

MLS# 1894352 Presented By: Cole Tanner 801-919-7574

Sold Price: \$528,000
Original List Price: \$539,875
Price Per: \$250
DOM: 51
Contract Date: 10/02/2023
Tour/Open: None • Floor Plan / Open
Status: SOLD
Sold Date: 10/05/2023
Sold Terms: Cash
Concessions: \$0
Address: 506 N 475 W #124
NS/EW: 506 N / 475 W
City: Lindon, UT 84042
County: Utah
Proj/Subdiv: TILIA COURT
Tax ID: 53-660-0124
Zoning: PRD
HOA Transfer: \$1000
HOA Contact: Advantage Management
HOA Amenities: Pets Permitted
Short Term Rental: Yes
Pre-Market:



HOA Remarks: 1GB Fiber internet to each home is included in the HOA fee, as well as exterior building maintenance & insurance, common area maintenance, and administration. Other utilities paid by tenants. Pet friendly. There is a one-time HOA reinvestment fee of \$1000 due at settlement, paid by the buyer. Monthly fee is \$151/mo. The community will have a pickle-ball court, playground area, ½ court basketball, and open greenspace.

School Dist: Alpine
Sr High: Pleasant Grove

Elem: Aspen
Other Schl:

Jr High: Oak Canyon

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1268	3	2	-	1	-	-	1	-
1	842	-	-	1	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2110	3	2	1	0	1	0	0	0

Type: Townhouse (PUD)
Style: Townhouse; Row-end
Year Built: 2023
Acres: 0.03
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 4
Fin Bsmt:

Const Status: Und. Const.

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

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

Basement: None/Crawl Space
Garage/Park: Built-In; Opener
Driveway: Concrete
Water: Culinary; Irrigation: Pressure
Water Shares: 0.00
Spa?: No **Community Pool?:** No
Master Level: 2nd floor
Senior Comm: No
Animals:

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Part; View: Mountain
Exterior Feat: Double Pane Windows; Sliding Glass Doors
Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.
Amenities: See Remarks; Electric Dryer Hookup; Home Warranty; Park/Playground
Inclusions: Dryer; Microwave; Range; Refrigerator; Washer
Terms: Cash; Conventional; FHA; VA
Storage: Garage
Tel Comm: Ethernet; Wired; Fiber Optics
Zoning: Single-Family; Short Term Rental Allowed
Driving Dir: Please use 531 N State Street Lindon, UT 84042 in your maps, pull behind the nursery and you will be inside the community.
Listing
Courtesy of: New Home Consultants, LC

Remarks: Call for directions! Move in ready by end of Sept! 2-story end lot w/ 2-car garage (ask about our extra large 1-car garage floor plan!) and fully fenced yard. 1 GB fiber internet included in HOA. Home already has many upgrades: walk-in pantry, farm sink, quartz counters, LVP, upgraded carpet. Plan has spacious loft, full size laundry, double primary walk-in closets, 9' ceilings, & tons of storage. W/D/F included! More than ample parking for the community. Quiet, small neighborhood feel. Short-term rental friendly.