

MLS# 1878830 Presented By: Cole Tanner 801-919-7574

Sold Price: \$369,000
Original List Price: \$399,999
Price Per: \$363
DOM: 128

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/08/2023

Sold Date: 09/29/2023

Sold Terms: Cash

Concessions: \$0

Address: 1080 E 450 N #6

NS/EW: 450 N / 1080 E

City: Provo, UT 84606

County: Utah

Proj/Subdiv: BROWNSTONE CONDO

Tax ID: 35-107-0001

Restrictions: No

Est. Taxes: \$1,544

Zoning:

HOA?: Yes, \$245/Month

HOA Transfer: \$750

HOA Contact: Aspen Ridge Management

HOA Phone:

HOA Amenities: Insurance Paid; Maintenance Paid; Sewer Paid; Snow Removal; Trash Paid; Water Paid

Short Term Rental: No

Pre-Market:

School Dist: Provo

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	H				K	B	F	S	
4		-	-	-	-	-	-	-	-	-	-	-	-
3		-	-	-	-	-	-	-	-	-	-	-	-
2		-	-	-	-	-	-	-	-	-	-	-	-
1	1014	3	1	1	-	1	-	-	1	-	-	-	-
B1		-	-	-	-	-	-	-	-	-	-	-	-
B2		-	-	-	-	-	-	-	-	-	-	-	-
B3		-	-	-	-	-	-	-	-	-	-	-	-
Tot	1014	3	1	1	0	1	0	0	1	0	0	0	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Gas

Floor: Carpet; Tile

Window Cov: Blinds; Full

Pool?: No

Pool Feat:

Possession: see remark

Exterior: Brick

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Sidewalks; Sprinkler: Auto-Full

Exterior Feat: Double Pane Windows

Interior Feat: Dishwasher, Built-In; Disposal; Range/Oven: Built-In

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

Exclusions: See Remarks

Terms: Cash; Conventional; Exchange; FHA; VA

Tel Comm: Fiber Optics

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

Zoning: Multi-Family

Listing

Courtesy of: ERA Brokers Consolidated (Utah County)

Remarks: Excellent investment opportunity! This fully furnished women's unit is conveniently located just blocks from BYU campus, with contracts in place through August 2024. Located near restaurants, a gym and parks. This condo boasts a new water heater, disposal, paint, and recessed lighting, along with newer dishwasher, microwave, and fridge. Great investment opportunity as it accommodates six tenants, has plenty of parking, and a very low vacancy rate, this condo offers a great chance to own a profitable rental property. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.



Type: Condo

Style: Other/See Remarks

Year Built: 1969

Const Status: Blt./Standing

Acres: 0.01

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 3

Irregular: No

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: See Remarks

Driveway: Asphalt

Water: Culinary

Water Shares: 0.00

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

Master Level:

Senior Comm: No

Animals:

MLS# 1883391 Presented By: Cole Tanner 801-919-7574

Sold Price: \$269,000
 Original List Price: \$369,000
 Price Per: \$247
 DOM: 0
 Contract Date: 09/08/2023

Tour/Open: None
 Status: SOLD

Sold Date: 09/30/2023
 Sold Terms: Cash

Concessions: \$0
 Address: 544 N 700 W
 NS/EW: 544 N / 700 W
 City: Provo, UT 84601
 County: Utah

Restrictions: No

Proj/Subdiv:
 Tax ID: 21-003-0028
 Zoning:
 Est. Taxes: \$1,836
 HOA?: No

Pre-Market:

School Dist: Provo
 Sr High: Provo

Elem:
 Other Schl:

Jr High:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	185	1	-	-	-	-	-	-	-
1	900	2	1	-	-	-	1	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1085	3	1	0	0	0	1	0	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Linoleum

Window Cov: Part

Pool?: No

Pool Feat:

Possession:

Exterior: Clapboard/Masonite

Has Solar?: No

Landscape:

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

Exterior Feat: Double Pane Windows

Interior Feat: Range/Oven: Free Stdng.

Amenities: Cable Tv Available

Inclusions: Dryer; Range; Range Hood; Refrigerator; Washer

Terms: Cash; Conventional; FHA

Utilities: Sewer: Connected

Listing

Courtesy of: True American Homes

Remarks: This treasure is under construction and the plan is to complete remodel. Write offers accordingly based on the condition when you walk it, Price will change as remodel progresses unless otherwise agreed in writing, Buyer and Agent beware of construction on Going, Treat like New construction *Hazard* walking areas.



Type: Single Family
 Style: Bungalow/Cottage

Year Built: 1948

Const Status: Blt./Standing

Acres: 0.11

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 1

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Partial; Shelf

Garage/Park: Attached

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals:

MLS# 1885860 Presented By: Cole Tanner 801-919-7574

Sold Price: \$620,000
 Original List Price: \$649,900
 Price Per: \$195
 DOM: 60
 Contract Date: 08/27/2023

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



Concessions: \$500
 Address: 2887 Marrcrest
 NS/EW: /
 City: Provo, UT 84604
 County: Utah
 Proj/Subdiv: MARRCREST
 Tax ID: 46-023-0004
 Zoning: RESPUD
 HOA Contact: Advantage Mgmt
 HOA Amenities: Playground; Sewer Paid; Trash Paid; Water Paid
 Short Term Rental: No

Restrictions: No
 Est. Taxes: \$2,403
 HOA?: Yes, \$180/Month
 HOA Phone: 801-235-7368

Pre-Market:

School Dist: Provo
 Sr High: Timpview

Elem: Canyon Crest
 Other Schl:

Jr High: Centennial

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	1325	3	2	-	-	-	-	-	-	-	1	-
1	1846	2	-	1	1	1	-	1	1	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3171	5	2	1	0	1	0	1	1	0	2	0

Roof: Flat

Heating: Forced Air; Gas: Central; Gas: Stove

Air Cond: Central Air; Electric

Floor: Carpet; Travertine

Window Cov: Blinds; Draperies

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stone; Cement Board

Has Solar?: No

Landscape: Landscaping: Part; Mature Trees; Stream

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

Exterior Feat: Porch: Open; Sliding Glass Doors; Patio: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Gas Log; Great Room; Range/Oven: Built-In; Video Door Bell(s)

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

Inclusions: Dryer; Range; Refrigerator; Washer; Water Softener: Own; Video Door Bell(s)

Terms: Cash; Conventional

Storage: Garage; Shed

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

Zoning: Single-Family

Listing

Courtesy of: ONX REALTY LLC

Remarks: Spacious town home in the highly sought after Marrcrest neighborhood in the Provo Riverbottoms. Home is situated in an ideal location... close to the mouth of Provo Canyon, Sundance Ski Resort, and BYU. Home features large kitchen space, multiple gathering areas, 2 laundry rooms, updated exterior, updated kitchen, brand new carpet in family room, and vaulted ceilings! Call or text agent for any questions.

Type: Condo (PUD)
 Style: Townhouse;
 Row-end
 Year Built: 1968
 Acres: 0.14
 Deck | Pat: 1 | 2
 Garage: 2
 Carport: 0
 Prkg Sp: 2
 Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: Yes

Basement: None/Crawl Space

Garage/Park: 2 Car Deep (Tandem); Attached; Opener; Parking: Uncovered

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 2nd floor

Senior Comm: No

Animals:

MLS# 1886295 Presented By: Cole Tanner 801-919-7574

Sold Price: \$382,400
 Original List Price: \$384,900
 Price Per: \$244
 DOM: 27
 Contract Date: 08/29/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/06/2023
 Sold Terms: FHA

Concessions: \$17,000
 Address: 1434 W 570 N
 NS/EW: 570 N / 1434 W
 City: Provo, UT 84601
 County: Utah

Restrictions: No

Proj/Subdiv:
 Tax ID: 55-037-0039
 Zoning: RES
 Est. Taxes: \$1,432
 HOA?: No

Pre-Market:
 School Dist: Provo
 Sr High: Provo
 Elem: Lakeview
 Other Schl:

Jr High: Dixon

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1566	3	2	-	1	-	1-1	1	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1566	3	2	1	0	0	1010	1	0

Type: Single Family
 Style: Modular
 Year Built: 2005
 Acres: 0.22
 Deck | Pat: 0 | 1
 Garage: 0
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt:

Const Status: Blt./Standing

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

Basement: None/Crawl Space
 Garage/Park: Parking: Uncovered
 Driveway: Asphalt
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 1st floor
 Senior Comm: No
 Animals: Pets > 75 Lbs.

Roof: Asphalt Shingles
 Heating: Forced Air
 Air Cond:
 Floor: Carpet; Linoleum
 Window Cov: Blinds; Part
 Pool?: No
 Pool Feat:
 Possession: FUNDING
 Exterior: Log
 Has Solar?: No
 Landscape: Landscaping: Full; Mature Trees

Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Full; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Water
 Exterior Feat: See Remarks; Double Pane Windows; Out Buildings; Skylights
 Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings

Amenities: Electric Dryer Hookup
 Inclusions: Microwave; Refrigerator; Storage Shed(s)
 Exclusions: Dryer; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Shed

Access Feat: Single Level Living
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: Equity Real Estate (Premier Elite)

Remarks: This single-level home in Provo is calling you home! A cute 3 bedroom boasts a master suite with a garden tub and walk-in closet. The kitchen gives you generous counter space with an island. Enjoy your beautifully crafted backyard pergola while listening to the tranquil sounds of the Provo River. Schedule your showing today! Access the Provo River Parkway through your back gate. Square footage figures are provided as a courtesy estimate only and were obtained from County records. The buyer is advised to obtain an independent measurement.



MLS# 1886883 Presented By: Cole Tanner 801-919-7574

Sold Price: \$340,000
Original List Price: \$349,900
Price Per: \$201
DOM: 69
Contract Date: 09/11/2023
Tour/Open: None
Status: SOLD
Sold Date: 10/04/2023
Sold Terms: Conventional
Concessions: \$13,500
Address: 2740 N Edgewood Dr
NS/EW: 2740 /
City: Provo, UT 84604
County: Utah
Proj/Subdiv: EDGEWOOD CONDO
Tax ID: 38-021-0019
Zoning: R!
HOA Contact: K & R Premier Property
HOA Amenities: Club House; Common RV Parking; Insurance Paid; Maintenance Paid; Playground; Pool
Restrictions: No
Est. Taxes: \$1,804
HOA?: Yes, \$278/Month
HOA Phone: 801-610-9440



Short Term Rental: No

Pre-Market:

School Dist: Provo
Sr High: Timpview

Elem: Rock Canyon
Other Schl: American Heritage

Jr High: Centennial

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	1092	2	1	-	1	-	-	1	1	-	-	1
B1	598	1	-	1	1	-	-	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1690	3	1	1	0	2	0	1	1	0	1	1

Type: Condo (PUD)
Style: Rambler/Ranch
Year Built: 1973
Acres: 0.01
Deck | Pat: 0 | 1
Garage: 1
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
Floor: Carpet; Vinyl (LVP)
Window Cov: Blinds; Draperies; Full
Pool?: Yes
Pool Feat: Concrete/Gunite; Heated; In Ground
Possession: Recording
Exterior: Brick; Cedar; Frame
Has Solar?: No
Landscape: Landscaping: Full; Mature Trees; Pines
Lot Facts: Fenced: Part; Road: Paved; Secluded Yard; Sprinkler: Auto-Full; Terrain: Flat; View: Mountain; Wooded; Private
Exterior Feat: Awnings; Entry (Foyer); Sliding Glass Doors; Patio: Open
Interior Feat: Closet: Walk-In; Den/Office; Disposal; Range/Oven: Free Stdng.
Amenities: Cable Tv Available; Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool
Inclusions: Ceiling Fan; Microwave; Range; Range Hood; Refrigerator
Exclusions: Dryer; Freezer; Washer
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Utilities: Sewer: Connected

Basement: Partial
Garage/Park: See Remarks; Opener
Driveway: Asphalt; Common Drive
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level: 1st floor
Senior Comm: No
Animals: See Remarks

Listing

Courtesy of: RE/MAX Select

Remarks: NEW Paint. NEW Carpet. Highly sought after townhouse community nestled in mature trees ideal location near BYU. 3 bedroom / 2 bathroom hard to find rambler floorpan with finished basement. Oversized windows invite natural lighting. Sliding glass door in Master BR opens to rear private yard w/Mountain Views. Kitchen w/breakfast counter plus lots of space for oversized table & 2nd slider that leads to outdoor sitting area. Main living space has great room flow making entertaining friends & family easy.

MLS# 1889458 Presented By: Cole Tanner 801-919-7574

Sold Price: \$375,000
Original List Price: \$369,900
Price Per: \$307
DOM: 3

Tour/Open: View Tour

Status: SOLD

Contract Date: 07/22/2023

Sold Date: 10/04/2023

Sold Terms: FHA

Concessions: \$5,000

Address: 2390 W 200 N

NS/EW: N / 2390 W

City: Provo, UT 84601

County: Utah

Restrictions: No

Proj/Subdiv: RIVER VIEW

Tax ID: 51-022-0005

Est. Taxes: \$1,451

Zoning:

HOA?: No

Pre-Market:

School Dist: Provo

Elem: Amelia Earhart

Jr High: Dixon

Sr High: Provo

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	1221	3	1 - 1	1	-	-	1 - - 1	1	1
B1	-	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	1221	3	1 0 1	1	0	0	1 0 0 1	1	1

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Tile; Vinyl

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Aluminum; Brick

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Corner Lot; Curb & Gutter; Fenced; Full; Secluded Yard; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: See Remarks; Sliding Glass Doors

Interior Feat: See Remarks; Disposal; Range/Oven: Free Stdng.

Amenities: Electric Dryer Hookup

Inclusions: Ceiling Fan; Dishwasher: Portable; Range; Range Hood; Refrigerator; Window Coverings; Wood Stove

Exclusions: Dryer; Microwave; Washer

Terms: Conventional; FHA; VA

Storage: See Remarks; Garage

Access Feat: Grab Bars; Single Level Living

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

Zoning: Single-Family

Listing

Courtesy of: Home Basics Real Estate

Remarks: Main floor living! This home sits on a wonderful corner lot. Fully fenced for your little ones. Gorgeous trees and rose bushes add privacy, shade and beauty. Oversized driveway and large one-car garage with extra width, height and length as well as a dedicated storage room. Come inside and FEEL the updated air conditioning. The updated windows also add to your comfort. Large family room that flows seamlessly out to the patio area. Also featured in the family room is a beautiful wood-burning stove for those cold winter evenings. The home has all new carpet! The paint is nice and tight as well. And, to TOP it all off, the roof has been updated. This is a must-see!



Type: Single Family
Style: Rambler/Ranch

Year Built: 1977

Const Status: Blt./Standing

Acres: 0.21

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 1

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Slab

Garage/Park: Attached; Extra Width; Opener; Extra Length

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals:

MLS# 1890478 Presented By: Cole Tanner 801-919-7574

Sold Price: \$452,815
 Original List Price: \$450,000
 Price Per: \$310
 DOM: 36
 Contract Date: 09/06/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/03/2023
 Sold Terms: FHA



Address: 2875 W 950 N
 NS/EW: 950 N / 2875 W
 City: Provo, UT 84601

County: Utah
 Proj/Subdiv: RIDERWOOD VILLAGE
 Tax ID: 51-259-0071
 Zoning: RES

Restrictions: No
 Est. Taxes: \$2,191
 HOA?: No

Pre-Market:

School Dist: Provo
 Sr High: Provo

Elem: Amelia Earhart
 Other Schl:

Jr High: Farrer

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	1456	4	2 - -	1	-	-	1 - -	1	-
B1	-	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	1456	4	2 0 0	1	0	0	1 0 0	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 1995
 Acres: 0.20
 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; Gas: Central
 Air Cond: Central Air; Electric; Active Solar
 Floor: Carpet; Linoleum; Tile
 Window Cov: Blinds
 Pool?: No
 Pool Feat:
 Possession: NEG
 Exterior: Aluminum
 Has Solar?: Yes
 Slr Ownership: Owned

Basement: None/Crawl Space
 Garage/Park: Attached
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level:
 Senior Comm: No
 Animals:
 Slr Install Dt: 2017-07-30

Landscape: Fruit Trees; Landscaping: Full; Mature Trees
 Lot Facts: Curb & Gutter; Fenced: Full; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
 Exterior Feat: Bay Box Windows
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas
 Amenities: Cable Tv Available; Cable Tv Wired; Gas Dryer Hookup
 Inclusions: Dryer; Storage Shed(s); Washer
 Exclusions: Refrigerator
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Shed
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: Immeasurably More Real Estate

Remarks: And along came this beauty! Four bedrooms, two baths, huge yard, new sod and sprinklers, new paint throughout, all done the summer of 2023, mature trees, easy access to interstate, close to schools and shopping and - YES- it comes with PAID solar panels! Check out the pictures - this home is READY for YOU!

MLS# 1891505 Presented By: Cole Tanner 801-919-7574

Sold Price: \$389,000
Original List Price: \$399,000
Price Per: \$273
DOM: 67
Contract Date: 08/29/2023
Tour/Open: None • Floor Plan
Status: SOLD
Sold Date: 10/03/2023
Sold Terms: Conventional
Concessions: \$10,000
Address: 74 N 1000 W
NS/EW: 74 N / W
City: Provo, UT 84601
County: Utah
Proj/Subdiv:
Tax ID: 04-071-0003
Zoning:
Pre-Market:
School Dist: Provo
Sr High: Provo
Elem: Timpanogos
Other Schl:



Jr High: Dixon

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	1298	3	1 1 -	1	-	-	1 - - 1	1	-
B1	122	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	1420	3	1 1 0	1	0	0	1 0 0 1	1	0

Type: Single Family
Style: Rambler/Ranch
Year Built: 1890 ⓘ
Acres: 0.20
Deck | Pat: 0 | 0
Garage: 0
Carport: 1
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
Air Cond: Central Air; Electric
Floor: Laminate; Linoleum; Concrete
Window Cov:
Pool?: No
Pool Feat:
Possession:
Exterior: Brick
Has Solar?: No
Landscape:
Lot Facts: Fenced: Part; Sprinkler: Auto-Full; Terrain: Flat; View: Mountain
Exterior Feat: Double Pane Windows; Porch: Open
Interior Feat: Bath: Master; Closet: Walk-In; Disposal; Kitchen: Updated; Range/Oven: Free Stndg.
Amenities: Electric Dryer Hookup
Inclusions: Range; Storage Shed(s)
Terms: Cash; Conventional; FHA; VA
Storage: Shed; Basement
Access Feat: Single Level Living
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

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

Zoning: Single-Family
Listing
Courtesy of: RE/MAX Associates (Utah County)

Remarks: PRICE REDUCTION! Beautiful little home located in the west Gateway zone of provo. Lots of opportunity to make this historic home work for your family or for an investment. Home was previously owned by provo city. While owned by the city they added a bedroom and bathroom, updated the plumbing and all if the electrical. They also updated the kitchen with knotty alder cabinets. The home had an ac added in 2018 and a roof in 2010. The home has updated vinyl windows and updated paint. The primary bathroom has solid surface countertops and oak cabinets. Big yard with lots of space to park an RV or out of garage on the side. The Shed is included as well.

MLS# 1893593 Presented By: Cole Tanner 801-919-7574

Sold Price: \$390,000
 Original List Price: \$425,000
 Price Per: \$218
 DOM: 43
 Contract Date: 09/16/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/03/2023
 Sold Terms: Conventional

Concessions: \$0
 Address: 644 E 420 N
 NS/EW: 420 N / 644 E
 City: Provo, UT 84606
 County: Utah
 Proj/Subdiv: KIRKHAM BERRY ADD
 Tax ID: 44-014-0027
 Zoning: R1

Restrictions: No
 Est. Taxes: \$2,440
 HOA?: No



Pre-Market:

School Dist: Provo
 Sr High: Timpview

Elem: Provo Peaks
 Other Schl:

Jr High: Centennial

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	891	1	1 - -	1	-	-	1 - -	1	-
B1	891	1	- - 1	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	1782	2	1 0 1	1	0	0	1 0 0	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 1930 **i**
 Acres: 0.17
 Deck | Pat: 0 | 1
 Garage: 1
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 50%

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

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Linoleum
 Window Cov: Blinds

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

Pool?: No
 Pool Feat:
 Possession:
 Exterior: Brick
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Sidewalks; Terrain, Flat
 Interior Feat: Dishwasher, Built-In
 Amenities: Cable Tv Available
 Inclusions: Range; Refrigerator
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Tel Comm: Broadband Cable; Fiber Optics
 Utilities: Gas: Connected; Power: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: KW Westfield (Excellence)

Remarks: All the right things in all the right places. This bungalow does not disappoint. New high-efficiency windows allow a flood of light into what could very easily be a 3-bedroom home. (ask agent for details) Charm and convenience because of its proximity to BYU and all that Provo has to offer. Great rental potential. Call today to see it in person.

MLS# 1893809 Presented By: Cole Tanner 801-919-7574

Sold Price: \$500,000
Original List Price: \$535,000
Price Per: \$174

Tour/Open: None • Floor Plan

Status: SOLD

DOM: 29
Contract Date: 09/19/2023

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

Concessions: \$0
Address: 1088 N Grand Ave
NS/EW: 1088 N / W
City: Provo, UT 84604
County: Utah

Restrictions: No

Proj/Subdiv: GRANDVIEW

Tax ID: 49-063-0008

Est. Taxes: \$2,926

Zoning:

HOA?: No

Pre-Market:

School Dist: Provo

Elem: Westridge

Jr High: Dixon

Sr High: Provo

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	1935	4	1 1 1	1	-	-	1 - - -	1	-
B1	936	1	- - -	-	-	-	- - - -	-	1
B2	-	-	- - -	-	-	-	- - - -	-	-
B3	-	-	- - -	-	-	-	- - - -	-	-
Tot	2871	5	1 1 1	1	0	0	1 0 0 0	1	1

Roof: Asphalt Shingles

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

Air Cond: Central Air; Electric

Floor: Carpet; Linoleum

Window Cov: Blinds; Draperies

Pool?: No

Pool Feat:

Possession:

Exterior: Asphalt Shingles

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Part; Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Double Pane Windows; Patio: Open

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

Inclusions: Storage Shed(s)

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Shed; Basement

Tel Comm: Broadband Cable; Fiber Optics

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

Zoning: Single-Family

Listing

Courtesy of: RE/MAX Associates (Utah County)

Remarks: Located in the Grandview neighborhood, this house sits on a .34-acre lot adjacent to a cul-de-sac. This red brick home has been lived in and cared for by the original owners who built it. The windows have been updated to dual pane windows, and the furnace and AC have been replaced, as well as the roof in recent years. Although the cosmetic interior is mostly original, the home has been very well maintained.



Type: Single Family
Style: Rambler/Ranch

Year Built: 1968

Const Status: Blt./Standing

Acres: 0.34

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 95%

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:

MLS# 1896609 Presented By: Cole Tanner 801-919-7574

Sold Price: \$825,000 Tour/Open: None
 Original List Price: \$845,000 Status: SOLD
 Price Per: \$238
 DOM: 5
 Contract Date: 08/30/2023

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



Concessions: \$0
 Address: 3116 N 125 W
 NS/EW: 3116 N / 125 W
 City: Provo, UT 84604
 County: Utah
 Proj/Subdiv: PLAT A BROOKTREE P U
 Tax ID: 35-069-0025
 Zoning: R-1
 Restrictions: No
 Est. Taxes: \$4,927
 HOA?: No

Pre-Market:

School Dist: Provo
 Sr High: Timpview

Elem: Canyon Crest
 Other Schl:

Jr High: Centennial

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	942	2	1	-	1	-	-	-	-
1	2512	2	2	1	1	-	1 1	1	1
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	3454	4	3 0 1	2	0	0	1 1 0 1	1	1

Roof: Asphalt Shingles

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Vinyl

Window Cov: Blinds; Draperies; Part

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Asphalt Shingles; Brick

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Corner Lot; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain

Interior Feat: Dishwasher, Built-In; Disposal; Kitchen: Updated

Amenities: Electric Dryer Hookup; Exercise Room

Inclusions: Microwave; Range; Range Hood

Exclusions: Dryer; Refrigerator; Washer

Terms: See Remarks; Cash; Conventional; FHA; Seller Finance; VA

Storage: Garage

Access Feat: Grab Bars

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

Zoning: Single-Family

Listing

Courtesy of: KW WESTFIELD

Remarks: Welcome to your dream home! This custom-designed, newly remodeled two story atomic home, is move-in ready and boasts a spacious 3,454 sq ft of living space. Located in the desirable Riverside Country Club neighborhood, this home is just minutes from BYU, Provo's Business district, and various shopping and dining options at "The Shops at Riverwood" outdoor mall. The floor plan is a timeless profile, with gable roof lines and a sturdy façade. The exterior is finished with a painted brick finish, an angled entry, and exterior lighting. Inside, the home is filled with organic materials, mixed metals, and vintage details that evoke the charm and character of the countryside. This home features numerous upgrades, including a solar-ready design, new flooring, wrap around stair railing, upgraded cabinetry, quartz countertops, and a grand fireplace in the great room. The master suite includes a luxurious en-suite bathroom with a large shower, as well as a walk-in closet. Other features include solid core doors, a wood burning fireplace, and an oversized 2-car garage. On top of a great home is also the opportunity for killer financing. The seller is offering SELLER FINANCING terms with 20% down, 6% interest amortized over 30 years, with a balloon in 2 years. This should allow any buyer plenty of time for rates to improve for a quality refinance.

Type: Single Family

Style: 2-Story

Year Built: 1981

Const Status: Blt./Standing

Acres: 0.35

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: Yes

Fin Bsmt:

Basement: None/Crawl Space

Garage/Park: Attached; Opener; Workshop; Workbench

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

MLS# 1896736 Presented By: Cole Tanner 801-919-7574

Sold Price: \$311,000
 Original List Price: \$300,000
 Price Per: \$287
 DOM: 10
 Contract Date: 09/01/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 10/04/2023
 Sold Terms: Conventional
 Concessions: \$9,300
 Address: 151 S 1050 W #56
 NS/EW: 151 S / 1050 W
 City: Provo, UT 84601
 County: Utah
 Proj/Subdiv: FRANKLIN PARK CONDO
 Tax ID: 39-104-0056
 Zoning: R1
 HOA Contact: Ashley White
 HOA Amenities: Common RV Parking; Insurance Paid; Picnic Area; Sewer Paid; Trash Paid; Water Paid
 Est. Taxes: \$1,424
 HOA?: Yes, \$200/Month
 HOA Phone: 801-235-7368
 Restrictions: No



Short Term Rental: No

Pre-Market:

School Dist: Provo
 Sr High: Provo

Elem: Franklin
 Other Schl:

Jr High: Dixon

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	1082	3	1	1	-	-	-	1	-	-	1	1
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1082	3	1	1	0	0	0	0	1	0	1	1

Type: Condo (PUD)
 Style: Condo; Middle Level

Year Built: 1997

Const Status: Blt./Standing

Acres: 0.03

Deck | Pat: 1 | 1

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 1

Back: 0.0

Prkg Sp: 2

Irregular: No

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: Parking: Covered

Driveway: Asphalt; Common Drive

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals:

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile; Vinyl
 Window Cov: Blinds; Draperies
 Pool?: No
 Pool Feat:
 Possession: Recording
 Exterior: Brick; Stucco
 Has Solar?: No
 Landscape:

Lot Facts: Road: Paved; View: Mountain
 Exterior Feat: Balcony; Double Pane Windows; Outdoor Lighting; Sliding Glass Doors
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.
 Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Park/Playground
 Inclusions: See Remarks; Alarm System; Dryer; Microwave; Range; Refrigerator; Washer; Video Door Bell(s); Video Camera(s); Smart Thermostat(s)
 Terms: Cash; Conventional
 Storage: Shed
 Access Feat: 32" Wide Doorways
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing

Courtesy of: Cannon & Company

Remarks: We've just listed an incredible home for sale near the freeway and BYU/UVU. It's beautifully designed with all the features you've been dreaming of. From a cozy fireplace, new LVP floors, a grand open-concept layout, and more. This one's a keeper! Don't miss out, schedule a showing today and come fall in love.

MLS# 1897398 Presented By: Cole Tanner 801-919-7574

Sold Price: \$1,245,000
Original List Price: \$1,245,000
Price Per: \$293
DOM: 15
Contract Date: 09/04/2023

Tour/Open: View Tour

Status: SOLD

Concessions: \$0

Sold Date: 10/01/2023
Sold Terms: Conventional

Address: 1131 E 2500 N
NS/EW: N / 1131 E
City: Provo, UT 84604
County: Utah

Restrictions: No

Proj/Subdiv:

Tax ID: 53-056-0018

Est. Taxes: \$3,372

Zoning:

HOA?: No

Pre-Market:

School Dist: Provo
Sr High: Timpview

Elem: Rock Canyon
Other Schl:

Jr High: Centennial



Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1412	3	2	-	-	-	-	-	-
1	1412	-	-	1	1	1	1	1	1
B1	1412	2	1	-	1	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4236	5	3	1	1	1	1000	1	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile; Vinyl (LVP)

Window Cov:

Pool?: No

Pool Feat:

Possession: recording

Exterior: Stone; Cement Board

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Mature Trees; Vegetable Garden; Waterfall

Lot Facts: Corner Lot; Fenced: Full; Secluded Yard; Sprinkler: Auto-Full; Terrain: Flat; View: Mountain; Drip Irrigation: Auto-Full; Private

Exterior Feat: Entry (Foyer); Outdoor Lighting

Interior Feat: Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Floor Drains; Gas Log; Kitchen: Updated; Laundry Chute; Range: Gas; Granite Countertops

Inclusions: Dryer; Fireplace Insert; Hot Tub; Microwave; Range; Refrigerator; Washer; Trampoline; Smart Thermostat(s)

Terms: Cash; Conventional

Storage: Garage; Basement

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

Listing

Courtesy of: EXP Realty, LLC

Remarks: Welcome to this stunning and meticulously designed house, where luxury and comfort blend together. Nestled in a peaceful neighborhood, this home offers a serene retreat. You are greeted by an inviting foyer that sets the tone for the rest of the house. The open concept layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or spending quality time with family. Large windows flood the space with natural light. The elegant fireplace serves as a focal point, adding a touch of sophistication and coziness to the room. Kitchen is a chef's dream, featuring Stainless appliances, ample counter space, and a spacious island that doubles as a breakfast bar. Primary suite is a true oasis, offering a peaceful sanctuary to unwind and relax. With its generous size, plush carpeting, and a private en-suite bathroom, this space exudes luxury and tranquility. The en-suite bathroom features a spa-like atmosphere, complete with a soaking tub, a walk-in shower, and dual vanities. 2 additional bedrooms are equally impressive, each offering ample space, natural light, and ample closet space. The meticulously landscaped yard offers a perfect blend of lush greenery and hardscape, creating a serene and low-maintenance outdoor space. Located in a highly sought-after neighborhood, this house is conveniently situated near schools, parks, and just steps from the Provo Temple. With its impeccable design, luxurious features, and prime location, this house is truly a dream come true. Don't miss the opportunity to make it your own! Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

MLS# 1897524 Presented By: Cole Tanner 801-919-7574

Sold Price: \$522,000
 Original List Price: \$555,000
 Price Per: \$219
 DOM: 15
 Contract Date: 09/15/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/02/2023
 Sold Terms: Cash

Concessions: \$0
 Address: 2874 W 100 N
 NS/EW: 100 N / 2874 W
 City: Provo, UT 84601
 County: Utah
 Proj/Subdiv: THE RIVERS
 Tax ID: 51-396-0038
 Zoning: R-1

Restrictions: No

Est. Taxes: \$2,741
 HOA?: No



Pre-Market:

School Dist: Provo
 Sr High: Provo

Elem: Amelia Earhart
 Other Schl:

Jr High: Dixon

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	822	4	2 - -	-	-	-	- - -	1	-
1	823	-	- - -	-	-	1	1 - -	-	-
B1	728	1	1 - -	1	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	2373	5	3 0 0	1	0	1	1 0 0 0	1	0

Type: Single Family
 Style: Tri/Multi-Level
 Year Built: 2002
 Acres: 0.18
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 4
 Fin Bsmt: 95%

Const Status: Blt./Standing

Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: Yes

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

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Linoleum
 Window Cov: Blinds; Plantation Shutters
 Pool?: No

Pool Feat:
 Possession: 24 hours
 Exterior: Brick; Stucco
 Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Mature Trees
 Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; View: Mountain
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Jetted Tub; Range/Oven: Built-In; Vaulted Ceilings

Inclusions: Ceiling Fan; Gazebo; Microwave; Range; Refrigerator; Storage Shed(s)
 Exclusions: Dryer; Freezer; Swing Set; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement

Tel Comm: Fiber Optics
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: Equity Real Estate (Prosper Group)

Remarks: Beautiful, super clean Provo home ready to move in! The basement is 100% finished, with a large family room! The primary bedroom upstairs is separated from the other three upstairs bedrooms. The yard is fully landscaped and fenced. This backyard has a gazebo, nice garden boxes, and plentiful fruit trees. It has an RV pad with a side gate. New Furnace, Air Conditioner, and Water Heater. Easy access to the freeway. *Regarding school districts and schools, please investigate current/future school boundaries as growth causes change often-buyer/broker to independently verify all information, including square footage.

MLS# 1899413 Presented By: Cole Tanner 801-919-7574

Sold Price: \$539,990
Original List Price: \$539,990
Price Per: \$250
DOM: 2

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/12/2023

Sold Date: 09/29/2023

Sold Terms: Conventional

Concessions: \$6,000

Address: 776 N 380 W

NS/EW: 776 N / 380 W

City: Provo, UT 84601

County: Utah

Restrictions: No

Proj/Subdiv:

Tax ID: 47-024-0047

Est. Taxes: \$2,531

Zoning: R16A

HOA?: No

Pre-Market:

School Dist: Provo

Elem: Timpanogos

Jr High: Dixon

Sr High: Provo

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1316	3	1 1	1	-	-	1	-	-
B1	840	2	- 1	1	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2156	5	1 2 0	2	0	0	1 0 0 0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile; Vinyl

Window Cov: Blinds; Part

Pool?: No

Pool Feat:

Possession:

Exterior: Asphalt Shingles; Brick

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Terrain, Flat; View: Mountain

Exterior Feat: Out Buildings; Patio: Open

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Kitchen: Updated; Range/Oven: Free Stndg.; Video Door Bell(s)

Amenities: Electric Dryer Hookup; Gas Dryer Hookup

Inclusions: Microwave; Range; Refrigerator; Storage Shed(s); Window Coverings; Wood Stove; Video Door Bell(s)

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Shed; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Listing

Courtesy of: Equity Real Estate (Prosper Group)

Remarks: This delightful home received a top-down remodel over the last few years including an all-new kitchen, carpet, paint, bathrooms, plumbing, electrical, tile, and more! Perfectly located within walking distance of BYU, in a small stretch of homes between the Provo Rec Center and Utah Valley Hospital. Looking to owner-occupy and rent out your 4 other bedrooms to college students? This home has been thoughtfully staged and all furniture/decor is available for inclusion in the purchase terms. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.



Type: Single Family
Style: Rambler/Ranch

Year Built: 1949

Const Status: Blt./Standing

Acres: 0.15

Deck | Pat: 0 | 1

Frontage: 53.0

Garage: 2

Side: 120.0

Carport: 0

Back: 53.0

Prkg Sp: 2

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Detached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

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

Master Level: 1st floor

Senior Comm: No

Animals: