

MLS# 1897043 Presented By: Cole Tanner 801-919-7574

Sold Price: \$590,000
Original List Price: \$579,900
Price Per: \$212
Listing Conditions: Trustee

Tour/Open: View Tour

Status: SOLD

DOM: 7

Contract Date: 09/12/2023

Sold Date: 10/02/2023

Sold Terms: Conventional

Concessions: \$14,000

Address: 1943 W River Birch Rd

NS/EW: 650 S / 1943 W

City: Mapleton, UT 84664

County: Utah

Restrictions: Yes

Proj/Subdiv: HARVEST PARK

Tax ID: 41-625-0034

Est. Taxes: \$3,102

Zoning: RES

HOA?: Yes, \$170/Month

HOA Transfer: \$200

HOA Contact: MIKE HENDRON

HOA Phone: 801-709-4040

HOA Amenities: Biking Trails; Insurance Paid; Maintenance Paid; Pet Rules; Pets Permitted; Picnic Area; Playground; Snow Removal; Water Paid

Short Term Rental: No

Pre-Market:

HOA Remarks: HOA includes Lawn Care, Snow Removal, Water, and Comprehensive Insurance on the home.

School Dist: Nebo

Elem: Maple Ridge

Jr High: Mapleton Jr

Sr High: Maple Mountain

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1152	2	1	-	1	-	-	-	-
1	1627	2	1	1	1	-	1 1	1	1
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2779	4	2	1	2	0	1 1 0 1	1	1

Roof: Asphalt Shingles

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

Air Cond: Central Air; Electric

Floor: Carpet; Tile; Vinyl (LVP)

Window Cov: Blinds; Full; Plantation Shutters

Pool?: No

Pool Feat:

Possession: RECORDING

Exterior: Brick; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Double Pane Windows; Entry (Foyer); Patio: Covered

Interior Feat: Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Gas Log; Great Room; Jetted Tub; Oven: Double; Range: Countertop; Range: Gas; Granite Countertops

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

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Refrigerator; Water Softener: Own; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage

Tel Comm: Broadband Cable

Access Feat: 32" Wide Doorways; 36" Wide Hallways

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

Zoning: Single-Family

Listing

Courtesy of: Concept Properties



Type: Single Family (PUD)

Style: 2-Story

Year Built: 2017

Const Status: Blt./Standing

Acres: 0.15

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 4

Irregular: Yes

Fin Bsmt:

Basement: Slab

Garage/Park: Built-In; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

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

Master Level: 1st floor

Senior Comm: No

Animals: Pets < 20 Lbs.

Remarks: This Custom Single family home is located in Award Winning Harvest Park, a 120 acre planned community in Mapleton. Home has main floor living, no steps at entry. Maintenance Free. Master and Guest bedroom on the main floor, with 2 additional bedrooms and huge recreation/game room upstairs. Lots of upgrades including built in desk in office/bedroom. Custom built-ins and Fireplace on main floor. Spacious Kitchen with double ovens, Custom Cabinets, Granite Countertops, Main floor Laundry with Cabinets and Sink. Water softener, Master bath has Jetted tub. Double sinks Guest bath and Master bath. Zoned HVAC. Back Patio is covered. Come see this great property!