

**MLS# 1788830 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$692,565  
**Original List Price:** \$708,900  
**Price Per:** \$210  
**DOM:** 3

**Tour/Open:** None  
**Status:** SOLD

**Contract Date:** 01/28/2022

**Sold Date:** 10/02/2023  
**Sold Terms:** Conventional

**Concessions:** \$20,776  
**Address:** 4249 W 1470 N #224  
**NS/EW:** 1470 N / 4249 W  
**City:** Lehi, UT 84043

**County:** Utah  
**Proj/Subdiv:** GARDNER  
**Tax ID:** 40-590-0224

**Restrictions:** No  
**Est. Taxes:** \$1  
**HOA?:** Yes, \$103/Month

**Zoning:** RES  
**HOA Contact:** FCS Community Management

**HOA Phone:** 801-256-0465

**HOA Amenities:** Club House; Playground; Pool

**Short Term Rental:** No

**Pre-Market:** No

**HOA Remarks:** Master assessments of \$54/month + community assessments of \$49/month + \$100/month for an internet utility fee. There is a one-time Single Family Reinvestment Fee of \$900 payable at closing by first time and subsequent owners.

**School Dist:** Alpine  
**Sr High:** Lehi

**Elem:** Riverview  
**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	1112	4	2	-	-	-	-	-	-	-	-	-
1	1089	-	-	1	1	-	1	1	-	1	1	-
B1	1096	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3297	4	2	0	1	1	0	1	0	1	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:** FUND/REC

**Exterior:**

**Has Solar?:** No

**Landscape:**

**Lot Facts:** Curb & Gutter; Road: Paved; Sidewalks

**Exterior Feat:** Double Pane Windows

**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stndg.

**Amenities:** Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Swimming Pool

**Inclusions:** Microwave; Range

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

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

**Listing**

**Courtesy of:** Edge Realty

**Remarks:** Gardner Point is a beautiful new community in Lehi offering all three product types: condos, townhomes, and single family homes. Brimming with amenities, Gardner Point will feature a large clubhouse, a pool, pickleball courts, a playground, and basketball courts. With plenty to do and a great location, this is an ideal community to live in. LAUREN FLOOR PLAN.



**Type:** Single Family (PUD)  
**Style:** 2-Story  
**Year Built:** 2023  
**Acres:** 0.14  
**Deck | Pat:** 0 | 1  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%

**Const Status:** Und. Const.  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

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

**MLS# 1793181 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$453,000  
Original List Price: \$506,900  
Price Per: \$196  
DOM: 149  
Contract Date: 09/05/2023

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

Concessions: \$13,590  
Address: 1992 N 3930 W #242  
NS/EW: 1992 N / 4000 W  
City: Lehi, UT 84043  
County: Utah

Restrictions: No

Proj/Subdiv: WILLOW POINT

Tax ID: 55-946-0242

Est. Taxes: \$1

Zoning: RES

HOA?: Yes, \$102/Month

HOA Contact: FCS Community Management

HOA Phone: 801-256-0465

HOA Amenities: Club House; Playground; Pool

Short Term Rental: No

Pre-Market: No

HOA Remarks: Master assessments of \$102/month. There is a one-time Townhome Association Reinvestment Fee of 0.5% of the Gross Sales Price for all initial and subsequent buyers. At closing you will pay the above mentioned Reinvestment Fees; a prorated amount of the monthly assessment for the month you close and the full next month's assessment. You will then receive monthly statements.

School Dist: Alpine  
Sr High: Lehi

Elem: Riverview  
Other Schl:

Jr High: Willowcreek

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	835	3	2	-	-	-	-	-	-	-	-	1	-
1	734	-	-	-	1	1	-	-	1	-	1	-	-
B1	741	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2310	3	2	0	1	1	0	0	1	0	0	1	0

Type: Townhouse (PUD)

Style: Townhouse;  
Row-end

Year Built: 2023

Acres: 0.03

Deck | Pat: 0 | 1

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached

Driveway: Concrete

Water: Culinary

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

Roof: Asphalt Shingles

Heating: Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession: FUND/REC

Exterior:

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full

Exterior Feat: Double Pane Windows

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

Amenities: Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage

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

Listing

Courtesy of: Edge Realty

Remarks: Willow Point is an up and coming community, comprised entirely of townhomes. With an unmatched location, Willow Point offers easy access to Redwood Road and I-15 as well as shopping and food at Traverse Mountain Outlets. This community will also feature a large clubhouse and a pool.



**MLS# 1798394 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$341,500  
 Original List Price: \$386,900  
 Price Per: \$268  
 DOM: 17  
 Contract Date: 06/15/2022  
 Tour/Open: None  
 Status: SOLD  
 Sold Date: 09/29/2023  
 Sold Terms: Conventional  
 Concessions: \$6,830  
 Address: 3665 W 1380 N #T203  
 NS/EW: 1380 N / 3665 W  
 City: Lehi, UT 84043  
 County: Utah  
 Proj/Subdiv: GARDNER POINT  
 Tax ID: 40-582-0203  
 Zoning: RES  
 HOA Contact: FCS Community Management  
 HOA Amenities: Club House; Playground; Pool  
 Short Term Rental: No  
 Pre-Market: No

HOA Remarks: Master assessments of \$63/month + community assessment of \$103/month + \$56/month for a water & sewer utility fee + \$100/month for an internet utility fee. There is a one-time Condominium Association Reinvestment Fee of 0.5% of the Gross Sales Price + a Master Association Reinvestment Fee of \$1,000 payable at closing by first time and subsequent owners.

School Dist: Alpine  
 Sr High: Lehi  
 Elem: Riverview  
 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	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1272	3	2	-	-	1	-	-	1	-	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1272	3	2	0	0	1	0	0	1	0	0	1	0

Roof: Asphalt Shingles  
 Heating: Gas: Central; >= 95% efficiency  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Vinyl  
 Window Cov:  
 Pool?: No  
 Pool Feat:  
 Possession: FUND/REC  
 Exterior:  
 Has Solar?: No  
 Landscape: Landscaping: Full  
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks  
 Exterior Feat: Double Pane Windows  
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stndg.  
 Amenities: Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool  
 Inclusions: Microwave; Range  
 Terms: Cash; Conventional  
 Storage: Garage  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Listing  
 Courtesy of: Edge Realty  
 Remarks: Gardner Point is a beautiful new community in Lehi offering all three product types: condos, townhomes, and single family homes. Brimming with amenities, Gardner Point will feature a large clubhouse, a pool, pickleball courts, a playground, and basketball courts. With plenty to do and a great location, this is an ideal community to live in.



Type: Condo (PUD)  
 Style: Condo; Middle Level  
 Year Built: 2022  
 Acres: 0.00  
 Deck | Pat: 0 | 1  
 Garage: 1  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Jr High: Willowcreek  
 Const Status: To Be Built  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: None/Crawl Space  
 Garage/Park: Detached  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?: Yes  
 Master Level: 1st floor  
 Senior Comm: No  
 Animals:

**MLS# 1814215 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$1,001,600  
Original List Price: \$978,900  
Price Per: \$214  
DOM: 386  
Contract Date: 06/09/2023

Tour/Open: None  
Status: SOLD  
Sold Date: 10/05/2023  
Sold Terms: Conventional



Concessions: \$3,500  
Address: 1535 S 620 W #44  
NS/EW: 1535 S / 620 W  
City: Lehi, UT 84043  
County: Utah  
Proj/Subdiv: TAYLOR MEADOWS  
Tax ID: 53-638-0044  
Zoning: RES  
Pre-Market: No  
School Dist:  
Sr High:

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

Elem:  
Other Schl:

Jr High:

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	1150	3	1	-	1	-	-	-	-
1	1778	1	1	-	1	1	1	1	1
B1	1748	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4676	4	2 0 0	1	1	1	1 0 0 1	1	1

Type: Single Family  
Style: 2-Story  
Year Built: 2023  
Acres: 0.51  
Deck | Pat: 0 | 0  
Garage: 3  
Carport: 0  
Prkg Sp: 3  
Fin Bsmt: 0%

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

Roof: Asphalt Shingles  
Heating: Forced Air; Gas: Central; >= 95% efficiency  
Air Cond: Central Air; Electric  
Floor: Carpet; Laminate; Tile  
Window Cov: None  
Pool?: No  
Pool Feat:  
Possession:  
Exterior: See Remarks; Asphalt Shingles; Stone  
Has Solar?: No  
Landscape: See Remarks  
Lot Facts: Curb & Gutter; Road: Paved  
Exterior Feat: Double Pane Windows; Sliding Glass Doors  
Interior Feat: See Remarks; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Great Room; Range/Oven: Free Stndg.; Vaulted Ceilings  
Amenities: Cable Tv Wired; Electric Dryer Hookup  
Inclusions: See Remarks; Ceiling Fan; Dishwasher: Portable; Microwave; Range  
Terms: Cash; Conventional; FHA; VA  
Storage: Garage; Basement  
Access Feat: See Remarks  
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
Zoning: Single-Family  
Listing  
Courtesy of: Arive Realty  
Remarks: The modern take on our Aaron floor plan is stunning! Every detail screams modern elegance from the Mannington waterproof laminate, sleek 6cm quartz countertops, to the black horizontal metal railing that frames the great room perfectly. The flow in the great room/dining room/kitchen space is ideal for entertaining. This plan features one of our largest primary bedrooms with the primary bathroom showcasing a huge shower and walk in closet. The upstairs is a kid sanctuary with an extended loft, open to below. This modern Aaron sits on .5 acres- 146 FEET of backyard behind the home!!! Your backyard oasis has endless possibilities with the space here! Call listing agent for all design choice questions!

**MLS# 1865264 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$400,000  
**Original List Price:** \$459,900  
**Price Per:** \$166  
**DOM:** 197

**Tour/Open:** View Tour

**Status:** SOLD

**Contract Date:** 09/20/2023

**Sold Date:** 10/05/2023

**Sold Terms:** Seller Financing

**Concessions:** \$0

**Address:** 1721 N 3870 W

**NS/EW:** 1721 N / 3870 W

**City:** Lehi, UT 84043

**County:** Utah

**Proj/Subdiv:** THE EXCHANGE

**Tax ID:** 38-532-0322

**Zoning:** RES

**HOA Contact:** FCS Community

**Restrictions:** No

**Est. Taxes:** \$1,643

**HOA?:** Yes, \$102/Month

**HOA Phone:**

**HOA Amenities:** Club House; Pets Permitted; Playground; Pool; Snow Removal

**Short Term Rental:** No

**Pre-Market:** No

**School Dist:** Alpine

**Sr High:** Lehi

**Elem:** Riverview

**Other Schl:**

**Jr High:** Willowcreek

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1018	4	2	-	-	-	-	-	-	-	-	1	-
1	703	-	-	-	1	1	-	-	1	-	-	-	-
B1	685	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2406	4	2	0	1	1	0	0	1	0	0	1	0

**Roof:** Asphalt Shingles

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

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Laminate; Tile

**Window Cov:** Blinds

**Pool?:** Yes

**Pool Feat:** Fenced; In Ground

**Possession:** TBD

**Exterior:** Stone; Stucco; Cement Board

**Has Solar?:** No

**Landscape:** Landscaping: Full

**Lot Facts:** Curb & Gutter; Road: Paved; Sidewalks

**Exterior Feat:** Double Pane Windows

**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stndg.

**Amenities:** Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool

**Inclusions:** Microwave; Range; Refrigerator

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage

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

**Zoning:** Single-Family

**Listing**

**Courtesy of:** Dijjit, LC

**Remarks:** Tenants are out, home has been deep cleaned. This Townhome is right on the border of Utah and Salt lake county and right next to Silicon Slopes, the Tech capital of Utah. 5 min to Adobe, and 2 minutes to Trax. The complex has a pool, club house, pickle ball & basketball courts, and multiple playgrounds and common areas as well as ample parking.



**Type:** Townhouse (PUD)

**Style:** Townhouse;  
Row-mid

**Year Built:** 2017

**Acres:** 0.03

**Deck | Pat:** 0 | 1

**Garage:** 2

**Carport:** 0

**Prkg Sp:** 0

**Fin Bsmt:** 0%

**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:**

**Const Status:** Blt./Standing

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No



**MLS# 1877142 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$429,900  
**Original List Price:** \$429,900  
**Price Per:** \$179  
**DOM:** 9  
**Contract Date:** 05/25/2023  
**Tour/Open:** None  
**Status:** SOLD  
**Sold Date:** 10/03/2023  
**Sold Terms:** Conventional  
**Concessions:** \$0  
**Address:** 861 N Hilltop Dr #108  
**NS/EW:** 855 N / 4091 W  
**City:** Lehi, UT 84043  
**County:** Utah  
**Proj/Subdiv:** HARMONY TOWNHOMES  
**Tax ID:** 68-049-0108  
**Zoning:** RES  
**HOA Transfer:** \$350  
**HOA Contact:**  
**HOA Amenities:**  
**Short Term Rental:** No  
**Pre-Market:** No  
**School Dist:**  
**Sr High:**



**Under Construction**

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	990	3	2	-	-	-	-	-	-	-	-	1	-
1	715	-	-	1	1	-	-	-	1	-	1	-	-
B1	690	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2395	3	2	0	1	1	0	0	1	0	0	1	0

**Elem:**  
**Other Schl:**

**Jr High:**

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

**Const Status:** Und. Const.

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

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Tile  
**Window Cov:** None  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Stone; Cement Board  
**Has Solar?:** No  
**Landscape:** See Remarks  
**Lot Facts:** Curb & Gutter; Road: Paved  
**Exterior Feat:** Double Pane Windows; Sliding Glass Doors  
**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Great Room; Range/Oven: Free Stndg.; Granite Countertops  
**Amenities:** Cable Tv Wired; Electric Dryer Hookup  
**Environm Cert:** See Remarks  
**Inclusions:** Ceiling Fan; Dishwasher: Portable; Microwave; Range  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage  
**Access Feat:** See Remarks  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
**Zoning:** Single-Family  
**Listing**

**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:**

**Courtesy of:** Arive Realty

**Remarks:** Experience the epitome of elegance in the prestigious community of Harmony Townhomes. Nestled in an idyllic setting, this coveted location offers unrivaled access to an array of amenities and conveniences. Immerse yourself in the opulence of these exquisitely crafted homes, meticulously designed to cater to your every desire. Indulge in the grandeur of expansive bedrooms adorned with abundant sunlight streaming through the magnificent oversized windows, while the lavish bathrooms evoke a sense of tranquility and refinement. Embrace the majesty of soaring ceilings that create an ethereal ambiance, seamlessly blending with the open-concept kitchen and living area, ideal for sophisticated soirées and cherished gatherings with loved ones. Act swiftly, for these exceptional homes are in high demand, captivating the hearts of discerning individuals who recognize true luxury. Don't miss your chance to claim your slice of paradise in this coveted sanctuary of refined living.

**MLS# 1877143 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$431,900  
 Original List Price: \$436,900  
 Price Per: \$180  
 DOM: 28  
 Contract Date: 05/30/2023  
 Tour/Open: None  
 Status: SOLD  
 Sold Date: 09/29/2023  
 Sold Terms: Conventional  
 Concessions: \$0  
 Address: 867 N Hilltop Dr #109  
 NS/EW: 855 N / 4091 W  
 City: Lehi, UT 84043  
 County: Utah  
 Proj/Subdiv: HARMONY TOWNHOMES  
 Tax ID: 68-049-0109  
 Zoning: RES  
 HOA Transfer: \$350  
 HOA Contact:  
 HOA Amenities:  
 Restrictions: No  
 Est. Taxes: \$1  
 HOA?: Yes, \$103/Month  
 HOA Phone:  
 Short Term Rental: No  
 Pre-Market: No  
 School Dist:  
 Sr High:



Elem:  
 Other Schl:

Jr High:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	990	3	2	-	-	-	-	-	-	-	1	-
1	715	-	-	1	1	-	-	1	-	1	-	-
B1	690	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2395	3	2	0	1	1	0	1	0	0	1	0

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

Const Status: Und. Const.

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

Roof: Asphalt Shingles  
 Heating: Forced Air; Gas: Central; >= 95% efficiency  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Tile  
 Window Cov: None  
 Pool?: No  
 Pool Feat:  
 Possession:  
 Exterior: Stone; Cement Board  
 Has Solar?: No  
 Landscape: See Remarks  
 Lot Facts: Curb & Gutter; Road: Paved  
 Exterior Feat: Double Pane Windows; Sliding Glass Doors  
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Great Room; Range/Oven: Free Stndg.; Granite Countertops  
 Amenities: Cable Tv Wired; Electric Dryer Hookup  
 Environm Cert: See Remarks  
 Inclusions: Ceiling Fan; Dishwasher: Portable; Microwave; Range  
 Terms: Cash; Conventional; FHA; VA  
 Storage: Garage  
 Access Feat: See Remarks  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
 Zoning: Single-Family  
 Listing  
 Courtesy of: Arive Realty  
 Remarks: Utah County's fastest-growing home builder! Our Front Load Townhome features the best in standard options, like master and great room vaulted ceilings, a 95% efficiency furnace, two-tone paint, solid knotty alder cabinets with staggered uppers and crown in the kitchen, wood closet shelving, and unlimited options to make your home uniquely yours. Comes with Craftsman Hybrid Exterior, Great Room Extension, 5'x3' master shower, Quartz counter-tops, and 2 sinks in master and main bath.

**MLS# 1882017 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$530,000  
Original List Price: \$580,000  
Price Per: \$216  
DOM: 85

Tour/Open: None  
Status: SOLD

Contract Date: 09/02/2023

Sold Date: 09/30/2023  
Sold Terms: Seller Financing

Concessions: \$0  
Address: 142 E 1325 N  
NS/EW: 1325 N / 142 E  
City: Lehi, UT 84043  
County: Utah  
Proj/Subdiv: SHELTON ESTATES  
Tax ID: 52-134-0026  
Zoning:  
Pre-Market:

Restrictions: No  
Est. Taxes: \$2,238  
HOA?: No

School Dist: Alpine  
Sr High: Skyridge

Elem: Sego Lily  
Other Schl:

Jr High: Lehi

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	728	3	1 1 -	-	-	-	- - -	1	-
1	990	-	- - 1	1	-	1	1 - -	-	1
B1	728	1	- 1 -	1	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	2446	4	1 2 1	2	0	1	1 0 0	1	1

Type: Single Family  
Style: 2-Story  
Year Built: 1978  
Acres: 0.28  
Deck | Pat: 0 | 0  
Garage: 2  
Carport: 0  
Prkg Sp: 1  
Fin Bsmt: 100%

Const Status: Blt./Standing  
Frontage: 51.5  
Side: 96.7  
Back: 0.0  
Irregular: Yes

Basement: Partial  
Garage/Park: Attached; Parking: Uncovered; Rv Parking  
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  
Window Cov:  
Pool?: No  
Pool Feat:  
Possession: Negotiable  
Exterior: Aluminum; Asphalt Shingles; Brick  
Has Solar?: No  
Landscape: Fruit Trees; Landscaping: Part; Mature Trees  
Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain

Exterior Feat: Double Pane Windows; Outdoor Lighting; Porch: Open  
Interior Feat: Bath: Master; Dishwasher, Built-In; Disposal; Kitchen: Updated

Amenities: Electric Dryer Hookup  
Inclusions: Ceiling Fan; Fireplace Insert; Range  
Exclusions: Dryer; Refrigerator; Washer  
Terms: Assumption: Qualify; Cash; Conventional; FHA; Seller Finance; VA  
Storage: Garage; Basement  
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
Zoning: Single-Family

Listing  
Courtesy of: Realtypath LLC (Home and Family)

Remarks: Come check out this wonderful home that is nestled in a quiet cul-de-sac. This house has a lot to offer. Mature fruit trees will inspire you to start planning your future garden on this sizable lot. There's room for plenty of storage in the garage and basement storage room. The garage features a 50amp power source that could be used for welders or kilns or whatever your heart desires. Sqft obtained from country records as a courtesy. Assumable loan at 2.5% interest. Call listing agent to get details





**MLS# 1882677 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$799,900  
**Original List Price:** \$799,900  
**Price Per:** \$234  
**DOM:** 53  
**Contract Date:** 08/05/2023

**Tour/Open:** None • Floor Plan

**Status:** SOLD

**Sold Date:** 10/03/2023

**Sold Terms:** Conventional

**Concessions:** \$0

**Address:** 5946 N Valley View Rd #213

**NS/EW:** 5946 N / W

**City:** Lehi, UT 84043

**County:** Utah

**Proj/Subdiv:** CANYON POINT

**Tax ID:** 68-064-0213

**Zoning:** R1

**HOA Transfer:** \$188

**HOA Contact:** www.tmma.org

**HOA Phone:**

**HOA Amenities:** Gym Room; Hiking Trails; Picnic Area; Playground; Pool; Tennis Court

**Short Term Rental:** No

**Pre-Market:** No

**HOA Remarks:** HOA includes a beautiful clubhouse, beach entry pool, lap pool, gym, tennis courts, playgrounds and more. See www.tmma.org for additional HOA information.

**School Dist:** Alpine

**Sr High:** Skyridge

**Elem:** Traverse Mountain

**Other Schl:**

**Jr High:** Lehi

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1094	4	2	-	-	-	-	1	-
1	1192	-	-	1	1	-	1	-	1
B1	1130	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	3416	4	2	1	1	0	1000	1	1

**Roof:** Asphalt Shingles

**Heating:** Forced Air

**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:** Landscaping: Part

**Lot Facts:** Curb & Gutter; Road: Paved; Sprinkler: Auto-Part; View: Mountain; Drip Irrigation: Auto-Part

**Interior Feat:** Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Oven: Double; Range: Countertop; Vaulted Ceilings; Granite Countertops

**Terms:** Cash; Conventional; FHA; VA

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

**Zoning:** Single-Family

**Listing**

**Courtesy of:** Fieldstone Realty LLC

**Remarks:** This rich Solitude plan in our upscale Canyon Point community on Traverse Mountain is now available for reservation! This remarkable home includes gourmet double ovens, 5 burner gas cooktop with stainless steel vented hood, quartz counters, black contemporary railings, wood laminates throughout the entire main level, tile flooring, upgraded cabinets, 4 beds all together on the upper level, a main floor office with glass double doors and much more! The amazing community includes a huge luxury clubhouse for community events, an amazing beach entry pool with lap swimming area, tennis courts, basketball courts, multiple parks and an extensive trail system leading directly into the canyon! Substantial lender incentives available for buyers who use builders preferred lender. Call listing agent for details.



**Type:** Single Family

**Style:** 2-Story

**Year Built:** 2023

**Acres:** 0.18

**Deck | Pat:** 0 | 2

**Garage:** 2

**Carport:** 0

**Prkg Sp:** 0

**Fin Bsmt:** 0%

**Basement:** Walkout

**Garage/Park:** Built-In

**Driveway:** Concrete

**Water:** Culinary

**Water Shares:** 0.00

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

**Master Level:** 2nd floor

**Senior Comm:** No

**Animals:**

**Const Status:** Und. Const.

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No

**MLS# 1884062 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$1,038,000  
**Original List Price:** \$1,300,000  
**Price Per:** \$247  
**DOM:** 101  
**Contract Date:** 08/09/2023

**Tour/Open:** View Tour  
**Status:** SOLD

**Concessions:** \$1,000  
**Address:** 549 E 2600 N  
**NS/EW:** 2600 N / 549 E  
**City:** Lehi, UT 84043  
**County:** Utah

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



**Proj/Subdiv:**  
**Tax ID:** 49-518-0002  
**Zoning:** RES

**Restrictions:** No  
**Est. Taxes:** \$4,084  
**HOA?:** No

**Pre-Market:**  
**Type of ADU:** Attached

**ADU Sq. Ft.:** 2106 sqft.  
**ADU Baths:** 2

**ADU Beds:** 2  
**ADU Kitchen:** Yes  
**ADU Gas:** No  
**ADU Water:** No

**ADU Entrance:** No  
**ADU Electric:** No  
**Currently Rented:** No

**School Dist:** Alpine  
**Sr High:** Skyridge

**Elem:** Eaglecrest  
**Other Schl:**

**Jr High:** Lehi

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	-	-	-	-	-	-	-	-	-	-	-	-	-
1	2088	3	2	-	1	1	-	1	1	1	-	1	1
B1	2106	2	2	-	-	1	1	-	1	1	-	1	1
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4194	5	4	1	2	1	1	1	2	2	0	2	2

**Roof:** Asphalt Shingles; Pitched

**Heating:** Forced Air; >= 95% efficiency

**Air Cond:** Central Air; Gas

**Floor:** Carpet; Hardwood; Tile

**Window Cov:**

**Pool?:** No

**Pool Feat:**

**Possession:**

**Exterior:** Brick; Stucco

**Has Solar?:** No

**Landscape:** Landscaping: Full

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

**Exterior Feat:** Attic Fan; Deck; Covered; Entry (Foyer); Out Buildings; Outdoor Lighting; Patio: Covered; Porch: Open; Porch: Screened; Walkout; Patio: Open

**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Kitchen: Second; Mother-in-Law Apt.; Range: Gas; Granite Countertops

**Amenities:** See Remarks; Clubhouse; Electric Dryer Hookup; Gas Dryer Hookup

**Inclusions:** Ceiling Fan; Fireplace Insert; Gas Grill/BBQ; Microwave; Range; Range Hood; Storage Shed(s); Water Softener: Own; Window Coverings; Projector

**Exclusions:** Alarm System; Basketball Standard; Compactor; Dryer; Refrigerator; Washer

**Terms:** Cash; Conventional; VA

**Storage:** Garage; Shed; Basement

**Access Feat:** 36" Wide Hallways

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

**Zoning:** Single-Family

**Listing**

**Courtesy of:** Summit Sotheby's (Draper)

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2004  
**Acres:** 0.41  
**Deck | Pat:** 1 | 1  
**Garage:** 6  
**Carport:** 0  
**Prkg Sp:** 8  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing

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

**Basement:** Entrance; Full; Walkout  
**Garage/Park:** 2 Car Deep (Tandem); Attached; Detached; Extra Height; Extra Width; Heated; Rv Parking; Extra Length  
**Driveway:** Circular; Concrete  
**Water:** Culinary; Irrigation  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:** No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Remarks:** This is an extraordinary and truly one-of-a-kind property, ideally located near premier shopping, top-notch schools, and convenient access to the freeway. Situated on an expansive nearly half-acre lot, this stunning home showcases over 4,200 square feet of living space with a six-car garage, and room for RV parking. Prepare to be captivated by the breathtaking indoor/outdoor kitchen, featuring a built-in grill and a Sonos speaker system to keep you entertained throughout the year. Whether you're hosting a lively gathering or enjoying a quiet evening with loved ones, the seamless transition between indoor and outdoor areas ensures a perfect ambiance year-round. Step inside, and you'll be greeted by an interior that matches the splendor of the exterior. The expansive living areas provide ample space for hosting and entertaining guests, creating a warm and inviting atmosphere. Venture downstairs to find a theater room, offering a captivating cinematic experience within the comfort of your own home. This remarkable property also features a 2000-square-foot mother-in-law apartment with its own entrance. Whether you opt to accommodate family and friends, this versatile space offers endless possibilities to suit your lifestyle. Don't miss out on the opportunity to explore the countless advantages this exceptional home has to offer. Schedule a viewing today and unlock the full potential of this remarkable home.

**MLS# 1884077 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$652,000  
Original List Price: \$714,999  
Price Per: \$229  
DOM: 69

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/27/2023

Sold Date: 10/04/2023

Sold Terms: Cash

Concessions: \$0

Address: 2978 N 250 W

NS/EW: 2978 N / W

City: Lehi, UT 84043

County: Utah

Proj/Subdiv: FOXMOOR

Tax ID: 39-134-0024

Zoning:

Restrictions: No

Est. Taxes: \$2,506

HOA?: No

Pre-Market:

School Dist: Alpine

Sr High: Skyridge

Elem: Eaglecrest

Other Schl:

Jr High: Viewpoint Middle School



Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1446	3	2	-	1	-	1	-	1
B1	1396	3	1	-	1	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2842	6	3	2	0	0	1 0 0 0	1	0

Roof:

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Brick; Stucco

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Cul-de-Sac; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat

Exterior Feat: Porch: Open; Patio: Open

Interior Feat: Alarm: Security; Bath: Master; Disposal; Jetted Tub; Vaulted Ceilings

Inclusions: See Remarks; Alarm System; Basketball Standard; Ceiling Fan; Freezer; Microwave; Range; Refrigerator; Water Softener: Own

Exclusions: See Remarks; Dryer; Gas Grill/BBQ; Washer

Terms: Cash; Conventional; FHA

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: ERA Brokers Consolidated (Utah County)

**Remarks:** \*\* Motivated sellers, HUGE price reduction! Sellers are also willing to contribute \$7k in closing costs.\*\* You will be hard-pressed to find a more desirable location than this move in ready home! Located on a quiet cul-de-sac in northeast Lehi, within walking distance of Skyridge High School and minutes from shopping, restaurants, hiking, bike trails, Thanksgiving Point, schools, Timpanogos Highway and 1-15. This incredible rambler boasts six bedrooms, three full baths and two family rooms. Fully finished basement and spacious landscaped backyard with fence, basketball hoop and wonderful patio for endless fun. West facing home means less snow shoveling in the winter and nice backyard shade in the summer. Home features an open floor plan with plenty of storage space and several closets. New A/C unit installed in 2022 and updated shiplap throughout the home for an adorable touch. \*Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement and to verify all info.\*

Type: Single Family

Style: Rambler/Ranch

Year Built: 2002

Const Status: Blt./Standing

Acres: 0.29

Deck | Pat: 2 | 1

Frontage: 0.0

Garage: 3

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 6

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Storage Above; Extra Length

Driveway: Concrete

Water: Culinary; Irrigation

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 1st floor

Senior Comm: No

Animals:

**MLS# 1893746 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$469,000  
**Original List Price:** \$474,900  
**Price Per:** \$170  
**DOM:** 21  
**Contract Date:** 09/01/2023

**Tour/Open:** None • Floor Plan  
**Status:** SOLD  
**Sold Date:** 10/02/2023  
**Sold Terms:** Conventional



**Concessions:** \$0  
**Address:** 4194 N Fremont Dr  
**NS/EW:** 4194 /  
**City:** Lehi, UT 84043  
**County:** Utah  
**Proj/Subdiv:** CRESTHAVEN VILLAGE T  
**Tax ID:** 65-433-0002  
**Zoning:**  
**HOA Contact:** TMMA/Cresthaven Village  
**HOA Amenities:** Biking Trails; Club House; Gym Room; Playground; Pool  
**Short Term Rental:** No  
**Pre-Market:**

**HOA Remarks:** TMMA HOA - Reinvestment fee \$1200, transfer fee \$188, monthly fee \$94. Cresthaven HOA - Reinvestment fee \$250, monthly fee \$150

**School Dist:** Alpine  
**Sr High:** Skyridge  
**Elem:** Belmont  
**Other Schl:**

**Jr High:** Lehi

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	1105	3	1	1	-	-	-	-	-	-	-	1	-
1	773	-	-	-	1	1	-	-	1	-	1	-	-
B1	872	1	-	-	-	1	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2750	4	1	1	1	2	0	0	1	0	1	1	0

**Type:** Townhouse  
**Style:** Townhouse; Row-mid  
**Year Built:** 2015  
**Acres:** 0.02  
**Deck | Pat:** 0 | 1  
**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  
**Heating:** Forced Air  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Laminate; Tile  
**Window Cov:** Blinds  
**Pool?:** No  
**Pool Feat:**  
**Possession:** FUNDING  
**Exterior:** Asphalt Shingles; Stone  
**Has Solar?:** No  
**Landscape:** Landscaping: Full  
**Lot Facts:** Curb & Gutter; Sidewalks  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range/Oven: Free Stdng.; Granite Countertops  
**Amenities:** Cable Tv Available; Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool  
**Inclusions:** Alarm System; Ceiling Fan; Microwave; Range; Window Coverings; Video Door Bell(s)  
**Terms:** Cash; Conventional; FHA  
**Storage:** Garage; Basement  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family

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

**Listing**

**Courtesy of:** Selling Utah Real Estate

**Remarks:** Welcome home! Nestled in the heart of Silicon Slopes and in the coveted Traverse Mountain area. This charming townhome boasts 4 bedrooms and 3 bathrooms with the option to finish an additional bathroom in the basement. Being one of the larger units in Cresthaven, this property features larger living space and a 2 car garage! Located less than a mile from groceries stores, outlet mall and a plethora of restaurant choices! Whether you're taking a leisurely stroll through the neighborhood, going to the community pool or heading out to explore the great outdoors, you'll find plenty to love about this area! Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.



**MLS# 1896620 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$637,000  
**Original List Price:** \$637,000  
**Price Per:** \$257  
**DOM:** 8  
**Contract Date:** 09/01/2023  
**Tour/Open:** None  
**Status:** SOLD  
**Sold Date:** 09/29/2023  
**Sold Terms:** Conventional  
**Concessions:** \$10,000  
**Address:** 2312 W New Harvest Ln  
**NS/EW:** / 2312  
**City:** Lehi, UT 84043  
**County:** Utah  
**Proj/Subdiv:** HARVEST HOMES  
**Tax ID:** 41-506-0008  
**Zoning:**  
**HOA Transfer:** \$1200  
**HOA Contact:** Andrew Biesinger  
**HOA Amenities:** Club House; Hiking Trails; On Site Property Mgmt; Picnic Area; Playground; Pool  
**Restrictions:** No  
**Est. Taxes:** \$2,325  
**HOA?:** Yes, \$89/Month  
**HOA Phone:** 801-407-6712



**Short Term Rental:** No

**Pre-Market:**

**HOA Remarks:** Hiking/biking trails, tennis courts in Traverse Mountain are through Lehi City

**School Dist:** Alpine

**Sr High:** Skyridge

**Elem:** Traverse Mountain

**Other Schl:**

**Jr High:** Viewpoint Middle School

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	1236	2	2	-	-	1	-	-	-	1	1	-	1	-	1
B1	1236	2	1	-	-	1	-	-	-	-	-	-	1	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2472	4	3			2	0	0	0	1	1	0	1	1	1

**Roof:** Asphalt Shingles

**Heating:** Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Laminate

**Window Cov:**

**Pool?:** No

**Pool Feat:**

**Possession:**

**Exterior:** Stone; Stucco

**Has Solar?:** Yes

**Slr Ownership:** Owned

**Landscape:** Landscaping: Full; Mature Trees

**Lot Facts:** Fenced: Full; Sprinkler: Auto-Full; Private

**Inclusions:** Dryer; Refrigerator; Washer

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Shed; Basement

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

**Listing**

**Courtesy of:** KW Westfield (Excellence)

**Remarks:** Come and see this beautiful home in the heart of Traverse Mountain. Main level living, spacious basement and a backyard sanctuary are just a few of features that set this home apart. Close to schools, parks, shopping, dining and for times you need to really get away, just minutes from i-15 access. With the HOA clubhouse, gym and pool close by you may not find too many reasons to leave! Buyer to verify all.

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2004  
**Acres:** 0.13  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 4  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:** No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**  
**Slr Install Dt:** 2016-04-30

**MLS# 1899772 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$625,000  
 Original List Price: \$650,000  
 Price Per: \$375  
 DOM: 8  
 Contract Date: 09/20/2023

Tour/Open: None  
 Status: SOLD

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

Concessions: \$0  
 Address: 413 E Main St  
 NS/EW: / 413  
 City: Lehi, UT 84043  
 County: Utah

Restrictions: No

Proj/Subdiv:  
 Tax ID: 13-010-0019  
 Zoning:  
 Pre-Market:

Est. Taxes: \$1,996  
 HOA?: No

School Dist: Alpine  
 Sr High: Lehi

Elem: Lehi  
 Other Schl:

Jr High: Lehi

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

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession: Closing

Exterior: Brick

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Sidewalks

Exterior Feat: Bay Box Windows

Inclusions: Storage Shed(s)

Terms: Cash; Conventional; FHA; VA

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

Zoning: Single-Family; Commercial

Listing

Courtesy of: Bickmore & Associates Realty, LLC

Remarks: Incredible Opportunity!!! Already zoned Mixed Use Commercial/Residential!!! Perfect For Small Business/Office Space. Off The Charts Exposure with these daily traffic counts. 500 East = 21,622; 170 East = 21,056. Most recently used as offices. Both bathrooms completely remodeled. Newer Paint and Flooring Throughout. Lots of off street parking. Huge covered patio. Huge Storage Room. Plenty of room for additional office space and conference rooms.



Type: Single Family  
 Style: Rambler/Ranch

Year Built: 1954

Const Status: Blt./Standing

Acres: 0.32

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 2

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt:

Basement: None/Crawl Space

Garage/Park: Workbench

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals: