

MLS# 1884740 Presented By: Cole Tanner 801-919-7574

Sold Price: \$745,000 Tour/Open: None • Floor Plan
Original List Price: \$750,000 Status: SOLD
Price Per: \$360
DOM: 110
Contract Date: 08/07/2023

Concessions: \$8,000 Sold Date: 10/10/2023
Sold Terms: Conventional

Address: 5135 W 6300 S
NS/EW: 6300 S / 5135 W
City: Spanish Fork, UT 84660

County: Utah Restrictions: No

Proj/Subdiv: SHAFFER Tax ID: 52-373-0001 Est. Taxes: \$2,453

Zoning: HOA?: No

Pre-Market:

School Dist: Nebo Elem: Brockbank
Sr High: Spanish Fork Other Schl:

Jr High: Spanish Fork 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	2068	3	1 1 -	-	-	-	1 - -	1	-
B1	-	-	- - -	-	-	-	- - -	-	-
B2	-	-	- - -	-	-	-	- - -	-	-
B3	-	-	- - -	-	-	-	- - -	-	-
Tot	2068	3	1 1 -	0	0	0	1 0 0	1	0

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central; Propane; Wood Burning

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl

Window Cov: Blinds; Full

Pool?: No

Pool Feat:

Possession:

Exterior: Vinyl

Has Solar?: No

Landscape: Landscaping: Part; Mature Trees

Lot Facts: Fenced: Part; Road: Paved; Sprinkler: Auto-Part; Terrain: Flat; View: Mountain; View: Valley; Private

Exterior Feat: Double Pane Windows; Horse Property; Out Buildings; Stained Glass Windows; Patio: Open

Interior Feat: Alarm: Fire; Bath: Master; Dishwasher, Built-In; Disposal; Kitchen: Updated; Oven: Double; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Silestone Countertops

Amenities: Cable Tv Available; Gas Dryer Hookup

Inclusions: Ceiling Fan; Dog Run; Dryer; Fireplace Equipment; Fireplace Insert; Freezer; Microwave; Range; Refrigerator; Washer; Window Coverings; Wood Stove; Workbench

Terms: Cash; Conventional

Storage: Garage; Shed

Tel Comm: Wireless Broadband

Utilities: See Remarks; Gas: Not Connected; Power: Connected; Sewer: Septic Tank; Water: Connected

Zoning: Agricultural

Listing

Courtesy of: Homie

Remarks: ***Motivated seller willing to discuss different options to help facilitate a win/win real estate transaction for both buyer and seller. If the property or home is missing something on your checklist, start a conversation. You never know what kind of solution there may be. Home appraisal done on 6/29/2023 and came back with a conservative \$850,000 value. Great deal for its next owner. Stunning 5.25 acre property with amazing 360 degree views in Lake Shore. Secluded area in the country, with seasonal water views directly behind the property. BLM land is directly behind this property, which means not having to worry about other people building homes and blocking the wonderful views. Sit and relax, while watching all kinds of waterfowl and other birds, frogs, and muskrats right from your back deck. It's only 15 minutes away from major stores. Setup for horses and other farm animals with heavy duty paneling, that can be configured for your needs and moved as necessary, so livestock doesn't overgraze any one area. Property qualifies for greenbelt property tax benefits. Very well kept manufactured home with new appliances, new counter tops, new vinyl siding, new windows, and lots more. Entire home can be heated with wood burning stove and property already comes with enough wood to burn this coming winter. Detached garage is insulated and has 220V. Don't miss out! Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.



Type: Single Family

Style: Manufactured

Year Built: 1996

Const Status: Blt./Standing

Acres: 5.24

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: Detached; Heated; Opener; Rv Parking; Extra Length; Workbench

Driveway:

Water: Rights: Owned; Well

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: No

Animals:

MLS# 1886516 Presented By: Cole Tanner 801-919-7574

Sold Price: \$399,990
Original List Price: \$404,990
Price Per: \$182
DOM: 69
Contract Date: 09/13/2023
Tour/Open: View Tour • Floor Plan
Status: SOLD
Sold Date: 10/06/2023
Sold Terms: FHA
Concessions: \$6,000
Address: 1403 S Windy Ridge Dr #1142
NS/EW: 1403 S / E
City: Spanish Fork, UT 84660
County: Utah
Proj/Subdiv: QUIET VALLEY
Tax ID: 50-143-1142
Zoning: R-3
HOA Transfer: \$750
HOA Contact: Advantage Management
HOA Amenities: Other (See Remarks); Biking Trails; Insurance Paid; Maintenance Paid; Playground; Pool
Short Term Rental: Yes
Pre-Market:



HOA Remarks: Future amenities may include a pool, pavilion, pickleball sports courts, pump track, parks, kid's playgrounds, and walking & running trails. Pets are permitted. HOA covers amenities, general building maintenance, landscaping, snow removal, and building insurance. The HOA reinvestment fee is due at the time of closing.

School Dist: Nebo
Sr High: Maple Mountain

Elem: Maple Ridge
Other Schl:

Jr High: Mapleton Jr

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	919	3	2	-	-	-	-	-	-	-	1	-
1	636	-	-	1	1	-	-	1	1	1	-	-
B1	632	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2187	3	2	1	1	0	0	1	1	0	1	0

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Vinyl
Window Cov: None
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range/Oven: Free Stdng.; Video Door Bell(s)
Amenities: See Remarks; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool
Inclusions: Microwave; Range; Video Door Bell(s); Smart Thermostat(s)
Terms: Cash; Conventional; FHA
Storage: Garage; Other
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Not Connected
Zoning: Single-Family; Short Term Rental Allowed
Driving Dir: DR Horton | Quiet Valley Sales Center Address: 1268 South Windy Ridge Drive, Spanish Fork, UT 84660 From I-15: Follow I-15 S to US-6 E in Spanish Fork. Travel South on US-6 for 4.5 miles then turn left on 3400 East (Spanish Fork) and follow the signs to the Sales Center. Quiet Valley Pin - <https://maps.app.goo.gl/RBeb8VkvSwbBKNaQ9>

Type: Townhouse (PUD)
Style: Townhouse; Row-mid
Year Built: 2023
Acres: 0.03
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 2
Fin Bsmt: 0%

Const Status: Und. Const.

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

Basement: Full
Garage/Park: Built-In; Opener
Driveway: Asphalt; Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:** Yes
Master Level: 2nd floor
Senior Comm: No
Animals:

Listing
Courtesy of: D.R. Horton, Inc

Remarks: * ESTIMATED COMPLETION SEPTEMBER 2023 Affordable & Beautiful new MILLBROOK townhome with 2-car garage, Open concept living on the main floor with a half bath. Quartz kitchen and bathroom countertops, laminate flooring, cabinets w/hardware, pantry, coat closet, and additional unfinished basement for storage. The second floor has three bedrooms including a master bedroom suite with a private bath, two walk-in closets, laundry, and another full bathroom for the other two bedrooms. Enjoy a concrete pad 9' x 24' in the back for family BBQs! And, let's not forget the amazing curb appeal this townhome offers! Interior Colors: 1 - White Cabinets / Miami White Quartz Countertop / Wind smoke Oak (gray) Laminate Floor / Froth LVP in Bathrooms and Laundry. Ask me about our generous home warranties, active radon Mitigation System, and Smart Home Package, which is included in this home. ** Special Interest Rates are Available ** with our Builder Forward Commitment (BFC) if you use DHI Mortgage in addition to receiving \$5,000 toward closing costs. The actual home may differ in color, material, and/or options. Pictures are of a finished home of the same floor plan and the available home may contain different options, upgrades, and exterior color and/or elevation style. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. No representation or warranties are made regarding school districts and assignments; please conduct your own investigation regarding current/future school boundaries.

MLS# 1890141 Presented By: Cole Tanner 801-919-7574

Sold Price: \$437,500
Original List Price: \$440,000
Price Per: \$230
DOM: 38

Tour/Open: View Tour

Status: SOLD

Contract Date: 08/26/2023

Sold Date: 10/12/2023

Sold Terms: Conventional

Concessions: \$6,620

Address: 1015 S 2770 E

NS/EW: 1015 S / 2770 E

City: Spanish Fork, UT 84660

County: Utah

Restrictions: No

Proj/Subdiv: RIDGE

Tax ID: 51-684-0122

Est. Taxes: \$889

Zoning:

HOA?: Yes, \$235

HOA Transfer: \$500

HOA Contact: Advantage Management

HOA Phone: 801-235-7368

HOA Amenities: Cable TV Paid; Club House; Gym Room; Insurance Paid; Pets Permitted; Playground; Pool; Snow Removal; Trash Paid

Short Term Rental: No

Pre-Market:

School Dist: Nebo

Elem: Spanish Oaks

Jr High: Diamond Fork

Sr High: Maple Mountain

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	595	2	2	-	-	-	-	-	-
2	876	1	-	1	-	-	1	1	-
1	430	-	-	1	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1901	3	2	1	2	0	1	0	1

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl

Window Cov:

Pool?: Yes

Pool Feat: Concrete/Gunite; Heated; In Ground; Indoor

Possession:

Exterior: Stone; Stucco; Cement Board; Metal

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Balcony; Double Pane Windows; Outdoor Lighting; Porch: Open; Secured Parking; Sliding Glass Doors

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Vaulted Ceilings; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool

Terms: Cash; Conventional; FHA; VA

Tel Comm: Fiber Optics

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

Zoning: Multi-Family

Listing

Courtesy of: Summit Sotheby's (Draper)



Type: Townhouse (PUD)

Style: Townhouse; Row-end

Year Built: 2023

Acres: 0.02

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Slab

Garage/Park: Attached

Driveway: Asphalt

Water: Culinary

Water Shares: 0.00

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

Master Level:

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Remarks: Just finished! This is a Move-In Ready Townhome at the Ridge at Spanish Fork. Act now while the Builder is offering a \$10,000 credit for a rate buy down or for closing costs. This is an end-unit Tribeca with vaulted ceilings and lots of big windows. It has views of Maple Mountain and Utah Valley. It has a large two-car garage and a big family room on the ground level. The second level is an open design with the kitchen, dining, and family room making it a great space for entertaining friends and family. The second level also has a large laundry, bedroom, and half bath. The large master suite is upstairs, along with the third bedroom and an additional full bath. The Ridge at Spanish Fork is a beautiful townhome community located on the east end of Spanish Fork with panoramic views of the mountains and valley. The Ridge has a clubhouse with a fitness center and an indoor/outdoor pool. The pickleball courts and dog park are just being finished. The development is conveniently located near shopping (there is a grocery store across the street and Costco is just down the road), restaurants, schools, and only minutes from I-15 and the mouth of Spanish Fork Canyon. The Ridge offers two, three, and four-bedroom floorplans. There is new inventory available and we also work with investors. Call for more information.

MLS# 1890165 Presented By: Cole Tanner 801-919-7574

Sold Price: \$950,000
Original List Price: \$1,095,000
Price Per: \$206
DOM: 53
Contract Date: 09/12/2023

Tour/Open: None
Status: SOLD

Sold Date: 10/11/2023
Sold Terms: Conventional

Concessions: \$0
Address: 1513 S Harvest Ln
NS/EW: 1513 /
City: Spanish Fork, UT 84660
County: Utah
Proj/Subdiv: OLD MILL ESTATES AT
Tax ID: 48-416-0012
Zoning: RES

Restrictions: No
Est. Taxes: \$4,241
HOA?: No

Pre-Market:

School Dist: Nebo
Sr High: Spanish Fork

Elem: River View
Other Schl: American Leadership Academy

Jr High: Diamond Fork

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1378	4	2	-	-	-	-	1	-
1	1608	-	-	1	1	-	1 1	-	1
B1	1608	2	1	-	1	-	-	-	-
B2	-	-	-	-	-	-	1	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	4594	6	3	1	2	1	2 1 0 1	1	1

Type: Single Family
Style: 2-Story
Year Built: 2013
Acres: 0.34
Deck | Pat: 0 | 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; Tile
Window Cov: Part; Plantation Shutters
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Stone; Cement Board
Has Solar?: No
Landscape: Landscaping: Full

Basement: Full
Garage/Park: Attached; Opener
Driveway: Concrete
Water: Culinary; Secondary
Water Shares: 0.00
Spa?: No Community Pool?: No
Master Level: 2nd floor
Senior Comm: No
Animals:

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

Exterior Feat: Double Pane Windows; Entry (Foyer); Porch: Open

Interior Feat: Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log; Kitchen: Second; Oven: Double; Oven: Wall; Range: Countertop; Range/Oven: Built-In; Vaulted Ceilings; Granite Countertops

Amenities: Cable Tv Wired; Exercise Room

Inclusions: Alarm System; Water Softener: Own

Terms: Cash; Conventional

Storage: Garage; Basement

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

Zoning: Single-Family

Listing

Courtesy of: KW Westfield (Excellence)

Remarks: Open House 9/8/23 from 4-6pm. Beautiful custom home in a great neighborhood. Convenient to shopping, commuting, schools, an amazing park with a pavilion, tennis courts, pickleball, baseball, trails etc. This designer home is one you will not want to miss. Upgrades galore to include high-end cabinetry and built-ins, large mudroom with cabinetry, luxury wood flooring, gourmet kitchen with a huge pantry, stainless steel appliances, double ovens, large island, Central Vacuum System, Water Softener, Hard Wired Security System, etc. The fully finished basement features a kitchenette, home gym area with gym floor, home theater area with built-in surround sound speakers, gaming area, Bedroom and full bathroom. Lots of storage possibilities with an ample cold storage. Upstairs there are 4 bedrooms, which include a very nice master suite as well as a loft for hanging out. The backyard is to die for with paver work, nice landscaping, Gas fire pit and an in-ground trampoline. This home is really one you will want to see in person to enjoy all the wonderful detail and care that has been put into it.



MLS# 1900584 Presented By: Cole Tanner 801-919-7574

Sold Price: \$329,900
Original List Price: \$329,900
Price Per: \$264
DOM: 6
Contract Date: 09/21/2023
Tour/Open: None
Status: SOLD
Sold Date: 10/06/2023
Sold Terms: Conventional
Concessions: \$0
Address: 2311 E 920 S #4
NS/EW: 920 S / 2311 E
City: Spanish Fork, UT 84660
County: Utah
Proj/Subdiv: VISTA VIEW
Tax ID: 54-427-0004
Zoning: R-4
HOA Transfer: \$295
HOA Contact: HOA West
HOA Amenities: Club House; Gym Room; Pet Rules; Pets Permitted; Picnic Area; Playground; Sewer Paid; Snow Removal; Trash Paid; Water Paid
Restrictions: Yes
Est. Taxes: \$1
HOA?: Yes, \$184/Month
HOA Phone: 801-951-3123
Short Term Rental: No
Pre-Market: No
HOA Remarks: *Deed restricted. Internet Included. HOA payment is estimated*

School Dist: Nebo
Sr High: Spanish Fork

Elem: Larsen
Other Schl:

Jr High: Spanish Fork 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	1245	3	2	-	1	-	1 1 - 1	1	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	1245	3	2 0 0	1	0	0	1 1 0 1	1	0

Roof: Rubber (EPDM)

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl

Window Cov: None

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stone; Stucco; Cement Board; Metal

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Double Pane Windows; Patio: Covered; Sliding Glass Doors

Interior Feat: See Remarks; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Home Warranty; Park/Playground

Inclusions: Microwave; Range

Exclusions: Window Coverings

Terms: Cash; Conventional

Storage: Garage; Patio

Tel Comm: Ethernet; Wired

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

Zoning: Multi-Family

Listing

Courtesy of: KW Westfield (Excellence)



Type: Condo (PUD)
Style: Condo; Main Level

Year Built: 2023

Acres: 0.00

Deck | Pat: 0 | 2

Garage: 1

Carport: 0

Prkg Sp: 1

Fin Bsmt: 0%

Basement: Slab

Garage/Park: Built-In; Opener; Parking: Uncovered

Driveway:

Water: Culinary

Water Shares: 0.00

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

Master Level: 1st floor

Senior Comm: No

Animals:

Const Status: Und. Const.

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Remarks: ** ESTIMATED COMPLETION BEGINNING OF OCTOBER 2023** Now is your opportunity to get into a beautiful new and affordable condo! Our well-appointed amenities include a large splash pad, club house with gathering and workout areas, sand volleyball court, pickle ball court, paved walking trails, 2 children playground equipment areas, large open space and much, much more! The interior fit and finish is just as amazing! Our standard finishes include, 9ft tall ceilings, quartz countertops, painted cabinets with extended height, LVP flooring, covered deck/patio (Some units have 2), satin nickel lighting package and much more! Location is ideal as Vista View is located at the mouth of Spanish Fork Canyon with AMAZING VIEWS and just 20 mins to BYU, walking distance to the neighborhood Walmart, 5 mins to Costco, In-N-Out, Vasa, Spanish Fork Hospital and much more. Call TODAY for more information!