

MLS# 1874512 Presented By: Cole Tanner 801-919-7574

Sold Price: \$710,000
 Original List Price: \$714,999
 Price Per: \$161
 DOM: 40
 Contract Date: 06/12/2023

Tour/Open: None
 Status: SOLD

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



Concessions: \$21,300
 Address: 75 E Trail Rider Peak Dr
 NS/EW: 4000 N / 75 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: BRANDON PARK
 Tax ID: 35-793-1403
 Zoning: RES
 Pre-Market: No

Restrictions: No

Est. Taxes: \$1,800
 HOA?: No

School Dist: Alpine

Sr High: Cedar Valley High School

Elem: Mountain Trails

Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	2200	3	2	1	1	1	1	1	-
B1	2200	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4400	3	2	0	1	1	1	0	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2022
 Acres: 0.49
 Deck | Pat: 0 | 0
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: To Be Built
 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; Vinyl (LVP)

Window Cov: None

Pool?: No

Pool Feat:

Possession: TBD

Exterior: Asphalt Shingles; Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

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

Exterior Feat: Basement Entrance; Double Pane Windows; Entry (Foyer); Patio: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Mother-in-Law Apt.; Range/Oven: Built-In; Vaulted Ceilings

Amenities: Electric Dryer Hookup; Park/Playground

Environm Cert: Energy Star

Inclusions: Microwave; Range; Range Hood

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

Access Feat: 36" Wide Hallways

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

Zoning: Single-Family

Listing

Courtesy of: Prime Real Estate Experts, LLC

Remarks: Under construction, just past the framing stage. Basement will NOT be finished. This new build will have an unfinished Mother-in-law apartment in the basement with its own entrance. 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# 1875472 Presented By: Cole Tanner 801-919-7574

Sold Price: \$370,000
 Original List Price: \$399,000
 Price Per: \$247
 DOM: 147
 Contract Date: 08/21/2023

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

Concessions: \$5,000
 Address: 1664 E Talon Way
 NS/EW: S / 1664 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: TRAILHEAD
 Tax ID: 53-541-0060
 Zoning:
 HOA Contact:
 HOA Amenities: Club House; Insurance Paid; Maintenance Paid; Pets Permitted; Picnic Area; Snow Removal



Short Term Rental: No

Pre-Market:

School Dist: Alpine
 Sr High: Cedar Valley

Elem: Eagle Valley
 Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	896	3	2	-	-	-	-	-	-	-	1	-
1	600	-	-	1	1	-	-	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1496	3	2	0	1	1	0	1	0	0	1	0

Type: Townhouse
 Style: Townhouse; Row-end

Year Built: 2017

Const Status: Blt./Standing

Acres: 0.02

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: 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: Pets 20 - 75 Lbs.

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl (LVP)

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Clapboard/Masonite; Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full

Exterior Feat: Double Pane Windows

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

Amenities: Cable Tv Wired; Home Warranty; Park/Playground

Inclusions: Alarm System; Microwave; Range

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Not Available

Zoning: Single-Family; Multi-Family

Listing

Courtesy of: Real Broker, LLC

Remarks: Welcome to this beautiful end-unit townhome! This home boasts plenty of natural light and has tall ceilings in the living room making it feel even more spacious. The kitchen is well-appointed and features modern appliances and ample cabinet and counter space. The home has been meticulously taken care of. The primary bedroom offers two walk-in closets and a double vanity sink. Outside, you'll love the convenience of having the community park right outside your front door. This beautiful space is perfect for picnics, playing with kids or pets, or just enjoying some fresh air and sunshine. The schools are close to this community making this a great area for growing families. Don't miss out on seeing this beautiful townhome!

MLS# 1884297 Presented By: Cole Tanner 801-919-7574

Sold Price: \$311,750
 Original List Price: \$320,000
 Price Per: \$246
 DOM: 104

Tour/Open: View Tour

Status: SOLD

Contract Date: 07/31/2023

Sold Date: 10/02/2023

Sold Terms: FHA

Concessions: \$0

Address: 3689 E Rock Rd #6

NS/EW: 8130 / 3689

City: Eagle Mountain, UT 84005

County: Utah

Restrictions: No

Proj/Subdiv: ROCK CREEK CONDO

Tax ID: 51-505-0066

Est. Taxes: \$1,375

Zoning:

HOA?: Yes, \$215/Month

HOA Transfer: \$300

HOA Contact: Advanced Comm
Services

HOA Phone: 801-641-1844

HOA Amenities: Club House; Gym Room; Maintenance Paid; Picnic Area;
Playground; Pool; Sewer Paid; Trash Paid

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Pony Express

Jr High: Frontier

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		-	-	-	-	-	-	-	-	-	-	-	-
1	1264	3	2	-	-	-	-	-	1	1	-	1	-
B1		-	-	-	-	-	-	-	-	-	-	-	-
B2		-	-	-	-	-	-	-	-	-	-	-	-
B3		-	-	-	-	-	-	-	-	-	-	-	-
Tot	1264	3	2			0	0	0	1	1	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: Blinds; Draperies

Pool?: Yes

Pool Feat: Above Ground

Possession: recording

Exterior: Stucco

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Road: Paved; Sidewalks

Exterior Feat: Balcony

Interior Feat: Bath: Master; Closet: Walk-In; Disposal; Range/Oven: Free Stndg.

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

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

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

Zoning: Multi-Family

Listing

Courtesy of: Zander Real Estate Team PLLC

Remarks: Extraordinary Eagle Mountain condo, brimming with an abundance of enticing amenities showcases pride of ownership! Private, covered and fenced in balcony welcomes you as you step inside and are greeted by the seamless elegance of this open floor plan design. The Great Room boasts stunning faux wood flooring and picturesque windows that flood the room with natural light. Immaculate Kitchen is adorned with rich staggered cabinets, SS appliances including a glass top stove, a pass-through window overlooking the front entry, and walk-in Pantry. The adjacent Dining Area with its modern chandelier provides the perfect backdrop for creating lasting memories with loved ones. Retreat to the spacious Master Suite, with walk-in closet, and attached updated Master Bathroom boasting a modern vanity with vessel sink and glass walk-in shower with beautiful tile surround. Immerse yourself in the convenience of having unparalleled access to The Ranches Golf Club, Eagle Mountain Bike Park, Silver Lake Amphitheater Park and nearby hiking and biking trails that lead you to breathtaking vistas. Home is conveniently located a short drive from Pioneer Crossing Shopping, Dining and Entertainment, Utah Lake, TalonsCove Golf Club, Traverse Mountain Shopping, Thanksgiving Point, I-15 and American Fork Canyon. This home is a MUST SEE!



MLS# 1889638 Presented By: Cole Tanner 801-919-7574

Sold Price: \$615,000
 Original List Price: \$624,900
 Price Per: \$187
 DOM: 48
 Contract Date: 09/05/2023

Tour/Open: View Tour
 Status: SOLD

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



Concessions: \$15,000
 Address: 7147 N Pawnee Rd
 NS/EW: 7147 N / N
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: SKYLINE RIDGE
 Tax ID: 66-459-0079
 Zoning: SF

Restrictions: No
 Est. Taxes: \$2,733
 HOA?: No

Pre-Market:

School Dist: Alpine
 Sr High: Cedar Valley High School
 Elem: Brookhaven
 Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1637	3	2	1	1	-	1	1	-
B1	1637	3	1	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	3274	6	3	1	2	0	1	0	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2017
 Acres: 0.32
 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; Electric; Active Solar
 Floor: Carpet; Laminate; Tile
 Window Cov: Blinds; Plantation Shutters
 Pool?: No
 Pool Feat:
 Possession: TBD
 Exterior: Asphalt Shingles
 Has Solar?: Yes

Basement: Full
 Garage/Park: Attached; Extra Height; Storage Above
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level: 1st floor
 Senior Comm: No
 Animals: Pets > 75 Lbs.
 Slr Install Dt: 2018-04-01

Slr Ownership: Financed
 Slr Finance Co: Dividend

Landscape: Landscaping: Full; Terraced Yard; Vegetable Garden
 Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley; Drip Irrigation: Auto-Full
 Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors; Patio: Open
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Great Room; Range: Gas; Vaulted Ceilings; Granite Countertops; Video Door Bell(s)
 Inclusions: Microwave; Range; Refrigerator; Storage Shed(s); Water Softener: Own; Window Coverings; Trampoline; Video Door Bell(s)
 Exclusions: Dog Run; Dryer; Washer
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 Storage: Garage; Shed; Basement
 Tel Comm: Broadband Cable; DSL; Fiber Optics
 Access Feat: 36" Wide Hallways
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Equity Real Estate (Advantage)

Remarks: Buyer's home sale fell through so back on the market as ACTIVE! See 3D tour link! This beautiful, well-kept home offers breathtaking views of the valley, lake, and mountains right from your doorstep. Enjoy the convenience of a park across the street with additional parking and a huge, beautifully landscaped yard featuring garden beds, large patio perfect for entertaining, in-ground trampoline, area for dog run, and a storage shed. A gorgeous white kitchen with ample storage and granite countertops, adjacent to the large vaulted great room perfect for gatherings. Big laundry room with lots of storage on the main as well. The open basement offers endless possibilities for family fun and entertainment, with a separate room perfect for a theater room, playroom, or indoor gym. Custom trimwork in the rooms and high-end custom shutters adds a beautiful touch. Plus, enjoy the benefits of solar power, keeping your electric bill as low as \$20-40/month. Also, separate heating and cooling between levels for additional comfort. Nestled in a family-friendly neighborhood with excellent schools, this home is in a growing area close to stores, restaurants, and access to UTV and mountain bike trails just blocks away. The property also features a small RV pad. Gym equipment in the garage and dog run are available for purchase separately. Act now and make this amazing home yours!

MLS# 1889816 Presented By: Cole Tanner 801-919-7574

Sold Price: \$499,900
Original List Price: \$518,200
Price Per: \$203
DOM: 39
Contract Date: 08/26/2023

Tour/Open: None • Floor Plan
Status: SOLD
Sold Date: 10/03/2023
Sold Terms: Conventional



Concessions: \$8,500
Address: 1712 E Tumwater Ln
NS/EW: / 1712
City: Eagle Mountain, UT 84005
County: Utah
Proj/Subdiv: SWEETWATER
Tax ID: 66-508-0642
Zoning:
HOA Transfer: 0.5%
HOA Contact: ACS
HOA Amenities: Playground
Short Term Rental: No
Pre-Market:
Type of ADU: Attached
ADU Beds: 2
ADU Kitchen: Yes
ADU Gas:
ADU Water:
Monthly Rent: \$1500
School Dist: Alpine
Sr High: Cedar Valley High school
Elem: Eagle Valley
Other Schl:
Jr High: Frontier
Restrictions: No
Est. Taxes: \$2,074
HOA?: Yes, \$35/Month
HOA Phone: 801-641-1844
ADU Sq. Ft.: 1000 sqft.
ADU Baths: 1
ADU Entrance: Yes
ADU Electric:
Currently Rented: Yes

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	1226	3	2	-	-	1	-	-	1	1	-	1	1
B1	1226	3	1	-	-	1	-	-	1	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2452	6	3			2	0	0	2	1	0	1	2

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate
Window Cov: Blinds; Draperies
Pool?: No
Pool Feat:
Possession: Negotiable
Exterior: Stone; Vinyl
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Basement Entrance; Walkout
Interior Feat: Accessory Apt; Closet: Walk-In; Dishwasher, Built-In; Kitchen: Second; Mother-in-Law Apt.; Range/Oven: Free Stndg.; Video Door Bell(s)
Inclusions: Dishwasher: Portable; Microwave; Range; Swing Set; Workbench
Exclusions: Video Door Bell(s); Video Camera(s)
Terms: Cash; Conventional; FHA; VA; USDA Rural Development
Storage: See Remarks; Garage; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family
Listing
Courtesy of: Better Homes and Gardens Real Estate Momentum (Lehi)

Type: Single Family
Style: Rambler/Ranch
Year Built: 2016
Acres: 0.09
Deck | Pat: 0 | 1
Garage: 2
Carport: 0
Prkg Sp: 3
Fin Bsmt: 100%
Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Basement: Entrance; Full; See Remarks
Garage/Park: Attached
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No Community Pool?:No
Master Level: 1st floor
Senior Comm: No
Animals:

Remarks: Welcome to this fantastic home with an ADU in the basement. You can call it a "mother-in-law" apartment, it is fully registered with the city, was rented out to great tenants, who just moved out. It can be rented for \$1,500+ a month. And will be great to offset your mortgage payment!!! 2 bedroom and 1 bath with a large living room/kitchen area with an open concept, lots of cabinets, walk out to the back with a gate and a separate mailbox with a separate unit number. The home offers total of 6 bedrooms, 3 full baths. 4 out of 6 bedrooms can be used by the new owners if they desire to keep the ADU rented. The City Center is growing, with many stores, businesses and restaurants coming to the area. This very friendly neighborhood is close to city offices, walking trails, city library and the biggest park where all the city events happen throughout the year (Cory Wride Park). This neighborhood also has its own park with a great playground and lots of space. The home is well taken care of, with beautiful style and updates throughout, tankless water heater, large shower in the owners suite and walk in closets. So much storage space! Shelves in the garage, extra lighting throughout the basement area. Come see it today!

MLS# 1890526 Presented By: Cole Tanner 801-919-7574

Sold Price: \$367,500 Tour/Open: None
 Original List Price: \$370,000 Status: SOLD
 Price Per: \$237
 DOM: 18
 Contract Date: 08/12/2023
 Sold Date: 10/02/2023
 Concessions: \$7,000 Sold Terms: Conventional
 Address: 2758 E Riata Alley Aly #302
 NS/EW: 7300 N / 2758 E
 City: Eagle Mountain, UT 84005
 County: Utah Restrictions: No
 Proj/Subdiv: JUNIPER SPRINGS
 Tax ID: 43-290-0302 Est. Taxes: \$1
 Zoning: HOA?: Yes, \$85/Month
 HOA Transfer: 0.2%
 HOA Contact: HOA Phone:
 HOA Amenities: Club House; Insurance Paid; Maintenance Paid; Pet Rules;
 Pets Permitted; Playground; Snow Removal



Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Hidden Hollow

Jr High: Frontier

Sr High: Cedar Valley High school

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	950	3	2	-	-	-	-	-	-	-	-	1	-
1	600	-	-	-	1	1	-	-	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1550	3	2	1	1	0	0	0	1	0	1	1	0

Type: Townhouse
 Style: 2-Story
 Year Built: 2023
 Acres: 0.03
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Blt./Standing

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

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Vinyl (LVP)
 Window Cov: Blinds
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior: Brick; Clapboard/Masonite; Stucco
 Has Solar?: No
 Landscape:

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

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.; Granite Countertops
 Amenities: Clubhouse; Home Warranty; Park/Playground
 Inclusions: Microwave; Range; Window Coverings
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 Tel Comm: Fiber Optics

Listing

Courtesy of: Excel Realty Inc.

Remarks: Great Location and Best priced town homes in North Utah County Call today!! \$7,000 Builder Incentive!!

MLS# 1891231 Presented By: Cole Tanner 801-919-7574

Sold Price: \$759,900 **Tour/Open:** None
Original List Price: \$779,900 **Status:** SOLD
Price Per: \$183
DOM: 40
Contract Date: 09/06/2023
Sold Date: 10/03/2023
Concessions: \$5,000 **Sold Terms:** VA
Address: 7554 N Pasture View Rd
NS/EW: 7554 /
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: EVANS RANCH
Tax ID: 38-641-0025 **Est. Taxes:** \$2,993
Zoning: RES **HOA?:** Yes, \$40/Month
HOA Transfer: \$750
HOA Contact: HOA Solutions **HOA Phone:** 801-341-2999
HOA Amenities: Biking Trails; Playground; Pool
Short Term Rental: No



Pre-Market:

School Dist: Alpine

Elem: Brookhaven

Jr High: Frontier

Sr High: Cedar Valley

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1140	4	1	-	-	-	-	-	-	-	-	1	-
1	1558	1	1	-	1	-	-	1	1	1	-	-	-
B1	1446	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4144	5	2	1	1	0	-	1	1	1	0	1	0

Type: Single Family
Style: 2-Story
Year Built: 2021
Acres: 0.21
Deck | Pat: 1 | 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: Forced Air
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Tile
Window Cov: Shades
Pool?: No
Pool Feat:
Possession:
Exterior: Asphalt Shingles; Stone; Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Fenced: Full; Sidewalks; View: Mountain; View: Valley
Exterior Feat: Basement Entrance; Double Pane Windows; Outdoor Lighting; Porch: Open; Sliding Glass Doors; Walkout
Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range/Oven: Free Stdng.
Amenities: Park/Playground; Swimming Pool
Inclusions: Ceiling Fan; Dishwasher: Portable; Microwave; Range; Water Softener: Own; Window Coverings; Trampoline
Exclusions: Dog Run; Dryer; Hot Tub; Refrigerator; Washer
Terms: Cash; Conventional; FHA; VA; USDA Rural Development
Storage: Garage; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family

Basement: Full; Walkout
Garage/Park: Rv Parking
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level: 1st floor
Senior Comm: No
Animals: Pets > 75 Lbs.

Listing

Courtesy of: TMG Realty

Remarks: *** PRICE DROP*** This stunning home exudes charm, comfort, and modern design. Nestled in the sought-after Evans Ranch Community, this home enjoys close proximity to excellent schools and new shopping centers. This 5 bedroom 3 bath home has been meticulously maintained and boasts several upgraded features, including a custom deck with unobstructed mountain views, a spacious master shower, beautiful two story windows, and energy-efficient appliances. This amazing community includes walking/biking trails, playground, and community pool. Pride of ownership is reflected throughout the neighborhood. Come and see, this home will not disappoint! Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

MLS# 1892845 Presented By: Cole Tanner 801-919-7574

Sold Price: \$450,000
Original List Price: \$450,000
Price Per: \$162
DOM: 19
Contract Date: 08/24/2023
Tour/Open: None
Status: SOLD
Sold Date: 09/29/2023
Sold Terms: Conventional
Concessions: \$14,919
Address: 711 E Garden Grove Dr #227
NS/EW: N / 711 E
City: Eagle Mountain, UT 84005
County: Utah
Proj/Subdiv: BRYLEE TOWNS
Tax ID: 53-622-0227
Zoning:
HOA Transfer: \$1000
HOA Contact: Brandon
HOA Amenities: Club House; Insurance Paid; Playground; Pool; Tennis Court
Short Term Rental: No
Pre-Market:



HOA Remarks: Part of the Master Planned Brylee Farms. Access to existing clubhouse and pool, Pickleball courts, playgrounds & giant parks!

School Dist: Alpine

Sr High: Cedar Valley High school

Elem: Mountain Trails

Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	910	3	2	-	-	-	-	1	-
2	970	-	-	1	-	-	1	-	-
1	490	-	-	-	1	-	-	-	-
B1	405	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2775	3	2	1	1	0	1000	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl (LVP)

Window Cov: None

Pool?: Yes

Pool Feat: In Ground

Possession: Fund / Rec

Exterior: Brick; Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Open

Interior Feat: Bath: Master; Closet: Walk-In

Amenities: Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

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: RE/MAX Associates (Utah County)

Remarks: Three story townhome with unfinished basement that has a separate entrance and is plumbed for a bathroom! Brand new gorgeous townhomes that back up to pickle ball courts and a park. There are too many features to mention but here are a few of our favorites! Six foot island in the kitchen, soft close cabinetry, gas stove, huge main floor family room, LVP floors, laundry room on 3rd floor by bedrooms, roomy walk in shower and walk in closet in master bath. Landscaping is 100% done, hose spigot in the garage and fully fenced back yard. Community pool and clubhouse in Brylee Farms, second pool will be added to this townhome community for residents of the townhomes only. Ask about our preferred lender incentive!

Type: Townhouse

Style: Townhouse;
Row-mid

Year Built: 2023

Acres: 0.03

Deck | Pat: 1 | 1

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Entrance; Partial

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: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

MLS# 1893001 Presented By: Cole Tanner 801-919-7574

Sold Price: \$484,780 Tour/Open: None
 Original List Price: \$504,780 Status: SOLD
 Price Per: \$177
 DOM: 35
 Contract Date: 09/11/2023

Sold Date: 09/29/2023
 Concessions: \$0 Sold Terms: Cash

Address: 7070 N Golden Acres Dr #3226

NS/EW: 7070 /

City: Eagle Mountain, UT 84005

County: Utah

Restrictions: No

Proj/Subdiv: SILVER LAKE

Tax ID: 66-912-3226

Est. Taxes: \$2,100

Zoning:

HOA?: Yes, \$55/Month

HOA Contact:

HOA Phone:

HOA Amenities: Club House; Picnic Area; Playground; Pool

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Silver Lake

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	1076	4	2	-	-	-	-	-	-	-	-	1	-
1	810	-	-	-	1	1	-	-	1	-	1	-	-
B1	852	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2738	4	2	1	1	0	0	0	1	0	1	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Vinyl (LVP)

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Sprinkler: Auto-Part

Exterior Feat: Double Pane Windows

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops

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

Inclusions: Ceiling Fan; Microwave; Range

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

Tel Comm: Fiber Optics

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

Driving Dir: Property is located just south of Silver Lake Elementary School.

Listing

Courtesy of: True North Realty LLC

Remarks: Newly completed 4 bedroom home now available! Comes with front yard landscaping, blue tape walk through, builder warranty and a nice, open layout. The view is pretty great too!



Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.08

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Built-In; Opener

Driveway: Concrete

Water:

Water Shares: 0.00

Spa?: No Community Pool?: Yes

Master Level: 2nd floor

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

MLS# 1893018 Presented By: Cole Tanner 801-919-7574

Sold Price: \$416,000
Original List Price: \$421,845
Price Per: \$175
DOM: 5
Contract Date: 08/12/2023

Tour/Open: None
Status: SOLD

Sold Date: 09/29/2023
Concessions: \$0
Sold Terms: FHA

Address: 5107 E Lakefield Dr #3263
NS/EW: / 5107
City: Eagle Mountain, UT 84005

County: Utah
Proj/Subdiv: SILVER LAKE
Restrictions: No

Tax ID: 66-912-3263
Zoning: Est. Taxes: \$1,900
HOA?: Yes, \$90/Month

HOA Transfer: \$500
HOA Contact: HOA Phone:

HOA Amenities: Club House; Playground; Pool
Short Term Rental: No

Pre-Market:

School Dist: Alpine
Sr High: Westlake

Elem: Silver Lake
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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1085	3	2	-	-	-	1	-	-	-	-	1	-
1	672	-	-	-	1	-	-	-	1	-	1	-	-
B1	608	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2365	3	2	1	1	1	1	0	1	0	1	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Linoleum

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Fenced: Part; Sprinkler: Auto-Part

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

Amenities: Clubhouse; Electric Dryer Hookup; Home Warranty; Swimming Pool

Inclusions: Ceiling Fan; Microwave; Range

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

Tel Comm: Fiber Optics

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

Listing

Courtesy of: True North Realty LLC

Remarks: 3 bedroom + loft town home now released for sale in Silver Lake. This home is under construction and will be completed in late September or early October. Back yard backs up to a park. Comes with a fenced off patio area back yard, 2 car garage, and unfinished basement.



Type: Townhouse (PUD)

Style: Townhouse;
Row-end

Year Built: 2023

Acres: 0.04

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 2

Fin Bsmt: 0%

Basement: Full

Garage/Park: Built-In; Opener

Driveway: Concrete

Water:

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# 1893308 Presented By: Cole Tanner 801-919-7574

Sold Price: \$466,000
Original List Price: \$470,000
Price Per: \$282
DOM: 37
Contract Date: 09/15/2023
Tour/Open: None • Floor Plan
Status: SOLD
Sold Date: 10/03/2023
Sold Terms: Conventional
Concessions: \$7,000
Address: 1325 E Rachel Way
NS/EW: 1325 / 1325
City: Eagle Mountain, UT 84005
County: Utah
Proj/Subdiv:
Tax ID: 41-912-0142
Zoning:
HOA Contact:
HOA Amenities:
Short Term Rental: No
Pre-Market:



School Dist: Alpine
Sr High: Cedar Valley

Elem: Mountain Trails
Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F	S	
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1648	3	2	-	-	1	-	-	1	-	-	1	1
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1648	3	2	0	1	0	0	0	1	0	0	1	1

Roof: Asphalt Shingles

Heating:

Air Cond: Central Air; Electric

Floor: Carpet

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior:

Has Solar?: No

Landscape:

Exclusions: Alarm System

Terms: Cash; Conventional; VA

Zoning: Single-Family

Listing

Courtesy of: Opendoor Brokerage LLC

Remarks: Welcome to this beautiful home! Here you'll find a natural color palette, fresh interior paint, and a fireplace to make it feel like home. The kitchen features a center island and plenty of space for cooking and entertaining. The flexible living space includes additional rooms to use as you wish. The primary bathroom has a separate tub and shower, double sinks, and good under sink storage. Step outside to the covered sitting area in the backyard and enjoy the outdoor space. This home has something for everyone. Don't miss out on this great opportunity!

Type: Single Family
Style: Rambler/Ranch
Year Built: 2019
Acres: 0.15
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 0
Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: Partial
Garage/Park: Parking: Covered
Driveway:
Water:
Water Shares: 0.00
Spa?: No **Community Pool?:**No
Master Level:
Senior Comm: No
Animals:

MLS# 1894109 Presented By: Cole Tanner 801-919-7574

Sold Price: \$365,000
 Original List Price: \$368,000
 Price Per: \$246
 DOM: 54
 Contract Date: 09/12/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/04/2023
 Sold Terms: FHA

Concessions: \$10,950
 Address: 1673 E Talon Way
 NS/EW: / 1673
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: TRAILHEAD PLAT A

Restrictions: No

Tax ID: 53-541-0018
 Zoning: R3
 HOA Contact: ACS
 HOA Amenities: Insurance Paid; Maintenance Paid; Pet Rules; Pets Permitted

Est. Taxes: \$1,685
 HOA?: Yes, \$115/Month
 HOA Phone: 801-641-1844

Short Term Rental: No

Pre-Market:

School Dist: Alpine
 Sr High: Cedar Valley High school
 Elem: Eagle Valley
 Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	880	3	2	-	-	-	-	-	-	-	-	1	-
1	600	-	-	1	1	-	-	-	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1480	3	2	1	1	0	0	0	1	0	1	1	0

Type: Townhouse

Style: Townhouse; Row-mid

Year Built: 2017

Acres: 0.03

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Asphalt Shingles; Clapboard/Masonite; Stone; Stucco

Has Solar?: No

Landscape: Landscaping: Full

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

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

Amenities: Park/Playground

Inclusions: See Remarks; Dishwasher: Portable; Microwave; Range Hood

Exclusions: See Remarks; Dryer; Washer

Storage: Garage

Tel Comm: Fiber Optics

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

Listing

Courtesy of: Real Broker, LLC

Remarks: Introducing a stunning 3-bedroom, 2-bathroom townhome nestled in the heart of Eagle Mountain. This home perfectly combines modern comfort with picturesque surroundings, offering a captivating open concept layout that is as inviting as it is functional.



MLS# 1894367 Presented By: Cole Tanner 801-919-7574

Sold Price: \$377,000
 Original List Price: \$377,000
 Price Per: \$243
 DOM: 3
 Contract Date: 08/17/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/02/2023
 Sold Terms: FHA
 Concessions: \$3,500
 Address: 2762 E Riata Alley Aly #301
 NS/EW: 7300 N / 2762 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: JUNIPER SPRINGS
 Tax ID: 43-290-0301
 Zoning:
 HOA Transfer: 0.2%
 HOA Contact:
 HOA Amenities: Club House; Insurance Paid; Maintenance Paid; Pet Rules;
 Pets Permitted; Playground; Snow Removal

Restrictions: No

Est. Taxes: \$1,600
 HOA?: Yes, \$85/Month

Short Term Rental: No
 Pre-Market:
 School Dist: Alpine
 Sr High: Cedar Valley High school
 Elem: Hidden Hollow
 Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	900	3	2	-	-	-	-	-	-	-	-	1	-
1	650	-	-	1	1	-	-	-	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1550	3	2	1	1	0	0	0	1	0	1	1	0

Type: Townhouse
 Style: 2-Story
 Year Built: 2023
 Acres: 0.03
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Blt./Standing

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

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Vinyl (LVP)
 Window Cov: Blinds
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior: Brick; Clapboard/Masonite; Stucco
 Has Solar?: No
 Landscape:

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

Exterior Feat: Double Pane Windows
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.; Granite Countertops
 Amenities: Clubhouse; Home Warranty; Park/Playground
 Inclusions: Ceiling Fan; Microwave; Range
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development
 Listing
 Courtesy of: Excel Realty Inc.



Remarks: End unit in the current Building. Move in Ready! Price going up in next building call today. Must see!!

MLS# 1894603 Presented By: Cole Tanner 801-919-7574

Sold Price: \$505,000
 Original List Price: \$504,000
 Price Per: \$188
 DOM: 31
 Contract Date: 09/08/2023

Tour/Open: None
 Status: SOLD
 Sold Date: 09/30/2023
 Sold Terms: Conventional

Concessions: \$10,000
 Address: 1296 Bell Buoy Way
 NS/EW: N / 1296 E
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: COUNTRY VIEW
 Tax ID: 48-515-0020
 Zoning:
 Pre-Market:

Restrictions: No
 Est. Taxes: \$2,050
 HOA?: No

School Dist: Alpine
 Sr High: Cedar Valley High School

Elem: Mountain Trails
 Other Schl:

Jr High: Frontier

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	1057	4	2	-	-	-	-	1	-
1	810	-	-	1	-	-	-	-	-
B1	810	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2677	4	2	0	1	0	0	0	1

Type: Single Family
 Style: 2-Story
 Year Built: 2020
 Acres: 0.14
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Blt./Standing

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

Roof: Asphalt Shingles
 Heating: Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Linoleum
 Window Cov: See Remarks
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: Asphalt Shingles; Stucco; Cement Board
 Has Solar?: Yes
 Slr Ownership: Owned
 Slr Finance Co: Goodleap
 Landscape:

Basement: Full
 Garage/Park: Attached
 Driveway:
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level:
 Senior Comm: No
 Animals: See Remarks
 Slr Install Dt: 2022-09-21

Lot Facts: Curb & Gutter; Sprinkler: Auto-Full
 Exterior Feat: Double Pane Windows
 Interior Feat: Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Vaulted Ceilings; Granite Countertops
 Amenities: Cable Tv Wired; Electric Dryer Hookup; Home Warranty
 Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Swing Set
 Exclusions: Dryer; Washer; Window Coverings
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: See Remarks; Single-Family

Listing
 Courtesy of: Black Sign Real Estate LLC

Remarks: Beautiful 2 story home. Better than new. Paid off Solar system for low electric bills. Many upgrades and finished yard that you won't get with new construction. Solid surface counters. Stainless steel appliances. Gorgeous colors on chosen on paint, cabinets and floors. 4 bedroom 2 1/2 bathroom. Call now for a showing.



MLS# 1895062 Presented By: Cole Tanner 801-919-7574

Sold Price: \$367,500 **Tour/Open:** None
Original List Price: \$367,500 **Status:** SOLD
Price Per: \$237
DOM: 12
Contract Date: 08/29/2023
Sold Date: 10/02/2023
Concessions: \$5,000 **Sold Terms:** Conventional
Address: 2754 E Riata Alley Aly #303
NS/EW: 7300 N / 2754 E
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: JUNIPER SPRINGS
Tax ID: 43-290-0303 **Est. Taxes:** \$1,600
Zoning: **HOA?:** Yes, \$85/Month
HOA Transfer: 0.2%
HOA Contact: **HOA Phone:**
HOA Amenities: Club House; Insurance Paid; Maintenance Paid; Pet Rules;
 Pets Permitted; Playground; Snow Removal



Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Hidden Hollow

Jr High: Frontier

Sr High: Cedar Valley High school

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	900	3	2	-	-	-	-	-	-	-	-	1	-
1	650	-	-	-	1	1	-	-	1	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1550	3	2	1	1	0	0	0	1	0	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl (LVP)

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Funding

Exterior: Brick; Clapboard/Masonite

Has Solar?: No

Landscape: Landscaping: Full

Exterior Feat: Double Pane Windows

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

Amenities: Clubhouse; Home Warranty; Park/Playground

Inclusions: Ceiling Fan; Microwave; Range; Window Coverings

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

Zoning: Multi-Family

Listing

Courtesy of: Excel Realty Inc.

Remarks: MOVE IN READY!!! Call today only 2 remaining in the current building. wont last. Great Floor Plan and Beautiful Finishes.

Type: Townhouse

Style: 2-Story

Year Built: 2023

Acres: 0.03

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: Slab

Garage/Park: Attached; Opener

Driveway:

Water: Culinary

Water Shares: 0.00

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

Master Level: 2nd floor

Senior Comm: No

Animals:

MLS# 1895207 Presented By: Cole Tanner 801-919-7574

Sold Price: \$439,900 **Tour/Open:** None • Floor Plan
Original List Price: \$439,900 **Status:** SOLD
Price Per: \$302
DOM: 35
Contract Date: 09/21/2023
Sold Date: 10/03/2023
Concessions: \$0 **Sold Terms:** Cash
Address: 1227 E Kelsey Dr
NS/EW: 6350 N / 1227 E
City: Eagle Mountain, UT 84005
County: Utah **Restrictions:** No
Proj/Subdiv: OVERLAND SUBDIVISION
Tax ID: 48-534-0430 **Est. Taxes:** \$2,037
Zoning: **HOA?:** Yes, \$183/Quarter
HOA Transfer: \$245
HOA Contact: Overland **HOA Phone:** 385-223-6586
HOA Amenities: Club House; Hiking Trails; Pets Permitted; Playground; Pool; Snow Removal



Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Desert Sky Elementary

Jr High: Frontier

Sr High: Cedar Valley

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-
1	978	1	-	1	-	-	-	1	-	-	1	-
B1	476	2	1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1454	3	1	1	1	0	0	1	0	0	1	0

Type: Single Family
Style: Bungalow/Cottage
Year Built: 2021
Acres: 0.12
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: Gas; Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate
Window Cov: Blinds
Pool?: No
Pool Feat:
Possession:
Exterior: Stone; Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Fenced: Full; Sidewalks; Sprinkler: Auto-Full

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

Exterior Feat: Sliding Glass Doors
Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Vaulted Ceilings; Video Door Bell(s)
Amenities: Clubhouse; Park/Playground; Swimming Pool
Inclusions: Ceiling Fan; Microwave; Refrigerator; Video Door Bell(s)
Exclusions: See Remarks; Alarm System; Dryer; Washer
Terms: Cash; Conventional; FHA; VA
Storage: See Remarks; Garage; Basement
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family

Listing

Courtesy of: KW South Valley Keller Williams

Remarks: Don't miss this amazing single family home located in a fast growing community! It is like brand new - only being built in 2021! It has a fully fenced yard, room to add an extra parking space if needed and is more affordable than some of the townhomes you might be checking out! When you walk in, you will fall in love with the inviting open space. Tall ceilings and natural light pour in the living room, dining and kitchen. Upstairs you will find a private main bedroom with a connected bathroom including a large shower and walk in closet. If you head downstairs there are 2 bedrooms and a full bathroom and plenty of storage in the crawl space! Overland residents can enjoy access to their own private pool and clubhouse, stroll through the trail systems and explore the awesome parks! This is a home you will not want to miss! Square footage figures are provided as a courtesy estimate only and were obtained from builder plans. Buyer is advised to obtain an independent measurement.

MLS# 1895675 Presented By: Cole Tanner 801-919-7574

Sold Price: \$290,000
 Original List Price: \$310,000
 Price Per: \$229
 DOM: 16
 Contract Date: 09/05/2023

Tour/Open: None
 Status: SOLD

Sold Date: 09/29/2023
 Concessions: \$10,000
 Sold Terms: FHA

Address: 3452 E Ridge Route Rd #B2
 NS/EW: 8140 N / 3452 E
 City: Eagle Mountain, UT 84005

County: Utah
 Proj/Subdiv: WILLOW SPRINGS
 Restrictions: No

Tax ID: 55-497-0014
 Zoning: RES
 Est. Taxes: \$1,299
 HOA?: Yes, \$200/Month

HOA Contact: ADV Community Solution
 HOA Phone: 801-641-1844

HOA Amenities: Club House; Earthquake Insurance; Gym Room; Insurance Paid; Maintenance Paid; On Site Security; Pet Rules; Pets Permitted; Picnic Area; Playground; Pool; Sewer Paid; Snow Removal; Spa; Trash Paid; Water Paid

Short Term Rental: No

Pre-Market:

School Dist: Alpine
 Sr High: Cedar Valley

Elem: Hidden Hollow
 Other Schl:

Jr High: Canyon View

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1261	3	2	-	1	-	1	1	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1261	3	2	0	1	0	1	0	1

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Linoleum; Vinyl (LVP)

Window Cov: Blinds; Full; Shades

Pool?: Yes

Pool Feat: Fiberglass/Vinyl; With Spa

Possession: TBD

Exterior: Aluminum

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Sidewalks; Sprinkler: Auto-Full

Exterior Feat: Patio: Covered

Interior Feat: Alarm: Fire; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Kitchen: Updated; Range/Oven: Built-In

Amenities: Cable Tv Available; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool

Inclusions: Microwave; Range; Range Hood; Refrigerator; Washer; Window Coverings

Terms: Cash; FHA; Lease Option Monthly; Lease Option Yearly; Seller Finance

Storage: Patio

Tel Comm: Broadband Cable; Ethernet; Wired; Wireless Broadband

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

Listing

Courtesy of: Coldwell Banker Realty (Salt Lake-Sugar House)

Remarks: Seller Concessions being offered!!! Nestled amidst the scenic splendor of Eagle Mountain, discover your dream condo for sale with breathtaking views and a location that puts shopping and highway access at your fingertips! Featuring new carpet and flooring, fresh paint and lower level living and stainless steel appliances.



Type: Condo
 Style: Condo; Main Level
 Year Built: 2000
 Acres: 0.03
 Deck | Pat: 0 | 0
 Garage: 0
 Carport: 1
 Prkg Sp: 1
 Fin Bsmt: 0%

Const Status: Blt./Standing

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

Basement: None/Crawl Space
 Garage/Park: Parking: Covered
 Driveway: Asphalt; Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: Yes
 Master Level: 1st floor
 Senior Comm: No
 Animals: Pets < 20 Lbs.

MLS# 1896473 Presented By: Cole Tanner 801-919-7574

Sold Price: \$680,970
 Original List Price: \$680,970
 Price Per: \$155
 DOM: 0
 Contract Date: 08/24/2023

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

Concessions: \$5,900
 Address: 1033 E Postmark Pl #322
 NS/EW: / 1033
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: PONY EXPRESS ESTATES
 Tax ID: 49-973-0322
 Zoning: R-1
 Pre-Market: No

School Dist: Alpine
 Sr High: Cedar Valley High school
 Elem: Desert Sky Elementary
 Other Schl:

Jr High: Frontier

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1699	4	2	-	1	-	-	1	-
1	1392	-	-	-	1	-	1	-	1
B1	1284	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4375	4	2	2	1	0	1000	1	1

Roof:
 Heating:
 Air Cond:
 Floor:
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior:
 Has Solar?: No
 Landscape:
 Listing
 Courtesy of: Richmond American Homes of Utah, Inc

Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.23
 Deck | Pat: 0 | 0
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%
 Basement: Full
 Garage/Park:
 Driveway:
 Water:
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Const Status: Und. Const.

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



MLS# 1898810 Presented By: Cole Tanner 801-919-7574

Sold Price: \$380,000
 Original List Price: \$385,000
 Price Per: \$211
 DOM: 5
 Contract Date: 09/12/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/04/2023
 Sold Terms: FHA

Concessions: \$6,000
 Address: 3821 N Tumwater Dr
 NS/EW: 3821 N / W
 City: Eagle Mountain, UT 84005
 County: Utah
 Proj/Subdiv: SWEETWATER PHASE 1

Restrictions: No
 Est. Taxes: \$1,808
 HOA?: Yes, \$37/Month
 HOA Phone: 801-641-1844

Tax ID: 66-237-0124
 Zoning:
 HOA Contact: ACS
 HOA Amenities:
 Short Term Rental: No
 Pre-Market:

School Dist: Alpine
 Sr High: Westlake

Elem: Eagle Valley
 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				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	869	3	2	-	-	-	-	-	-	-	1	-
1	462	-	-	-	1	-	-	1	1	-	-	-
B1	462	1	1	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1793	4	3	0	0	2	0	1	1	0	1	0

Type: Single Family (PUD)
 Style: 2-Story
 Year Built: 2009
 Acres: 0.11
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 95%

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

Roof: Asphalt Shingles; Composition
 Heating: Forced Air; Gas: Central
 Air Cond: Central Air; Gas
 Floor: Carpet; Linoleum
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Arrange
 Exterior: Aluminum; Stone
 Has Solar?: No
 Landscape: Landscaping: Full

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: Pets > 75 Lbs.

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley
 Exterior Feat: Double Pane Windows; Outdoor Lighting; Sliding Glass Doors
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stndg.
 Amenities: Electric Dryer Hookup
 Inclusions: Microwave; Range; Range Hood
 Exclusions: Dryer; Refrigerator; Washer
 Terms: Cash; Conventional; FHA
 Storage: Garage; Basement
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: Century 21 Everest

Remarks: Explore this 4-bedroom, 3-bathroom residence nestled in the tranquil embrace of Eagle Mountain. A spacious yard beckons, perfect for cherished family gatherings and BBQs, securely fenced to grant your children and furry companions uninhibited joy. Ideally situated near shopping havens, parks, and scenic walking paths. The double garage, coupled with an additional cement pad, ensures ample parking space. Revel in the awe-inspiring mountain vista and relish in the picturesque sunsets that grace the beautiful Eagle Mountain locale. This charming residence boasts a slew of recent upgrades, including a brand-new furnace, air conditioning system, water heater, water softener, as well as modernized toilets, microwave, and stove.



MLS# 1901819 Presented By: Cole Tanner 801-919-7574

Sold Price: \$545,000
Original List Price: \$540,000
Price Per: \$163
DOM: 4
Contract Date: 09/26/2023

Tour/Open: None
Status: SOLD
Sold Date: 10/02/2023
Sold Terms: Seller Financing

Concessions: \$0
Address: 1756 E Seabiscuit Ct
NS/EW: N / 1756 E
City: Eagle Mountain, UT 84005
County: Utah
Proj/Subdiv: RIDGE
Tax ID: 66-671-0644
Zoning:
Pre-Market:

Restrictions: No
Est. Taxes: \$2,536
HOA?: No

School Dist: Alpine
Sr High: Westlake

Elem: Hidden Hollow
Other Schl:

Jr High: Frontier



Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			F T H				K B F S		
4	-	-	- - -	-	-	-	- - -	-	-
3	-	-	- - -	-	-	-	- - -	-	-
2	1368	3	2 - -	-	-	-	- - -	1	-
1	969	-	- - 1	1	1	-	1 - -	-	-
B1	991	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	3328	3	2 1 1	1	1	0	1 0 0 0	1	0

Type: Single Family
Style: 2-Story
Year Built: 2020
Acres: 0.26
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 2
Fin Bsmt: 15%

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; Vinyl
Window Cov: Blinds; Full
Pool?: No
Pool Feat:
Possession: 48 hrs
Exterior: Stucco
Has Solar?: No
Landscape: Landscaping: Part
Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Pervious Paving
Exterior Feat: Double Pane Windows; Entry (Foyer); Outdoor Lighting; Porch: Open; Sliding Glass Doors; Patio: Open
Interior Feat: Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.; Vaulted Ceilings; Granite Countertops
Amenities: Cable Tv Available; Electric Dryer Hookup; Park/Playground
Inclusions: Ceiling Fan; Dryer; Microwave; Range; Range Hood; Refrigerator; Washer; Window Coverings
Terms: See Remarks; Cash; Conventional; FHA; VA
Storage: Garage; Patio; Basement
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family

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

Listing

Courtesy of: Equity Real Estate (Results)

Remarks: The House is back on the Market! The buyer failed in performance. We were told that 5 months ago the appraisal came in \$555,000. Now the asking price is \$540,000. This 2-story House was built in 2020. It has upstairs 3 bedrooms and 2 baths and a big loft area that can be the 4th bedroom. On the main floor, you will see an office that could be a guest room or 5th bedroom. The basement is almost framed and has space for the 6th bedroom, a family room, and another 3/4 bath.