County: Utah
Proj/Subdiv: MIRA VISTA PUD 2ND A
Tax ID: 46-887-0042

Restrictions: No

Est. Taxes: \$2,130
HOA?: Yes, \$260/Month

HOA Transfer: \$200

HOA Contact: Ben Delis

HOA Phone: 801-278-5060

HOA Amenities: Other (See Remarks); Cable TV Paid; Club House; Gym Room; Pets Permitted; Pool; Snow Removal

Short Term Rental: No

Pre-Market:

HOA Remarks: HOA monthly fee includes Comcast basic cable; master building insurance coverage only; full yard maintenance including snow removal from driveway and front walk up to your door, as well as a shared INDOOR POOL, and exercise room access.

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-
1	1430	2	1	1	1	1	-	1	-	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1430	2	1	1	1	1	0	1	0	0	1	0

Type: Townhouse (PUD)

Style: Other/See Remarks

Year Built: 2016

Const Status: Blt./Standing

Acres: 0.05

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt:

Basement: Slab

Garage/Park: Attached; Extra Width; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

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

Master Level: 1st floor

Senior Comm: Yes

Animals:

Roof: Pitched

Heating: Gas; Central

Air Cond: Central Air; Electric

Floor: Laminate

Window Cov: Blinds

Pool?: Yes

Pool Feat: Heated; Indoor

Possession: Negotiable

Exterior: Brick; Vinyl

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Sprinkler: Auto-Full; Terrain, Flat

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

Interior Feat: Den/Office; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings

Amenities: See Remarks; Cable Tv Available; Clubhouse; Electric Dryer Hookup; Home Warranty; Swimming Pool

Inclusions: Ceiling Fan; Microwave; Range; Range Hood

Terms: Conventional; FHA; VA

Storage: Garage

Tel Comm: See Remarks; Broadband Cable; Wireless Broadband

Access Feat: 36" Wide Hallways; Grab Bars; Ground Level; No-Step Entry; Single Level Living; Wheelchair Access

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

Zoning: See Remarks

Listing

Courtesy of: KW South Valley Keller Williams



Remarks: This adorable 2 baths, 2 bedrooms plus office, no-step entry, middle unit in a 55+ community is the perfect spot to enjoy active living within a HOA that provides an indoor heated swimming pool, beauty salon, exercise room, and other social activities as well as full yard maintenance. Your future home boasts granite countertops, vaulted ceilings, and ample room for gathering. Check out the pictures and contact your agent to schedule a showing. An open house will be held on Sat. Sept. 9th, from 11:00 a.m. to 2:00 p.m. Square footage numbers provided as a courtesy based on county records and buyer is advised to obtain independent measurements.

MLS# 1899243 Presented By: Cole Tanner 801-919-7574

Sold Price: \$403,000
Original List Price: \$399,000
Price Per: \$234
DOM: 4

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/13/2023

Sold Date: 09/29/2023

Sold Terms: Conventional

Concessions: \$8,000

Address: 155 E 500 S

NS/EW: 500 S / 155 E

City: American Fork, UT 84003

County: Utah

Restrictions: No

Proj/Subdiv:

Tax ID: 13-050-0045

Est. Taxes: \$2,027

Zoning:

HOA?: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	888	2	1	-	1	-	1	-	-
B1	828	2	-	-	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1716	4	1 0 0	1	0	0	1 0 0 1	1	0

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Evap. Cooler: Roof

Floor: Laminate; Tile

Window Cov: Draperies; Part

Pool?: No

Pool Feat:

Possession: RECORDING

Exterior: Aluminum; Brick

Has Solar?: No

Landscape: Landscaping: Part; Mature Trees

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

Exterior Feat: Entry (Foyer)

Interior Feat: Dishwasher, Built-In; Kitchen: Updated; Range: Gas; Range/Oven: Free Stndng.

Inclusions: Dryer; Microwave; Refrigerator; Washer

Terms: Cash; Conventional

Storage: Basement

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

Zoning: Single-Family

Listing

Courtesy of: Presidio Real Estate (South Valley)

Remarks: *****MULTIPLE OFFERS HAVE BEEN RECEIVED. SELLER WILL BE MAKING A DECISION BY THE MORNING OF 9/13/23. THANK YOU! ***** Inviting, Light and Bright home perfectly located in American Fork close by freeways for easy commuting and convenience. *Adjacent to the skatepark and recreational park with another park close by. *Updated kitchen with gas range for those who love to cook. *Updated bathroom with beautiful tile. *Two open, spacious family rooms. Ample space to add RV parking and room to house all your toys. *So many options to add a detached garage or shop to the back yard or enjoy BBQ's, roasting marshmallows or playing games and having fun or relax on the deck and watch sunrises or sunsets and enjoy the serenity and views. TLC is needed to some areas of the home and is priced accordingly. Best priced home for what this home offers; single family home with .41 of an acre and the sq footage located in American Fork.



Type: Single Family

Style: Split-Entry/Bi-Level

Year Built: 1974

Const Status: Blt./Standing

Acres: 0.41

Deck | Pat: 1 | 0

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 85%

Basement: Daylight; Full

Garage/Park: Rv Parking

Driveway: Concrete

Water: Culinary; Secondary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 1st floor

Senior Comm: No

Animals:

MLS# 1902775 Presented By: Cole Tanner 801-919-7574

Sold Price: \$449,974
Original List Price: \$449,974
Price Per: \$315
DOM: 0
Contract Date: 09/28/2023
Tour/Open: None
Status: SOLD
Sold Date: 10/03/2023
Sold Terms: Conventional
Concessions: \$13,499
Address: 927 S 290 W #817
NS/EW: 927 S / 290 W
City: American Fork, UT 84003
County: Utah
Proj/Subdiv: STONECREEK
Tax ID: 66-936-0817
Zoning:
HOA Transfer: \$360
HOA Contact: Dixie Kramer
HOA Amenities:
Short Term Rental: No
Pre-Market:



School Dist: Alpine
Sr High: American Fork

Elem: Greenwood
Other Schl:

Jr High: American Fork

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	859	3	2	-	-	-	-	-	-	-	1	-
1	568	-	-	1	1	-	-	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1427	3	2	1	1	0	0	1	0	0	1	0

Type: Single Family
Style: 2-Story
Year Built: 2023
Acres: 0.14
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 0
Fin Bsmt:

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: Recording
Exterior: Asphalt Shingles; Stucco; Cement Board
Has Solar?: No
Landscape:
Lot Facts: Terrain, Flat
Exterior Feat: Double Pane Windows
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.; Granite Countertops
Amenities: Cable Tv Wired; Home Warranty
Environm Cert: Energy Star
Inclusions: Range
Terms: Cash; Conventional; FHA; VA
Storage: Garage
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family

Basement: Slab
Garage/Park: Attached
Driveway: Concrete
Water: Culinary; Irrigation: Pressure
Water Shares: 0.00
Spa?: No **Community Pool?:** No
Master Level: 2nd floor
Senior Comm: No
Animals:

Listing

Courtesy of: Woodside Homes of Utah LLC

Remarks: Charming Juiper Plan Home! Discover this delightful residence with the sought-after Juiper plan. Enjoy 9' ceilings on the main floor that create a spacious and inviting atmosphere. The kitchen boasts stainless steel appliances and a convenient island, perfect for culinary endeavors and gatherings. Retreat to the vaulted master bedroom, adding a touch of elegance to your private sanctuary. This home combines comfort and style seamlessly. Don't miss your chance to make it yours!