

MLS# 1871526 Presented By: Cole Tanner 801-919-7574

Sold Price: \$750,000
Original List Price: \$980,000
Price Per: \$80
DOM: 164
Contract Date: 09/26/2023

Tour/Open: None
Status: SOLD

Sold Date: 10/12/2023
Sold Terms: Conventional

Concessions: \$0
Address: 305 S Woodland Hills Dr
NS/EW: 305 S / W
City: Woodland Hills, UT 84653
County: Utah
Proj/Subdiv: GREEN
Tax ID: 40-188-0003
Zoning: RES

Restrictions: No
Est. Taxes: \$6,420
HOA?: No



Pre-Market:

School Dist: Nebo
Sr High: Salem Hills

Elem: Foothills
Other Schl:

Jr High: Salem Jr

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	2350	6	3	-	-	-	-	-	-
1	2961	2	1	1	1	1	1	1	1
B1	2961	1	1	-	1	-	-	-	1
B2	1045	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	9317	9	5	1	2	1	1	2	2

Type: Single Family
Style: 2-Story
Year Built: 1979
Acres: 1.99
Deck | Pat: 2 | 1
Garage: 3
Carport: 0
Prkg Sp: 3
Fin Bsmt: 95%

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

Roof: Metal
Heating: Electric; Radiant; Hot Water; Hydronic; Wood Burning
Air Cond: Evap. Cooler; Window
Floor: Carpet; Tile; Vinyl; Concrete
Window Cov: Blinds; Draperies; Part
Pool?: No
Pool Feat:
Possession:
Exterior: Brick; Stucco
Has Solar?: No
Landscape: Mature Trees; Scrub Oak
Lot Facts: Corner Lot; Road: Paved; Terrain: Flat; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley; Wooded
Exterior Feat: Basement Entrance; Double Pane Windows; Entry (Foyer); Horse Property; Outdoor Lighting; Sliding Glass Doors; Walkout
Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Great Room; Jetted Tub; Kitchen: Updated; Oven: Wall; Range/Oven: Built-In; Granite Countertops
Amenities: See Remarks; Cable Tv Wired; Electric Dryer Hookup
Inclusions: Ceiling Fan; Microwave; Range; Wood Stove
Terms: Cash; Conventional Rehabilitation Loan
Storage: Garage; Basement
Access Feat: Ramp
Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected
Zoning: Single-Family

Basement: Entrance; Full; Walkout
Garage/Park: Attached; Extra Width; Opener; Rv Parking
Driveway: Circular; Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No Community Pool?: No
Master Level:
Senior Comm: No
Animals:

Listing

Courtesy of: Charles Wixom Realty

Remarks: HUGE ORICE REDUCTION!!! Make this your dream home. Diamond in the rough. This massive 9,317 sq ft home needs your personal touch to make it your Dream home. Situated on just under 2 acres with stunning views of the valley and surrounding mountains this home features 9 bedrooms, 5.5 bathrooms, indoor SPORTS COURT, 1 huge kitchen with solid wood cabinetry, granite counter tops, electric range and oven plus a wall oven, trash compactor, built-in dishwasher and more. There's a kitchenette in the downstairs area, walk out basement, 2 great rooms, 1 den, formal living room, 3 car garage, views, views and views. HORSE PROPERTY (2 Horses allowed! Did I mention that it has amazing views. Hydronic heating system plus electric radiant heating. There's a fireplace and also a wood burning stove. The master is huge and has a large master bathroom and walk-in closet. granite counter tops in the main kitchen. Buy it and fix it up with your personal tastes or buy, fix and flip it! Home is being sold in "AS IS" condition. Square footage figures are provided as a courtesy estimate only and were obtained from prior appraisal measurements. Buyer is advised to obtain an independent measurement.