

MLS# 1893252 Presented By: Cole Tanner 801-919-7574

Sold Price: \$695,000 Tour/Open: None
 Original List Price: \$715,000 Status: SOLD
 Price Per: \$186
 DOM: 61
 Contract Date: 08/27/2023
 Sold Date: 10/08/2023
 Concessions: \$0 Sold Terms: Conventional
 Address: 853 N 375 E
 NS/EW: 853 N / 375 E
 City: Springville, UT 84663
 County: Utah Restrictions: No
 Proj/Subdiv: GARDEN HOMES OF MILL
 Tax ID: 40-373-0011 Est. Taxes: \$2,960
 Zoning: RS HOA?: Yes, \$190/Month
 HOA Transfer: \$360
 HOA Contact: Millpond Homes HOA Phone: 801-373-0465
 HOA Amenities: Insurance Paid; Maintenance Paid; Pets Permitted; Snow Removal



Short Term Rental: No
 Pre-Market:

HOA Remarks: HOA maintains all landscaping and sprinklers, roof, exterior walls and exterior doors.

School Dist: Nebo Elem: Art City
 Sr High: Springville Other Schl:

Jr High: Springville 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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	824	1	-	1	1	-	-	-	-	-	-	-	-
1	1402	2	2	-	1	-	1	1	1	1	1	1	1
B1	1501	2	1	-	1	-	-	1	-	1	-	1	1
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3727	5	3	0	1	3	0	1	2	1	1	2	2

Type: Twin
 Style: 2-Story
 Year Built: 2007
 Acres: 0.12
 Deck | Pat: 0 | 1
 Garage: 2
 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; Tile
 Window Cov: Blinds; Draperies; Plantation Shutters
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: Brick; Stucco
 Has Solar?: No
 Landscape: Landscaping: Full; Mature Trees; Vegetable Garden
 Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley; Drip Irrigation: Auto-Full; View: Water; Waterfront
 Exterior Feat: Double Pane Windows; Porch: Open; Patio: Open
 Interior Feat: Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Great Room; Jetted Tub; Kitchen: Second; Mother-in-Law Apt.; Oven: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops
 Amenities: Cable Tv Wired; Exercise Room; Gas Dryer Hookup
 Inclusions: See Remarks; Ceiling Fan; Microwave; Range; Window Coverings
 Exclusions: See Remarks; Dryer; Freezer; Refrigerator; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Tel Comm: Broadband Cable; Fiber Optics; Wireless Broadband
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Integra Realty, LLC

Basement: Full
 Garage/Park: Attached; Opener; Storage Above
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level: 1st floor
 Senior Comm: No
 Animals: See Remarks

Remarks: Beautiful upscale well-maintained 55+ community located next to Mill Pond! Most desirable lot in the development, offering serene views of the pond and no neighbors behind you. Move-in ready gourmet kitchen, granite countertops, kitchen island with seating, and patio off the kitchen for easy entertaining. Master bedroom located on main level with on-suite, jacuzzi tub, separate shower and walk-in closet, home office, vaulted ceilings, oversized bedrooms, lots of space to entertain guests with 3 family rooms, professionally finished basement, 2nd kitchen, 2 car garage with extra storage. Enjoy evening views with the sunset over the pond and relaxing view of wildlife enjoying the water! Washer/Dryer/Refrigerators and all furniture and décor are for sale. Buyer to verify all information. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

MLS# 1894697 Presented By: Cole Tanner 801-919-7574

Sold Price: \$535,900 Tour/Open: None
 Original List Price: \$529,900 Status: SOLD
 Price Per: \$249
 DOM: 6
 Contract Date: 08/19/2023

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

Concessions: \$16,077
 Address: 1286 S 1500 W
 NS/EW: 1286 S / 1500 W
 City: Springville, UT 84663
 County: Utah
 Proj/Subdiv: JESSIES BROOK
 Tax ID: 67-121-0411
 Zoning: RES

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



Pre-Market:

School Dist: Nebo Elem: Meadow Brook Jr High: Mapleton Jr
 Sr High: Springville Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laundry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1105	4	2	-	-	-	-	-	-	-	1	-	-
1	1043	-	-	1	1	-	1	-	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2148	4	2	1	1	0	1	0	0	0	1	0	0

Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.26
 Deck | Pat: 0 | 0
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt:

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

Basement: None/Crawl Space
 Garage/Park: Extra Height; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Roof: Asphalt Shingles
 Heating: Gas: Central
 Air Cond: Central Air; Electric
 Floor: See Remarks
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Fund/Rec
 Exterior: Composition; Stone; Stucco
 Has Solar?: No
 Landscape:
 Lot Facts: Road: Paved
 Exterior Feat: Porch: Open
 Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stndg.; Vaulted Ceilings
 Amenities: Electric Dryer Hookup; Home Warranty
 Inclusions: Microwave
 Terms: Cash; Conventional
 Storage: Garage
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Listing
 Courtesy of: Top Equity Realty, LLC

Remarks: Brand New, Beautiful 2 Story Home w/3 car garage on .26 Lot! 8 Ft. Front Door opens into 2 story ceiling living area. All main floor LVP plank flooring. Tall Shaker Style Cabinets, granite. Agent/Buyer to verify all info & obtain independent measurements. All offers must be on builder's REPC.

MLS# 1895578 Presented By: Cole Tanner 801-919-7574

Sold Price: \$55,500
 Original List Price: \$75,000
 Price Per: \$56
 DOM: 46
 Contract Date: 10/04/2023

Tour/Open: View Tour
 Status: SOLD

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

Concessions: \$0
 Address: 850 N Main St ##15
 NS/EW: 850 /
 City: Springville, UT 84663
 County: Utah
 Proj/Subdiv: VALLEY ROYAL
 Tax ID: 11-111-1111
 Zoning:

Restrictions: Yes
 Est. Taxes: \$300
 HOA?: No

Pre-Market:

School Dist: Nebo
 Sr High: Springville
 Elem: Art City
 Other Schl:

Jr High: Springville 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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-
1	980	2	2	-	1	-	-	1	-	-	1	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	980	2	2		1	0	0	1	0	0	1	0	0

Type: Mobile (w/o Land)
 Style: Mobile
 Year Built: 2011
 Acres: 0.10
 Deck | Pat: 1 | 0
 Garage: 0
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

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

Basement: None/Crawl Space
 Garage/Park:
 Driveway: Gravel
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Master Level:
 Senior Comm: No
 Animals: See Remarks

Roof: See Remarks
 Heating: Forced Air; Gas: Central
 Air Cond: Evap. Cooler: Window; Refrig. Air: Window
 Floor: Laminate; Linoleum
 Window Cov: Part
 Pool?: No
 Pool Feat:
 Possession:
 Exterior: Aluminum
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Road: Paved; Terrain, Flat; View: Mountain
 Exterior Feat: Deck; Covered
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Dishwasher, Built-In; Range: Gas
 Inclusions: Microwave; Range; Range Hood; Refrigerator; Storage Shed(s)
 Terms: Cash; Conventional
 Storage: Shed
 Access Feat: Single Level Living
 Utilities: Gas: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: JC Realty

Remarks: Looking for an affordable place to live? This is it!! Space rental is \$500 plus water. Must be approved with park manager before purchasing. Features 2 bedroom, 2 baths, newer laminate flooring, clean. Fenced yard with 2 sheds, Newer exterior paint on 2 sides. Newer gas stainless steel stove and dishwasher, microwave, fridge, washer and dryer all included. Seller just installed new tub and new flooring in both bathrooms. Ready to move in!! Lowest price mobile home in the county!!



MLS# 1896785 Presented By: Cole Tanner 801-919-7574

Sold Price: \$551,000 Tour/Open: None
 Original List Price: \$551,000 Status: SOLD
 Price Per: \$183
 DOM: 0
 Contract Date: 08/25/2023



Sold Date: 10/06/2023
 Sold Terms: FHA
 Concessions: \$0
 Address: 971 W 1550 S
 NS/EW: 1550 S / 971 W
 City: Springville, UT 84663
 County: Utah
 Proj/Subdiv: JESSIE'S BROOK
 Tax ID: 43-162-0038
 Zoning: R1-10
 Est. Taxes: \$3,039
 HOA?: No
 Restrictions: No

Pre-Market:

School Dist: Nebo Elem: Meadow Brook Jr High: Mapleton Jr
 Sr High: Springville Other Schl: Reagan Academy

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1450	3	2	-	1	-	-	1	-	1	1	1	1
B1	1545	3	1	-	1	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2995	6	3	0	0	2	0	0	1	0	1	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2013 Const Status: Blt./Standing
 Acres: 0.20
 Deck | Pat: 1 | 1 Frontage: 0.0
 Garage: 2 Side: 0.0
 Carport: 0 Back: 0.0
 Prkg Sp: 0 Irregular: No
 Fin Bsmt: 100%

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile
 Window Cov: Blinds; Draperies
 Pool?: No
 Pool Feat:
 Possession: 10/06/23
 Exterior: Stone; Stucco
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley
 Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors
 Interior Feat: Alarm: Security; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Range/Oven: Free Stdng.; Vaulted Ceilings
 Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup
 Inclusions: Alarm System; Ceiling Fan; Microwave; Range; Refrigerator; Water Softener: Own
 Exclusions: Dryer; Washer
 Terms: Cash; Conventional; FHA; VA
 Storage: Garage; Basement
 Tel Comm: Broadband Cable; DSL
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
 Zoning: Single-Family
 Listing
 Courtesy of: Better Homes and Gardens Real Estate Momentum (Lehi)
 Remarks: Property listed for comparable use only. We were under contract prior to listing.