

**MLS# 1889359 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$700,000  
Original List Price: \$750,000  
Price Per: \$168  
DOM: 85  
Contract Date: 10/10/2023

Tour/Open: View Tour  
Status: SOLD

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

Concessions: \$0  
Address: 9394 N Avanyu Dr  
NS/EW: 9394 N / 3700 W  
City: Cedar Hills, UT 84062  
County: Utah  
Proj/Subdiv: AVANYU ACRES PUD  
Tax ID: 34-322-0012  
Zoning: RES

Restrictions: No  
Est. Taxes: \$3,386  
HOA?: Yes, \$72/Month  
HOA Phone:

HOA Contact:  
HOA Amenities: Gated; Playground; Snow Removal  
Short Term Rental: No  
Pre-Market:

School Dist: Alpine  
Sr High: American Fork

Elem: Deerfield  
Other Schl:

Jr High: Mt Ridge

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	1228	4	1	-	1	-	-	-	-	-	-	-
1	1458	3	2	-	1	-	-	1	1	-	2	-
B1	1458	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4144	7	3	0	0	2	0	1	1	0	1	2

Type: Single Family  
Style: 2-Story  
Year Built: 2004  
Acres: 0.35  
Deck | Pat: 0 | 1  
Garage: 3  
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: See Remarks; Carpet; Tile  
Window Cov: Blinds; Full  
Pool?: No  
Pool Feat:  
Possession:  
Exterior: Stone; Stucco  
Has Solar?: No

Basement: Full  
Garage/Park: Attached; Opener  
Driveway: Concrete  
Water: Culinary; Irrigation: Pressure  
Water Shares: 0.00  
Spa?: No Community Pool?: No  
Master Level: 1st floor  
Senior Comm: No  
Animals: Pets 20 - 75 Lbs.

Landscape: Fruit Trees; Landscaping: Full  
Lot Facts: Curb & Gutter; Sprinkler: Auto-Full; Terrain: Grad Slope; Terrain: Mountain; View: Mountain; View: Valley; Drip Irrigation: Auto-Full  
Exterior Feat: Double Pane Windows; Sliding Glass Doors  
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Jetted Tub; Range/Oven: Free Stdng.; Granite Countertops  
Amenities: Electric Dryer Hookup; Gated Community; Park/Playground  
Inclusions: Ceiling Fan; Microwave; Range; Range Hood; Window Coverings  
Terms: Cash; Conventional; FHA; VA  
Storage: Garage; Basement  
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
Zoning: Single-Family

Listing  
Courtesy of: Better Homes and Gardens Real Estate Momentum (Lehi)

Remarks: NEW PRICE & GREAT LOCATION\* Highly sought after East bench location with views\* GATED COMMUNITY with plenty of privacy\* MAIN FLOOR LIVING with master bedroom suite\* 3 CAR GARAGE with plenty of storage space\* BASEMENT is ready to be finished, as bathroom is already plumbed and ready to go\* OPEN FLOOR PLAN with great room that flows into the kitchen/ dining area\* GREAT VALUE as the home is located close to schools, parks, and easy access to American Fork Canyon\*

