

MLS# 1876738 Presented By: Cole Tanner 801-919-7574

Sold Price: \$564,633
 Original List Price: \$564,633
 Price Per: \$233
 DOM: 0
 Contract Date: 05/13/2023

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

Concessions: \$16,939
 Address: 936 W 1080 S #257
 NS/EW: S / 936 W
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: VIEWS AT LAKESHORE
 Tax ID: 34-702-0257
 Zoning: R-1

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

Pre-Market:

School Dist: Alpine
 Sr High: American Fork

Elem: Greenwood
 Other Schl:

Jr High: American Fork

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	1261	3	2	-	-	-	-	1	-
1	1157	-	-	1	1	-	-	1	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2418	3	2	1	1	0	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: None

Pool?: No

Pool Feat:

Possession: RECORDING

Exterior: Asphalt Shingles; Stucco; Cement Board

Has Solar?: No

Landscape:

Lot Facts: Terrain, Flat

Exterior Feat: Double Pane Windows; Porch: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Great Room; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops

Amenities: Cable Tv Wired; Home Warranty

Environm Cert: Home Energy Rating

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Listing

Courtesy of: Woodside Homes of Utah LLC

Remarks: For comparable sale purposes only.



Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.17
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt:

Const Status: Und. Const.

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: Slab
 Garage/Park: Attached; Extra Height; Opener; Extra Length
 Driveway: Concrete
 Water: Culinary; Irrigation: Pressure
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

MLS# 1893296 Presented By: Cole Tanner 801-919-7574

Sold Price: \$615,000
 Original List Price: \$675,000
 Price Per: \$238
 DOM: 58
 Contract Date: 08/30/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 10/06/2023
 Sold Terms: Conventional
 Concessions: \$0
 Address: 415 W 850 S
 NS/EW: S / 415 W
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: STONECREEK ESTATES H
 Tax ID: 66-819-0637
 Zoning:
 HOA Contact:
 HOA Amenities:
 Short Term Rental: No
 Pre-Market:



School Dist: Alpine
 Sr High: American Fork

Elem: Greenwood
 Other Schl:

Jr High: American Fork

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1460	3	2	-	-	-	-	1	-
1	1118	-	-	1	-	1	-	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2578	3	2	1	0	1	0	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 2022
 Acres: 0.18
 Deck | Pat: 0 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 2
 Fin Bsmt: 0%

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

Roof: Asphalt Shingles; Pitched
 Heating: Forced Air; Gas: Central
 Air Cond: Central Air; Electric
 Floor: Carpet; Tile; Vinyl (LVP)
 Window Cov: Blinds; Full
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: Stucco; Cement Board
 Has Solar?: No
 Landscape: Landscaping: Part; Terraced Yard
 Lot Facts: Corner Lot; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain: Flat; View: Lake; View: Mountain; Drip Irrigation: Auto-Part; Private
 Exterior Feat: Double Pane Windows; Outdoor Lighting; Porch: Open; Sliding Glass Doors; Patio: Open
 Interior Feat: Alarm: Fire; Alarm: Security; Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Great Room; Kitchen: Updated; Oven: Double; Range: Countertop; Range: Gas; Granite Countertops
 Amenities: Cable Tv Wired; Electric Dryer Hookup
 Inclusions: Alarm System; Dryer; Fireplace Equipment; Microwave; Range; Range Hood; Refrigerator; Washer; Water Softener: Own; Window Coverings
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Patio
 Tel Comm: Ethernet; Wired
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Listing
 Courtesy of: Homie

Remarks: Why buy new when you can own an upgraded year-old home with sprinklers, grass, and fencing already in? This beautiful home has a chef's kitchen with double ovens and outside venting, upgraded countertops, upgraded cabinets, a large pantry, and upgraded appliances. The open concept is bright with transom windows on the main floor, a gas fireplace, large dining, added sq ft. to the great room, and office. The owner upgraded lighting fixtures, water softener, and all flooring. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

MLS# 1894261 Presented By: Cole Tanner 801-919-7574

Sold Price: \$556,538
Original List Price: \$569,990
Price Per: \$273
DOM: 19

Tour/Open: View Tour

Status: SOLD

Contract Date: 08/31/2023

Sold Date: 10/12/2023

Sold Terms: Conventional

Concessions: \$17,099

Address: 935 S 290 W #816

NS/EW: 915 S / 250 W

City: American Fork, UT 84003

County: Utah

Restrictions: Yes

Proj/Subdiv: STONECREEK

Tax ID: 66-936-0816

Est. Taxes: \$1

Zoning: R-1

HOA?: Yes, \$15/Month

HOA Transfer: \$300

HOA Contact: Red Rock Management

HOA Phone:

HOA Amenities: Pets Permitted

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

Other Schl:

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	1127	4	2	-	-	1	-	-	-	-	1	-
1	910	-	-	1	1	-	-	-	1	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2037	4	2	1	1	1	0	0	1	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: None

Pool?: No

Pool Feat:

Possession: RECORDING

Exterior: Asphalt Shingles; Stucco; Cement Board

Has Solar?: No

Landscape:

Lot Facts: Terrain, Flat

Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Range: Gas; Low VOC Finishes; Granite Countertops

Amenities: Cable Tv Wired; Home Warranty

Environm Cert: Energy Star

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Listing

Courtesy of: Woodside Homes of Utah LLC

Remarks: MOVE-IN READY BY OCTOBER! The incredible AMESBURY homeplan from Woodside Homes. This 4 bed home features 9' ceilings on the main floor, wood laminate on entire main, HUGE walk-in pantry, and space for mudroom/drop zone off garage. 10' wide sliding glass door at dining for tons of natural light! Stainless gas range/appliances, kitchen tile backsplash, stained cabinetry, open railing throughout, upstairs loft/niche perfect for homework/toys. Dual sinks in Master bath with separate tub/shower. Upgraded water heater, and plumbed for future water softener. Home is under construction-with OCT completion. Call/Text to see this home and other move-in ready homes in the community. Lot 816 Amesbury. Ask about our pref. lender incentives. Photos are of different Amesbury - colors/finishes may vary.



MLS# 1897519 Presented By: Cole Tanner 801-919-7574

Sold Price: \$256,750
 Original List Price: \$255,000
 Price Per: \$298
 DOM: 36
 Contract Date: 09/02/2023

Tour/Open: None • Floor Plan

Status: SOLD

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

Concessions: \$7,700
 Address: 428 E 400 S
 NS/EW: 400 S / 428 E
 City: American Fork, UT 84003
 County: Utah

Restrictions: No

Proj/Subdiv: PENNYLANE CONDO

Tax ID: 49-288-0018

Est. Taxes: \$1,017

Zoning:

HOA?: Yes, \$225

HOA Contact: Advantage management

HOA Phone: 801-235-7368

HOA Amenities: Insurance Paid; Maintenance Paid; Pets Permitted; Picnic Area; Sewer Paid; Snow Removal; Trash Paid

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

Other Schl:

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	860	2	1	-	1	-	-	1	1	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	860	2	1	0	1	0	0	1	1	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Hardwood; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: recording

Exterior: Asphalt Shingles; Brick; Stucco

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees

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

Exterior Feat: Balcony; Deck; Covered; Double Pane Windows; Outdoor Lighting

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

Amenities: Cable Tv Available; Electric Dryer Hookup

Inclusions: Range; Range Hood

Terms: Cash; Conventional; FHA; VA

Storage: See Remarks; Carport

Tel Comm: Broadband Cable

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

Zoning: Single-Family

Listing

Courtesy of: Stratus Real Estate Solutions, LLC (Elite)



Type: Condo

Style: Condo; Top Level

Year Built: 1997

Const Status: Blt./Standing

Acres: 0.01

Deck | Pat: 1 | 0

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; Parking: Uncovered

Driveway: Asphalt; Common Drive

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals: Pets < 20 Lbs.

Remarks: Welcome to this charming top-floor, end-unit condo featuring two bedrooms and one bathroom, perfectly nestled in a tranquil community. With hickory flooring throughout, this residence exudes warmth and character, providing an inviting space for comfortable living. As you step inside, you'll immediately notice the rich, natural tones of the hickory flooring, which not only adds an elegant touch but also offers durability for years to come. The top-floor location ensures that you'll enjoy a quiet and peaceful atmosphere, away from the hustle and bustle of the city. The open-concept living area provides a seamless flow from the living room to the dining area and kitchen. Large windows flood the space with natural light, creating a bright and welcoming ambiance. Imagine spending your mornings sipping coffee in the living room while basking in the soft glow of the sunrise. The two bedrooms offer comfortable retreats, each with its own unique appeal. The hickory flooring continues here, creating a harmonious design throughout the condo. These rooms are perfect for relaxation and rejuvenation after a long day. One of the standout features of this condo is its top-floor location and being an end unit. This not only provides additional privacy but also means fewer shared walls, reducing noise disturbances. Additionally, you'll enjoy the benefit of extra windows, allowing for more natural light and cross-ventilation. Outside, you'll find a private balcony where you can enjoy al fresco dining, soak up the sun, or simply take in the views of the surrounding area. It's the perfect spot to create your own urban oasis. This condo offers not only a comfortable living space but also a convenient location, with easy access to local amenities, parks, and transportation. Don't miss the opportunity to make this top-floor, end-unit condo with hickory flooring your new home – where style, comfort, and convenience come together to create the perfect living experience.

MLS# 1898337 Presented By: Cole Tanner 801-919-7574

Sold Price: \$425,000
 Original List Price: \$425,000
 Price Per: \$297
 DOM: 3
 Contract Date: 09/07/2023
 Tour/Open: None
 Status: SOLD
 Sold Date: 10/06/2023
 Sold Terms: Cash
 Concessions: \$0
 Address: 545 S 1040 E
 NS/EW: 545 S / 1040 E
 City: American Fork, UT 84003
 County: Utah
 Proj/Subdiv: MIRA VISTA PUD 2ND A
 Tax ID: 46-887-0021
 Zoning: R-1
 HOA Transfer: \$200
 HOA Contact: Stephanie
 HOA Amenities: Cable TV Paid; Club House; Insurance Paid; Maintenance Paid; Pool; Snow Removal; Spa
 Short Term Rental: No
 Pre-Market: No



HOA covers yard maintenance, snow removal, includes cable TV, internet, building structure insurance. The clubhouse has a fitness center, indoor pool and hot tub, beauty/ barber shop, library, and may be reserved for private events. Property has walking trails. one occupant must be 55 or older. No Children under 19 allowed to reside as a resident.

School Dist: Alpine
 Sr High: American Fork

Elem: Greenwood
 Other Schl:

Jr High: American Fork

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	1430	2	1	1	-	1	-	1	1	-	-	1	1
B1		-	-	-	-	-	-	-	-	-	-	-	-
B2		-	-	-	-	-	-	-	-	-	-	-	-
B3		-	-	-	-	-	-	-	-	-	-	-	-
Tot	1430	2	1	1	-	1	0	1	1	0	0	1	1

Type: Twin
 Style: Rambler/Ranch
 Year Built: 2007
 Acres: 0.06
 Deck | Pat: 0 | 1
 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
 Floor: Carpet; Tile
 Window Cov: Blinds
 Pool?: Yes
 Pool Feat: Indoor
 Possession: Recording
 Exterior: Asphalt Shingles; Brick; Vinyl
 Has Solar?: No
 Landscape: Landscaping: Full

Basement: Slab
 Garage/Park: Built-In; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: Yes Community Pool?: Yes
 Master Level: 1st floor
 Senior Comm: Yes
 Animals:

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Full
 Exterior Feat: Double Pane Windows; Patio: Covered
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Oven: Gas; Range/Oven: Free Stdng.; Granite Countertops
 Amenities: Cable Tv Wired; Clubhouse; Swimming Pool
 Inclusions: Dishwasher: Portable; Fireplace Insert; Microwave; Range; Refrigerator; Water Softener: Own; Window Coverings
 Exclusions: Dryer; Washer
 Terms: Cash; Conventional; VA
 Storage: Garage
 Access Feat: Single Level Living
 Utilities: Gas: Connected; Power: Connected; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: KW WESTFIELD

Remarks: Cozy twin home in a quiet 55+ senior living community! All main floor living with a beautiful covered patio and mountain view. Only one owner who has kept this home immaculate. Features include a beautiful kitchen with Granite countertops, a large living area and patio with easy access to open green space and a walking trail. Amenities include a clubhouse, pool and spa. Don't miss seeing this home!

MLS# 1951918 Presented By: Cole Tanner 801-919-7574

Sold Price: \$537,574
Original List Price: \$537,574
Price Per: \$249
DOM: 0

Tour/Open: None
Status: SOLD

Contract Date: 10/12/2023

Sold Date: 10/12/2023
Sold Terms: Conventional

Concessions: \$0

Address: 905 W 800 S

NS/EW: 800 S / 905 W

City: American Fork, UT 84003

County: Utah

Restrictions: No

Proj/Subdiv:

Tax ID: 34-727-0001

Est. Taxes: \$1

Zoning:

HOA?: Yes, \$125/Month

HOA Contact:

HOA Phone:

HOA Amenities:

Short Term Rental: No

Pre-Market:

School Dist: Alpine

Elem: Greenwood

Jr High: American Fork

Sr High: American Fork

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	1281	3	2	-	1	-	-	-	-	-	-	1	-
1	871	-	-	1	1	-	-	-	1	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2152	3	2	1	2	0	0	0	1	0	0	1	0

Roof:

Heating:

Air Cond:

Floor:

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior:

Has Solar?: No

Landscape:

Listing

Courtesy of: KW WESTFIELD

Type: Townhouse

Style: Townhouse;
Row-end

Year Built: 2023

Acres: 0.05

Deck | Pat: 0 | 0

Garage: 0

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park:

Driveway:

Water:

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

