

**MLS# 1817087 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$759,032  
 Original List Price: \$726,900  
 Price Per: \$169  
 DOM: 199  
 Contract Date: 12/16/2022

Tour/Open: None  
 Status: SOLD

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

Concessions: \$18,500  
 Address: 964 S 880 W #25  
 NS/EW: 956 S / 880 W  
 City: Salem, UT 84653  
 County: Utah  
 Proj/Subdiv: SKYVIEW ESTATES  
 Tax ID: 66-933-0025  
 Zoning: RES  
 Pre-Market: No

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

School Dist: Nebo  
 Sr High: Salem Hills  
 Elem: Salem  
 Other Schl:

Jr High: Salem Jr

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	2241	4	3 - -	1	-	1	1 - -	1	-
B1	2250	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	4491	4	3 0 0	1	0	1	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: None

Pool?: No

Pool Feat:

Possession:

Exterior: Stone; Stucco; 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.; Vaulted Ceilings

Amenities: Cable Tv Wired; Electric Dryer Hookup

Inclusions: 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:** Utah County's fastest-growing home builder! Our Stockton floor plan 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. Choose this floor plan or any of our other incredible floor plans. Let our award-winning design team help you arrive at your forever home today!



Type: Single Family  
 Style: Rambler/Ranch

Year Built: 2022

Const Status: To Be Built

Acres: 0.28

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 2

Irregular: No

Fin Bsmt: 0%

Basement: Full; See Remarks

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

**MLS# 1818160 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$849,003  
 Original List Price: \$701,900  
 Price Per: \$228  
 DOM: 180  
 Contract Date: 11/30/2022

Tour/Open: None  
 Status: SOLD

Concessions: \$3,500  
 Sold Date: 09/29/2023  
 Sold Terms: Conventional

Address: 765 W 1040 S #39  
 NS/EW: 1040 S / 863 W  
 City: Salem, UT 84653

County: Utah  
 Proj/Subdiv: SKYVIEW ESTATES  
 Tax ID: 66-933-0039  
 Zoning: RES  
 Restrictions: No  
 Est. Taxes: \$1  
 HOA?: No

Pre-Market: No  
 School Dist: Nebo  
 Sr High: Salem Hills  
 Elem: Salem  
 Other Schl:

Jr High: Salem Jr

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	1852	3	2 - 1	1	-	1	1 - - 1	-	-
B1	1860	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	3712	3	2 0 1	1	0	1	1 0 0 1	0	0

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: Stone; Stucco; 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.; Vaulted Ceilings

Amenities: Cable Tv Wired; Electric Dryer Hookup

Inclusions: 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: Utah County's fastest-growing home builder! Our Addison floor plan 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. Choose this floor plan or any of our other incredible floor plans. Let our award-winning design team help you arrive at your forever home today! Contact agent to explore customization options.



Type: Single Family  
 Style: Rambler/Ranch

Year Built: 2023

Acres: 0.37

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 2

Fin Bsmt: 0%

Const Status: To Be Built

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: Full; See Remarks

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

**MLS# 1874696 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$695,000  
 Original List Price: \$729,900  
 Price Per: \$167  
 DOM: 111  
 Contract Date: 08/22/2023

Tour/Open: None  
 Status: SOLD

Concessions: \$2,500

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

Address: 869 W 940 S #55

NS/EW: 940 S / 869 W

City: Salem, UT 84653

County: Utah

Restrictions: No

Proj/Subdiv: SKYVIEW ESTATES

Tax ID: 66-933-0055

Est. Taxes: \$1

Zoning:

HOA?: No

Pre-Market: No

School Dist:

Sr High:

Elem:  
 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	1013	4	1	-	-	-	-	-	-
1	1568	1	1	1	1	-	1	1	-
B1	1576	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4157	5	2	1	1	0	1	1	0

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: Asphalt Shingles; Stone; Cement Board

Has Solar?: No

Landscape: See Remarks

Lot Facts: Curb & Gutter; Road: Paved

Exterior Feat: Double Pane Windows

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Great Room; Oven: Double; Vaulted Ceilings

Amenities: Cable Tv Wired

Inclusions: Ceiling Fan; Dishwasher: Portable; Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: Arive Realty

**Remarks:** MOVE IN READY with a MASSIVE PRICE DECREASE! Welcome to this stunning new construction home located in a beautiful community in Salem! With its breathtaking mountain views and convenient location near grocery stores, this home offers both comfort and convenience. This home has a spacious and open floor plan. The main level features a master bedroom, fireplace, large great room, study, a gourmet kitchen, a powder bathroom, laundry room, and mudroom. The main level also includes the master suite with a luxurious en-suite bathroom and a walk-in closet.



Type: Single Family

Style: 2-Story

Year Built: 2023

Acres: 0.28

Deck | Pat: 0 | 0

Garage: 3

Carport: 0

Prkg Sp: 3

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

Jr High:

Const Status: Und. Const.

Frontage: 95.8

Side: 99.8

Back: 107.8

Irregular: No

**MLS# 1894557 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$496,900  
 Original List Price: \$514,900  
 Price Per: \$228  
 DOM: 51  
 Contract Date: 09/06/2023

Tour/Open: None  
 Status: SOLD

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



Concessions: \$3,500  
 Address: 216 W 760 S  
 NS/EW: 760 S / 216 W  
 City: Salem, UT 84653  
 County: Utah  
 Proj/Subdiv: LOAFER SHADOW  
 Tax ID: 45-308-0006  
 Zoning: R-1

Restrictions: No  
 Est. Taxes: \$2,439  
 HOA?: No

**Pre-Market:**

School Dist: Nebo  
 Sr High: Salem Hills

Elem: Mt Loafer  
 Other Schl:

Jr High: Salem Jr

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
1	1085	3	2	-	1	-	1	1	-
B1	1085	2	1	-	1	-	-	1	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2170	5	3	2	0	0	1001	1	0

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2001  
 Acres: 0.19  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 4  
 Fin Bsmt: 95%

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; Laminate; Linoleum; Tile  
 Window Cov: Blinds; Draperies  
 Pool?: No  
 Pool Feat:  
 Possession: Recording  
 Exterior: Asphalt Shingles; Stone; Stucco  
 Has Solar?: No

Basement: Full  
 Garage/Park: Attached; Opener; Workbench  
 Driveway: Concrete  
 Water: Culinary; Irrigation: Pressure  
 Water Shares: 0.00  
 Spa?: No Community Pool?: No  
 Master Level: 1st floor  
 Senior Comm: No  
 Animals:

Landscape: Landscaping: Full; Mature Trees; Terraced Yard; Vegetable Garden  
 Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain  
 Exterior Feat: Double Pane Windows; Out Buildings; Sliding Glass Doors  
 Interior Feat: Alarm: Fire; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.; Vaulted Ceilings; Video Door Bell(s)  
 Amenities: Cable Tv Wired; Electric Dryer Hookup  
 Inclusions: Ceiling Fan; Dog Run; Gas Grill/BBQ; Microwave; Range; Refrigerator; Satellite Dish; Storage Shed(s); Water Softener: Own; Video Door Bell(s)  
 Exclusions: See Remarks; Dryer; Freezer; Refrigerator; Washer  
 Terms: Cash; Conventional; FHA; VA; USDA Rural Development  
 Storage: Garage; Shed; Basement  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
 Zoning: Single-Family

**Listing**

Courtesy of: Equity Real Estate (Utah)

Remarks: PRICE REDUCED! Very nice home in great Salem location, close to schools, parks, and Salem Pond. This house has been very well maintained. The Seller's have recently updated all Kitchen appliances. Large deck adjacent to dining area with a private and shaded backyard. Finished basement with large storage room. Fully landscaped yard with shed, garden beds, and mature trees. New furnace and A/C with upgraded size less than a year ago. Roof replaced 6 years ago, carpets replaced 3 years ago. Don't miss your opportunity to own this home!

**MLS# 1894885 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$549,900  
 Original List Price: \$549,900  
 Price Per: \$224  
 DOM: 30  
 Contract Date: 09/15/2023

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

Concessions: \$16,497  
 Address: 171 N 300 E #LOT 20  
 NS/EW: 171 N / 300 E  
 City: Salem, UT 84653  
 County: Utah  
 Proj/Subdiv: WOODLAND VIEW  
 Tax ID: 55-931-0020  
 Zoning: RES  
 Pre-Market: No

Restrictions: No  
 Est. Taxes: \$3,000  
 HOA?: No

School Dist: Nebo  
 Sr High: Salem Hills  
 Elem: Salem  
 Other Schl:

Jr High: Salem Jr

Lvl	Approx Sq Ft	Bed Rms	Bath FTH	Fam	Den	Formal Living Rm	Kitchen Dining K B F S	Laun dry	Fire place
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1260	4	2	-	-	-	-	1	-
1	1186	-	-	1	-	1	1	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2446	4	2	0	1	1	0	0	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Asphalt Shingles; Stone; Stucco

Has Solar?: No

Landscape:

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain

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

Amenities: Electric Dryer Hookup

Terms: Cash; Conventional; USDA Rural Development

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

Zoning: Single-Family

Listing

Courtesy of: CDG Real Estate Inc.

Remarks: 4 LARGE BEDROOMS W/3rd CAR GARAGE, NEW HOME! large kitchen/fam rm, Wood/tile flooring, two tone paint, Upgraded WHITE cabinets with kitchen island & crown molding, Quartz Countertop's, separate shower & soaker tub in master, central air, garage door opener with keypad, high quality, Great area plus much more. Taxes estimated. Completion SEPT 2023\*\* SEE AGENT REMARKS FOR OFFERS & SPECIALS\*\*RURAL HOUSING LOAN \$0% DOWN MAY APPLY\*\*



Type: Single Family  
 Style: 2-Story  
 Year Built: 2023  
 Acres: 0.18  
 Deck | Pat: 0 | 1  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Und. Const.

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

Basement: None/Crawl Space  
 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: