

MLS# 1884404 Presented By: Cole Tanner 801-919-7574

Sold Price: \$721,000
 Original List Price: \$739,900
 Price Per: \$200
 DOM: 82
 Contract Date: 09/08/2023

Tour/Open: None
 Status: SOLD

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

Concessions: \$0
 Address: 46 E Water Ln
 NS/EW: / 46
 City: Vineyard, UT 84059
 County: Utah
 Proj/Subdiv: THE GARDEN PHASE 1
 Tax ID: 40-467-3009
 Zoning: RES

Restrictions: No
 Est. Taxes: \$3,341
 HOA?: No

Pre-Market:

School Dist: Alpine
 Sr High: Mountain View

Elem: Vineyard
 Other Schl:

Jr High: Orem

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1242	4	2	-	-	-	-	1	-
1	1241	-	-	1	1	-	1	-	1
B1	1107	2	1	-	-	-	1	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	3590	6	3 0 1	1	1	0	2 0 0 0	1	1

Roof: Asbestos Shingles

Heating:

Air Cond: Central Air; Electric

Floor: Laminate

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior:

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Porch: Open; Patio: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; French Doors

Amenities: Cable Tv Wired

Inclusions: Ceiling Fan; Range

Terms: Cash; Conventional

Tel Comm: Broadband Cable

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

Listing

Courtesy of: HAVOYA REAL ESTATE, LLC



Type: Single Family
 Style: 2-Story
 Year Built: 2015
 Acres: 0.12
 Deck | Pat: 1 | 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

Basement: Full
 Garage/Park: Extra Height; Extra Width; Opener; Extra Length
 Driveway: Concrete
 Water: Culinary; Irrigation
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Master Level: 2nd floor
 Senior Comm: No
 Animals:

Remarks: Welcome to this exquisite residential gem, featuring an impressive 6 bedrooms and 3 and a half bathrooms. Tucked away in a desirable neighborhood, this remarkable property offers not only ample space for a growing family but also an incredible accessory apartment with a separate entrance. With its delightful backyard oasis and convenient proximity to schools and parks, this home promises an idyllic lifestyle for you and your loved ones. Upon entering, you'll be captivated by the elegant charm and meticulous craftsmanship found throughout this stunning residence. The main living area showcases an open and inviting layout, providing the perfect setting for both relaxation and entertainment. Bathed in natural light, the spacious living room creates a warm and welcoming ambiance, while the adjacent dining area offers an ideal space for hosting memorable gatherings. The well-appointed kitchen is a culinary enthusiast's dream, boasting modern appliances, ample storage, and a convenient center island. Prepare delectable meals with ease while enjoying the seamless flow of the space. Adjacent to the kitchen, a cozy breakfast nook awaits, perfect for enjoying morning coffee or casual meals while taking in the serene views of the backyard. The master suite is a luxurious retreat, complete with a private en-suite bathroom featuring a double vanity, a rejuvenating soaking tub, and a separate shower. Five additional generously sized bedrooms provide versatile living options for family members or guests, and are complemented by well-appointed bathrooms, ensuring comfort and convenience for all. One of the standout features of this property is the accessory apartment, which offers a separate entrance and its own private space. This versatile area includes a kitchen, allowing for endless possibilities. Whether you envision it as a self-contained living space for extended family, a rental unit for additional income, or a home office or studio, the flexibility of this accessory apartment allows you to tailor it to suit your specific needs. The backyard is a true oasis, providing a serene and private sanctuary for outdoor enjoyment. Whether you're hosting summer barbecues, engaging in family activities, or simply unwinding after a long day, this beautifully landscaped space offers ample room for all your outdoor aspirations. Conveniently located next to schools and parks, this home ensures easy access to quality education and abundant recreational opportunities. Imagine the convenience of being just steps away from playgrounds, sports fields, and walking trails, where you can create cherished memories with family and friends. Don't miss the opportunity to own this exceptional 6-bedroom residence, complete with a backyard haven and a versatile accessory apartment. With its prime location and ample living space, this property combines comfort, convenience, and endless possibilities.

MLS# 1884948 Presented By: Cole Tanner 801-919-7574

Sold Price: \$584,900 Tour/Open: None • Floor Plan
 Original List Price: \$592,900 Status: SOLD
 Price Per: \$326
 DOM: 57
 Contract Date: 08/19/2023

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

Concessions: \$0
 Address: 552 N Mallard Dr #C
 NS/EW: 552 N / W
 City: Vineyard, UT 84059
 County: Utah Restrictions: Yes
 Proj/Subdiv: VILLAS AT WATERS EDG
 Tax ID: 54-342-0003 Est. Taxes: \$2,500
 Zoning: PUD HOA?: Yes, \$185/Month

HOA Transfer: 0.0025%
 HOA Contact: Parker Brown Real Estate HOA Phone: 801-766-9998

HOA Amenities: Barbecue; Biking Trails; Club House; Gym Room;
 Insurance Paid; Maintenance Paid; Pet Rules; Pets
 Permitted; Pool

Short Term Rental: No

Pre-Market:

HOA Remarks: Pet restriction is an aggressive breed restriction. When you
 move in you are allowed 2 pets, when one dies then you
 can maintain 1.

School Dist: Alpine
 Sr High: Mountain View

Elem: Trailside Elementary
 Other Schl:

Jr High: Orem

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	-	-	-	-	-	-	-	-	-	-	-	-
1	1792	2	2	-	1	1	-	-	-	-	1	1
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1792	2	2		1	1	0	0	0	0	1	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov: Draperies

Pool?: Yes

Pool Feat: Fenced; Heated; In Ground

Possession: closing

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full

Exterior Feat: Double Pane Windows; Patio: Open

Interior Feat: Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log;
 Range/Oven: Built-In; Vaulted Ceilings; Theater Room

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Swimming Pool

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other

Tel Comm: Broadband Cable; Ethernet; Wired; Fiber Optics

Access Feat: 32" Wide Doorways; 36" Wide Hallways; Access To Elec. Outlets; Fully Accessible; Ground Level; No-Step Entry; Single Level
 Living; Wheelchair Access

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

Listing

Courtesy of: Valley Vu Realty

Remarks: This is an amazing home located in a new 55+ community. This has been used as a model home and so it has tons of great
 upgrades. It is next to one of the largest green space areas in the community. It also has amazing mountain views. Hurry in to
 see it!



Type: Single Family (PUD)

Style: Rambler/Ranch

Year Built: 2017

Acres: 0.00

Deck | Pat: 0 | 1

Garage: 2

Carport: 0

Prkg Sp: 4

Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Basement: None/Crawl Space; Slab

Garage/Park: Attached; Built-In; Opener; Extra Length

Driveway: Asphalt; Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: Yes

Master Level: 1st floor

Senior Comm: Yes

Animals: See Remarks

MLS# 1884953 Presented By: Cole Tanner 801-919-7574

Sold Price: \$609,900 Tour/Open: None • Floor Plan
 Original List Price: \$629,900 Status: SOLD
 Price Per: \$316
 DOM: 46
 Contract Date: 08/23/2023

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

Concessions: \$0

Address: 407 N Pintail Ln #B

NS/EW: 407 N / W

City: Vineyard, UT 84059

County: Utah

Restrictions: Yes

Proj/Subdiv: VILLAS AT WATERS EDG

Tax ID: 54-342-0042

Est. Taxes: \$3,000

Zoning: PUD

HOA?: Yes, \$185/Month

HOA Transfer: 0.0025%

HOA Contact: Parker Brown Real Estate

HOA Phone: 801-766-9998

HOA Amenities: Barbecue; Club House; Gym Room; Insurance Paid; Maintenance Paid; Pet Rules; Pets Permitted; Pool; Snow Removal; Trash Paid

Short Term Rental: No

Pre-Market:

HOA Remarks: The pet restriction is an aggressive breed restriction. When you move in you are allowed 2 pets if one dies then you can maintain 1 pet.

School Dist: Alpine

Elem: Trailside Elementary

Jr High: Orem

Sr High: Mountain View

Other Schl:

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	1925	3	2	-	1	-	1	-	1	-	1	1
B1	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1925	3	2		1	0	1	0	1	0	1	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl (LVP)

Window Cov: None

Pool?: Yes

Pool Feat: Fenced; Heated; In Ground

Possession: closing

Exterior: Stone; Stucco; Cement Board

Has Solar?: No

Landscape: Landscaping: Full

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

Exterior Feat: Double Pane Windows; Patio: Open

Interior Feat: Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Jetted Tub; Range/Oven: Built-In

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Swimming Pool

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other

Tel Comm: Broadband Cable; Ethernet; Wired; Fiber Optics; Multiple Phone Lines

Access Feat: 32" Wide Doorways; 36" Wide Hallways; Fully Accessible; Ground Level; No-Step Entry; Single Level Living; Wheelchair Access

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

Zoning: Single-Family

Listing

Courtesy of: Valley Vu Realty

Remarks: This is a great home in a beautiful 55+ community. This home is located in an amazing spot in the community which gives you fantastic views of the mountains and also a lot of green space. It features a sunroom and a fantastic great room area. Must see!



Type: Single Family (PUD)

Style: Rambler/Ranch

Year Built: 2023

Const Status: Und. Const.

Acres: 0.00

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 4

Irregular: No

Fin Bsmt: 0%

Basement: None/Crawl Space; Slab

Garage/Park: Attached; Built-In; Opener; Extra Length

Driveway: Asphalt; Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: Yes

Master Level: 1st floor

Senior Comm: Yes

Animals: See Remarks

MLS# 1900570 Presented By: Cole Tanner 801-919-7574

Sold Price: \$515,000
Original List Price: \$500,000
Price Per: \$225
DOM: 5
Contract Date: 09/21/2023

Tour/Open: None
Status: SOLD
Sold Date: 10/10/2023
Sold Terms: Seller Financing

Concessions: \$0
Address: 283 W 660 N
NS/EW: 660 N / 283 W
City: Vineyard, UT 84059
County: Utah
Proj/Subdiv: VINEYARD
Tax ID: 45-736-0218
Zoning: 0.25%

Restrictions: No
Est. Taxes: \$2,073
HOA?: Yes, \$108/Month

HOA Transfer: 0.25%
HOA Contact: FCS Community Management

HOA Phone: 801-256-0465

HOA Amenities: Biking Trails; Club House; Controlled Access; Gym Room; Hiking Trails; Insurance Paid; Maintenance Paid; Pets Permitted; Picnic Area; Playground; Pool; Snow Removal; Tennis Court

Short Term Rental: No
Pre-Market:

HOA Remarks: Master Assessments of \$68/Month. Sub-HOA Assessments of \$40/Month. Master one-time Transfer fee of \$600 + one-time Townhome Association Reinvestment Fee of .25% of the purchase price. Additional admin fees may apply; buyer to verify all. Authorized cable provider is Fastel.

School Dist: Alpine
Sr High: Mountain View

Elem: Trailside Elementary
Other Schl:

Jr High: Orem

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				K B F S		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	896	3	2	-	-	-	-	1	-
1	692	-	-	1	1	-	1	-	-
B1	692	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2280	3	2	1	1	0	1 0 0 1	1	0

Type: Townhouse
Style: Townhouse; Row-end
Year Built: 2020
Acres: 0.03
Deck | Pat: 0 | 0
Garage: 2
Carport: 0
Prkg Sp: 2
Fin Bsmt: 0%

Const Status: Blt./Standing

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

Roof: Asphalt Shingles
Heating: Gas: Central; >= 95% efficiency
Air Cond: Central Air; Electric
Floor: Carpet; Tile; Vinyl (LVP)
Window Cov: Blinds; Draperies
Pool?: No
Pool Feat:
Possession: Recording
Exterior: Asphalt Shingles; Brick; Stucco; Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks
Exterior Feat: Double Pane Windows; Outdoor Lighting; Patio: Covered; Patio: Open
Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.; Vaulted Ceilings
Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool
Inclusions: Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Washer
Terms: Cash; Conventional; Exchange; FHA; Seller Finance; VA
Storage: Garage; Basement
Tel Comm: Ethernet; Wired; Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Multi-Family
Listing
Courtesy of: Berkshire Hathaway HomeServices Elite Real Estate

Basement: Full
Garage/Park: Attached; Opener
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No Community Pool?: Yes
Master Level: 2nd floor
Senior Comm: No
Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.; Pets > 75 Lbs.



Remarks: Whether you purchase it as a rental or personal residence, this townhome in Vineyard is the perfect investment opportunity. Currently rented out to students and young professionals paying \$2,795 a month and hoping to renew their lease until Spring 2025. Within walking distance of top-notch community amenities including spacious clubhouse, pool, gym, playground, trails, and pickleball courts, it makes the perfect home for families and young professionals. The interior and exterior are in great condition, with modern finishes and extra windows for plenty of natural light. Seller is also willing to provide SELLER FINANCING with a minimum of 20% down. This means you can purchase at today's market pricing, but with a significantly lower rate. You also are not restricted by typical financing rates and regulations for investors, and can rent it immediately without penalty. Please reach out to agent with any further questions. Interest rate is negotiable. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.