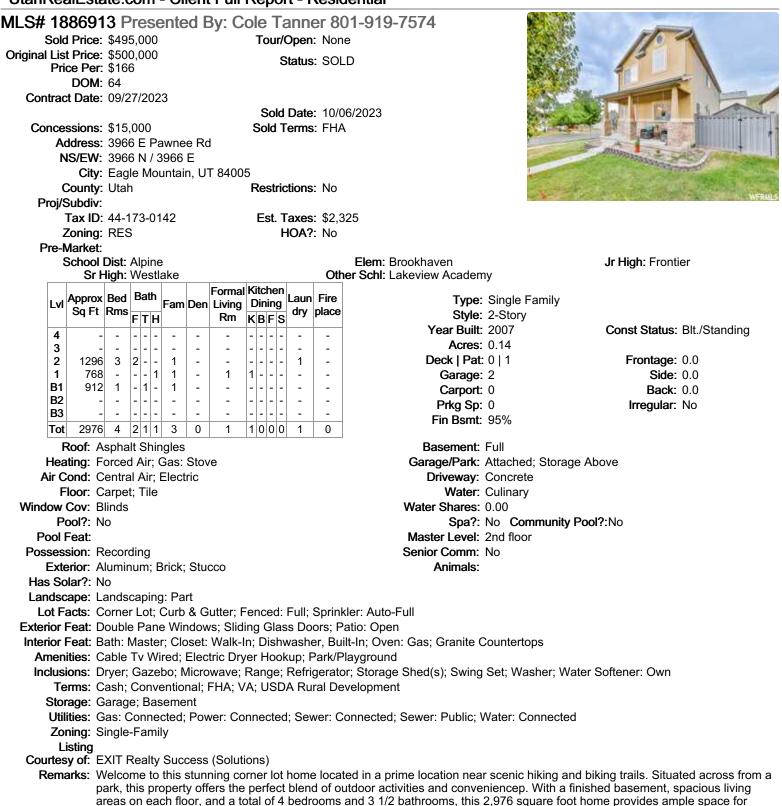


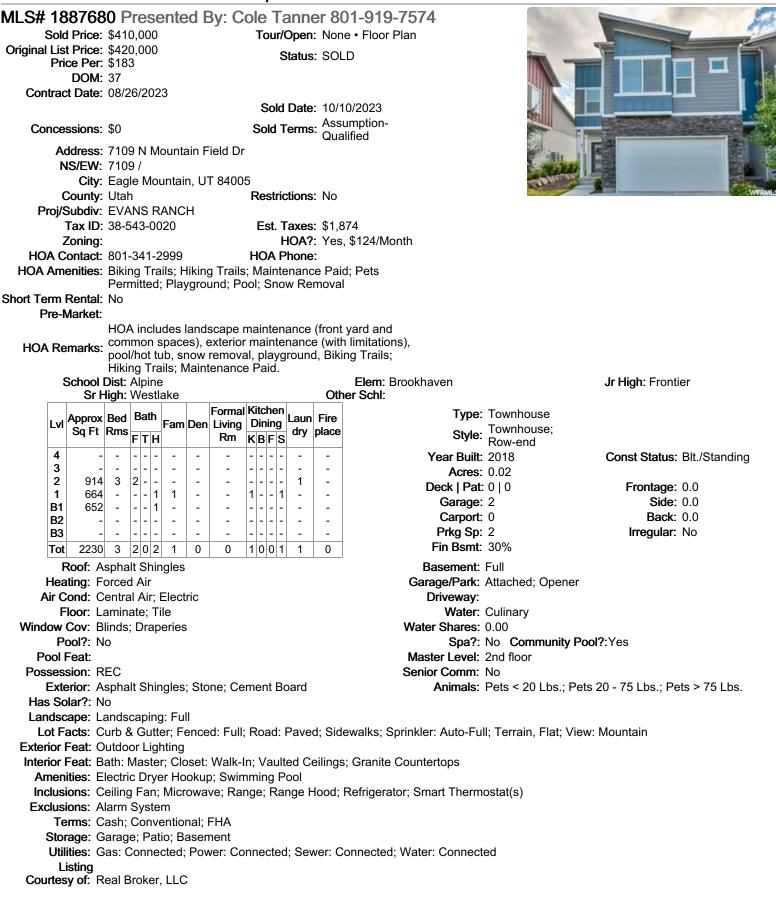


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			Ce: \$482,600 Tour/Open: None Ce: \$495,900 Status: SOLD														
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110	-	ax ID							5	F	st .	Тахе	s: \$1				
		oning				• •				-				, \$26/Month			
HOA		-		200										, ,			
HOA	Co	ontact:	A	dvancedCommunityServi tti3A Phone : 801-641-1844													
HOA Amenities:																	
Short Term Rental: No																	
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HOA Remarks: Maintenance of common areas included School Dist: Alpine														Elem: Mountain Trails		Jr High: Frontier	
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Н		Asphalt Shingles Basement: Full Forced Air Garage/Park: Attached; Opener															
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Land				dsc	api	ing	I: Pa	art									
		-	Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part														
			Double Pane Windows; Porch: Open; Sliding Glass Doors														
			Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.														
			Electric Dryer Hookup; Home Warranty; Park/Playground Microwave; Range; Refrigerator														
		Cash; Conventional; FHA; VA															
		Basement															
		-	Ethernet; Wired														
U	Jtilit	ies: (Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected														
Z	Zon	ing: S	Single-Family														
•		sting	Lennar Homes of Utah Inc.														
											_					o	
Kei	ma	c b c la b	Parkway Fields - A142 - Arcadia. Finance through Lennar Mortgage and receive up to \$20,000 towards closing costs! Estimated completion in September. This rambler floorplan includes 3 bedrooms, 2 bathrooms, a 2-bay garage, and full unfinished basement. The main level offers a large family room, dining area, and a kitchen that boasts gray cabinets and white quartz countertops. The main level also includes three bedrooms, including the luxurious owner's suite with walk-in closet, a convenien laundry room, and a full bathroom. Square footage figures are provided as a courtesy estimate only and were obtained from builder. Buyer is advised to obtain an independent measurement. Interior photos are of same style of home, but not the actual home. Rendering is for illustrative purposes only.														

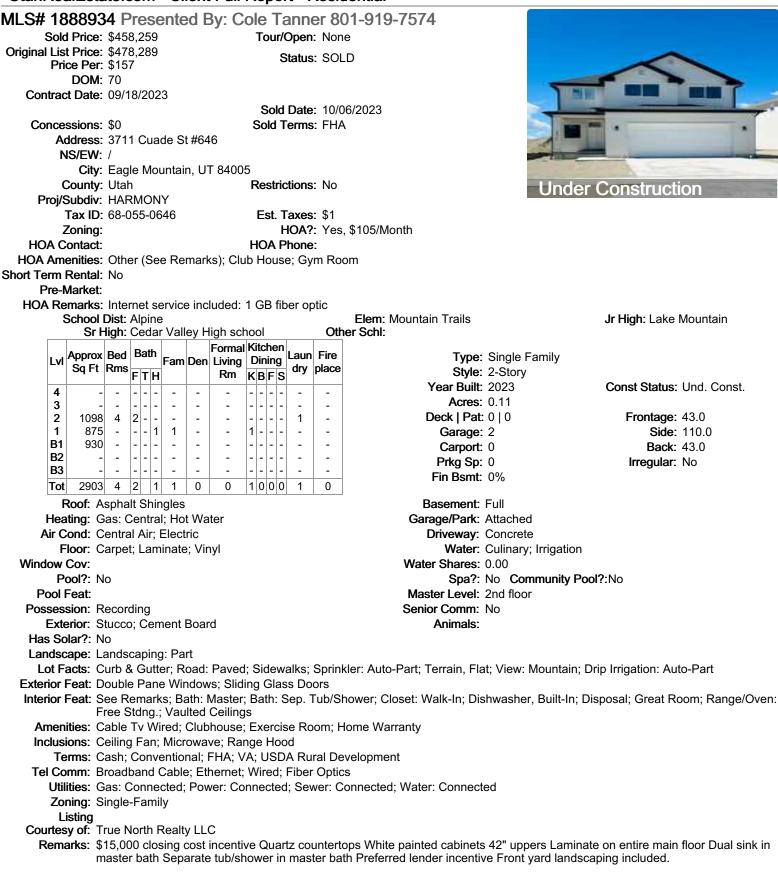


comfortable living and entertaining. Please note the shed and gazebo are included.





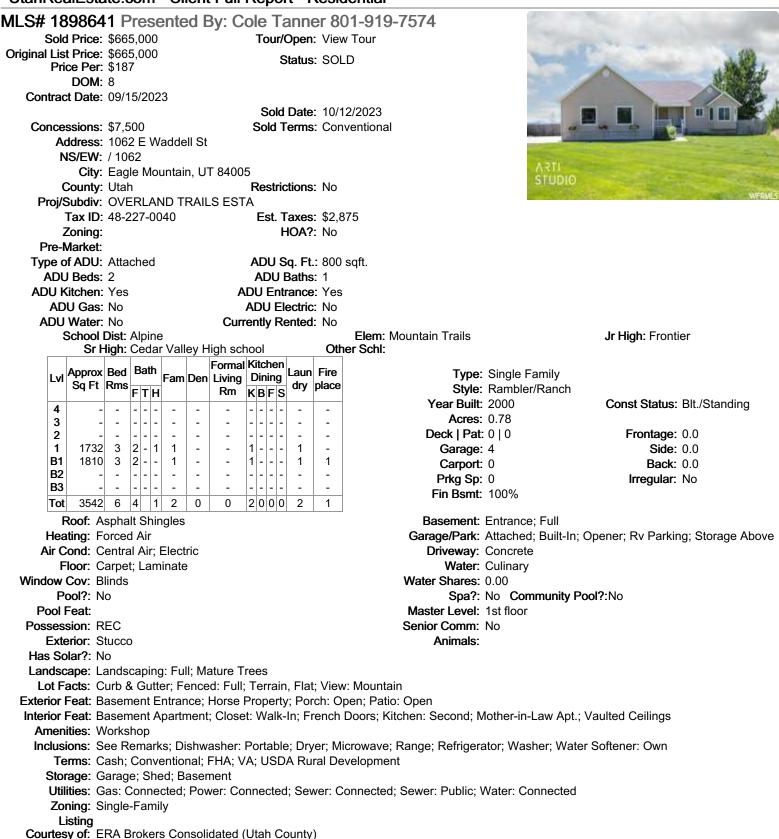
Remarks: Welcome your new Home! An exceptional end unit townhouse located in the vibrant community of Eagle Mountain, Utah. This stunning residence offers a prime location within walking distance of Brookhaven Elementary School and boasts easy access to a variety of walking and biking trails. Featuring three bedrooms and four bathrooms, this townhouse provides ample space for relaxation and privacy. The open layout connects the kitchen to the dining and living areas, creating an inviting space for entertaining guests. Enjoy the benefits of outdoor living with the community's well-maintained common areas and green spaces. Whether you're unwinding on the patio or exploring the nearby nature, you'll be surrounded by the beauty of the area. Eagle Mountain is a thriving community with a wide range of amenities and recreational activities. From parks to golf courses, there's something for everyone. Experience the joys of a comfortable and active lifestyle in this beautifully designed townhouse. This listing has an assumable loan. SQ FOOTAGE OBTAINED FROM COUNTY RECORDS. BUYER TO VERIFY ALL INFORMATION.



MLS# 1895297 Presented By: Cole Tanner 801-919-7574 Tour/Open: View Tour • Floor Plan Sold Price: \$295,500 Original List Price: \$292,000 Status: SOLD Price Per: \$238 DOM: 33 Contract Date: 09/20/2023 Sold Date: 10/06/2023 Concessions: \$7,500 Sold Terms: FHA Address: 3478 E Ridge Route Rd #5C NS/EW: / 3478 City: Eagle Mountain, UT 84005 County: Utah Restrictions: No Proj/Subdiv: WILLOW SPRINGS Tax ID: 55-497-0029 Est. Taxes: \$1,299 Zonina: R3 HOA?: Yes, \$200/Month HOA Transfer: 0.5% HOA Contact: ADV Community Solution HOA Phone: 801-641-1844 HOA Amenities: Club House; Gym Room; Maintenance Paid; Pets Permitted; Playground; Pool; Snow Removal; Spa; Trash Paid: Water Paid Short Term Rental: No. Pre-Market: School Dist: Alpine Elem: Hidden Hollow Jr High: Frontier Other Schl: Ranches Academy Charter Sr High: Cedar Valley High school Formal Kitchen Type: Condo (PUD) Fam Den Living Dining Laun Bath Approx Bed Fire Lvl Style: Condo; Middle Level Sq Ft Rms dry place Rm KBFS FTH 4 _ Year Built: 2000 Const Status: Blt./Standing 3 -----Acres: 0.03 2 _ _ _ _ --Deck | Pat: 1 | 0 Frontage: 0.0 1 1237 3 2 1 1 1 --_ Garage: 0 Side: 0.0 **B1** _ _ ---Carport: 0 Back: 0.0 **B2** -_ _ _ Prkg Sp: 2 Irregular: No **B**3 -_ _ _ _ Fin Bsmt: 0% 3 2 0 0 1000 0 Tot 1237 1 1 Roof: Asphalt Shingles Basement: None/Crawl Space Heating: Gas: Central Garage/Park: Parking: Covered; Parking: Uncovered Air Cond: Central Air; Electric Driveway: Asphalt Floor: Carpet; Tile Water: Culinary Window Cov: Blinds; Draperies Water Shares: 0.00 Pool?: Yes Spa?: Yes Community Pool?: Yes Pool Feat: Heated; In Ground; With Spa Master Level: Possession: Recording Senior Comm: No Exterior: Aluminum; Asphalt Shingles; Brick Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.; Pets > 75 Lbs. Has Solar ?: No Landscape: Landscaping: Full Lot Facts: Road: Paved; Sidewalks; Sprinkler: Auto-Full; Adjacent to Golf Course Exterior Feat: Balcony; Double Pane Windows; Sliding Glass Doors Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.; Smart Thermostat(s) Amenities: Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Smart Thermostat(s) Exclusions: Dryer; Washer Terms: Cash; Conventional; FHA; VA; USDA Rural Development Storage: Patio Tel Comm: Broadband Cable; Ethernet; Wired; Multiple Phone Lines Access Feat: 32" Wide Doorways; 36" Wide Hallways; Single Level Living Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected **Zoning:** Multi-Family Listina Courtesy of: Equity Real Estate (Results)

Remarks: Don't miss this! Mid level condo minutes to Ranches Golf Course, Saratoga Springs, Costco, restaurants, shopping and Mountain View Corridor for easy access to I-15. Enjoy the Willow Springs Community parks, pool, hot tub, gym and clubhouse. This home has a sparkling stainless steel LG appliance package with smooth top range for easy cleanup, electric oven, microwave, dishwasher French door refrigerator, and a smart thermostat that all stays for your enjoyment. This home also comes with a balcony with room to sit, a large storage closet and 2 designated parking spots, one covered and one uncovered with additional on-street parking. Come see it today and make this your next home!





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Remarks: OPEN HOUSE - SEPT 9th 11am-2pm Unique .78 -acre horse property, 6-bedroom, 4.5-bathroom rambler. Enhanced by a convenient walkout mother-in-law suite, this residence provides a flexible arrangement for accommodating guests or generating rental income. Stepping inside, the home's seamless flow between the open-concept living room, dining area, and kitchen immediately captures your attention. The soaring vaulted ceilings amplify the sense of space and natural light. The main floor accommodates 3 comfortable bedrooms and 2.5 bathrooms. Descending to the basement uncovers a world of potential. On one side, an additional bedroom, a bathroom, a workshop, and cool storage await. The family room, graced by a fireplace, offers additional room for entertaining. On the other side of the basement you'll discover a self-contained mother-in-law apartment with 2 bedrooms, a bathroom, and a convenient laundry room. Its separate entrance makes it an ideal rental property. Outside, the sprawling .78 acre lot becomes the focal point, offering an abundance of space for a range of activities, from horse enthusiasts to outdoor gatherings. Adding to the rural charm, there's a shed and chicken coop, and the ample RV parking space further enhances your options. The generously sized garage, comfortably accommodates 4 vehicles and features a practical man door for easy outdoor access. Recent updates, including new flooring, an AC unit, and an efficient irrigation system, enhance the modern livability of this home. Fresh grass in the yard revitalizes the outdoor experience. Recent upgrades to the floors, vanities, and carpet underscore the home's well-maintained status. Beyond the captivating property, there's the prime location-just a quick 5-minute drive to essential amenities like grocery stores and dining options. And only 2 minutes away lies Overland Park, boasting a playground, pavilion, and inviting grassy fields. This property is more than just a house; it's an invitation to a lifestyle that celebrates space, freedom, and versatility. A substantial lot in this sought-after area is a true rarity. Schedule a showing today! This home qualifies for ZERO DOWN USDA loans!