

MLS# 1886730 Presented By: Cole Tanner 801-919-7574

Sold Price: \$475,000
Original List Price: \$499,900
Price Per: \$154
DOM: 97

Tour/Open: View Tour

Status: SOLD

Contract Date: 09/25/2023

Sold Date: 10/10/2023

Sold Terms: Cash

Concessions: \$0

Address: 517 Travertine Way

NS/EW: /

City: Santaquin, UT 84655

County: Utah

Proj/Subdiv: RIDGE

Tax ID: 66-480-0006

Zoning:

HOA Transfer: \$100

HOA Contact: Shannon Fuller

Restrictions: No

Est. Taxes: \$2,407

HOA?: Yes, \$10/Month

HOA Phone: 801-754-3371

HOA Amenities: Playground

Short Term Rental: No

Pre-Market:

School Dist: Nebo

Sr High: Payson

Elem: Santaquin

Other Schl:

Jr High: Payson 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	1039	3	2	-	-	-	1	-	-	-	-	1	-
1	1015	-	-	1	1	-	-	1	1	-	1	-	-
B1	1015	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3069	3	2	1	1	1	1	1	1	0	0	1	0

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Linoleum

Window Cov:

Pool?: No

Pool Feat:

Possession: REC

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Part

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Part; Terrain: Hilly; View: Mountain; View: Valley; Drip Irrigation: Auto-Part

Exterior Feat: Basement Entrance; Walkout

Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stndg.

Amenities: Cable Tv Available; Electric Dryer Hookup

Inclusions: Range

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA; USDA Rural Development

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: Simple Choice Real Estate



Type: Single Family

Style: 2-Story

Year Built: 2018

Acres: 0.21

Deck | Pat: 1 | 0

Garage: 3

Carport: 0

Prkg Sp: 0

Fin Bsmt: 15%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: Full; Walkout

Garage/Park: Attached; Opener; Rv Parking

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

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

Master Level: 2nd floor

Senior Comm: No

Animals:

Remarks: Welcome to your dream retreat in the picturesque town of Santaquin, UT. Nestled amidst breathtaking vistas of the valley, this stunning 3-bedroom, 2.5-bathroom home with a 3-car garage and solar panels offers a rare opportunity for luxurious living and sustainable savings. Prepare to be enchanted by the myriad of features that make this property truly exceptional. Step inside, and you'll be immediately impressed by the versatility of the formal living room, complete with doors that can easily transform the space into a well-appointed home office. Embrace the growing trend of working from home as you bask in the serene ambiance of your surroundings. The open floorplan seamlessly integrates the living areas, creating an inviting atmosphere for gatherings and cherished family moments. The kitchen, adorned with pristine quartz countertops and a large walk-in pantry, beckons aspiring chefs to indulge in their culinary passions while savoring the majestic views that surround them. The master suite is a haven of relaxation, boasting grand proportions, an extra-large soaker tub, and a spacious walk-in closet. Unwind after a long day in ultimate comfort, surrounded by luxurious finishes and the tranquility of the valley panorama. Convenience and practicality meet on the upper level, where the laundry room is thoughtfully situated near the master suite, alongside two additional bedrooms and a versatile loft. The loft can easily be transformed into a fourth bedroom, accommodating your family's unique needs with ease. The basement presents an incredible opportunity for customization, as it is already framed and boasts a separate entrance. An accessory dwelling unit (ADU) awaits its transformation, providing endless possibilities for generating extra income or hosting guests while maintaining privacy for all residents. This home caters to car enthusiasts and adventure seekers alike, offering a spacious 3-car garage with RV parking, making storage and travel a breeze. But perhaps the most impressive feature lies in the solar panels, which the buyer will own outright. Embrace sustainable living while enjoying an electric bill that averages around \$10 a month, making this an investment in both your future and the environment. Notably, this home is priced aggressively for a quick sale, representing one of the best deals in all of Utah County. Don't miss this extraordinary opportunity to own a piece of paradise that seamlessly combines luxury, sustainability, and breathtaking views. Act fast and secure your new beginning in this Santaquin gem. Seller is willing to rent for 4-6 months for \$2,295 a month. Schedule a showing today and step into a world of boundless possibilities.

MLS# 1891483 Presented By: Cole Tanner 801-919-7574



Sold Price: \$710,000
 Original List Price: \$749,000
 Price Per: \$164
 DOM: 51
 Contract Date: 09/14/2023
 Concessions: \$0
 Address: 1247 Vista Ridge Dr
 NS/EW: S / W
 City: Santaquin, UT 84655
 County: Utah
 Proj/Subdiv: RIDGE
 Tax ID: 54-222-0180
 Zoning:
 HOA Transfer: \$100
 HOA Contact:
 HOA Amenities:
 Short Term Rental: No
 Pre-Market:

Tour/Open: View Tour • Floor Plan
 Status: SOLD
 Sold Date: 10/10/2023
 Sold Terms: Cash
 Restrictions: No
 Est. Taxes: \$3,444
 HOA?: Yes, \$10/Month
 HOA Phone:

School Dist: Nebo
 Sr High: Payson

Elem: Santaquin
 Other Schl:

Jr High: Payson 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	1750	3	2	-	-	1	-	-	1	1	-	1	1
B1	2570	3	2	-	-	2	-	-	1	1	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4320	6	4			3	0	0	1	2	0	2	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2017
 Acres: 0.42
 Deck | Pat: 2 | 1
 Garage: 3
 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; Hardwood; Laminate; Tile
 Window Cov: Part
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: Stone; Stucco
 Has Solar?: No
 Landscape: Fruit Trees; Landscaping: Full; Vegetable Garden
 Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sprinkler: Auto-Full; View: Mountain
 Exterior Feat: Balcony; Basement Entrance; Deck; Covered; Double Pane Windows; Entry (Foyer); Porch: Open; Sliding Glass Doors; Walkout; Patio: Open
 Interior Feat: Accessory Apt; Basement Apartment; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Kitchen: Second; Mother-in-Law Apt.; Oven: Double; Range: Gas; Vaulted Ceilings; Granite Countertops; Theater Room
 Amenities: Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup
 Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Water Softener: Own; Window Coverings
 Exclusions: Swing Set
 Terms: Cash; Conventional; FHA; VA
 Storage: See Remarks; Garage
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Basement: Daylight; Full; Walkout
 Garage/Park: Attached; Opener; Parking: Uncovered; Rv Parking
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level:
 Senior Comm: No
 Animals: Pets 20 - 75 Lbs.

Listing
 Courtesy of: JC Realty

Remarks: Buyer just canceled. Don't miss this one!!! Why wait to build?? This beautiful home is only 6 years old, 100% finished. Let the basement apartment pay \$2500 of your payment!!!! Features include 6 bedrooms, 4 full baths, 2 kitchens, 2 laundry, gas fireplace, theater room, vaulted.Walnut cabinets through out, 2 gas double ovens with large islands, full granite counters, Separate entrance for apartment. Full daylight basement. 3 car garage, RV parking and all this on .42 acre lot. You'll love the two deck balconies, patio, 8 fruit trees, garden boxes. Over 50,000 in landscaping!! Theater room is under 2 car garage. Under the 3rd car garage is storage room. Incredible views!!!

