

MLS# 1859321 Presented By: Cole Tanner 801-919-7574

Sold Price: \$725,800
 Original List Price: \$861,900
 Price Per: \$176
 DOM: 245
 Contract Date: 09/26/2023

Tour/Open: None
 Status: SOLD

Sold Date: 10/18/2023
 Sold Terms: Cash

Concessions: \$0
 Address: 5045 W Evergreen Ln
 NS/EW: 9800 N / 5045 W
 City: Highland, UT 84003
 County: Utah
 Proj/Subdiv: RIDGEVIEW EST 306
 Tax ID: 51-695-0306
 Zoning:
 HOA Contact: Community Solutions

Restrictions: No
 Est. Taxes: \$1
 HOA?: Yes, \$183/Month
 HOA Phone: 801-955-5126



HOA Amenities:
 Short Term Rental: No
 Pre-Market:

HOA Remarks: common area & lot landscaping and maintenance

School Dist: Alpine
 Sr High: Lone Peak
 Elem: Highland
 Other Schl:

Jr High: Mt Ridge

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	2030	3	2	1	1	-	-	1	1	1	1	1
B1	2081	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	4111	3	2	1	1	0	0	0	1	0	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2023
 Acres: 0.16
 Deck | Pat: 1 | 0
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

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

Roof: Asphalt Shingles
 Heating: Forced Air; Gas: Central; >= 95% efficiency
 Air Cond: Central Air; Electric
 Floor: Carpet; Laminate; Tile
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Recording
 Exterior: Stone; Stucco; Other Wood
 Has Solar?: No
 Landscape: Landscaping: Full
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full

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

Exterior Feat: Bay Box Windows; Double Pane Windows; Porch: Open; Sliding Glass Doors
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Oven: Double; Oven: Gas; Range: Gas; Vaulted Ceilings; Silestone Countertops
 Amenities: Home Warranty
 Inclusions: Microwave
 Terms: Cash; Conventional; FHA; VA
 Storage: Basement
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family

Listing
 Courtesy of: Ivory Homes, LTD

Remarks: Amazing home in an fabulous community! Come see this Wembley Prairie rambler home near schools, parks, highway access and more! Includes beautiful amenities such as spacious box bay windows, christmas light outlets, stylish merrilat white cabinets with wood hood, stainless steel gas appliances with double ovens, quartz kitchen counters with full height quartz backsplash, quartz surrounds in bathrooms, black matte hardware, textured walls, 2 tone paint, fireplace in family room, large contemporary base & casing, laminate hardwood flooring and so much more! Full yard landscaping installed and maintained by HOA.

MLS# 1891522 Presented By: Cole Tanner 801-919-7574

Sold Price: \$622,990
Original List Price: \$649,990
Price Per: \$248
DOM: 51
Contract Date: 09/18/2023
Tour/Open: None • Floor Plan
Status: SOLD
Sold Date: 10/13/2023
Sold Terms: Conventional
Concessions: \$0
Address: 4892 W Klamath Dr
NS/EW: N / 4892 W
City: Highland, UT 84003
County: Utah
Proj/Subdiv: RIDGEVIEW
Tax ID: 51-738-0709
Zoning:
HOA Transfer: \$750
HOA Contact: CSS
HOA Amenities: Maintenance Paid; Pets Permitted; Picnic Area; Playground; Snow Removal
Short Term Rental: No
Pre-Market:



HOA Remarks: Community Park: pickleball courts, playground, picnic pavillion, all yard maintenance taken care of- Murdock Trail access

School Dist: Alpine
Sr High: Lone Peak

Elem: Deerfield
Other Schl:

Jr High: Mt Ridge

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1089	3	2	-	-	-	-	1	-
1	707	-	-	1	-	-	1	-	-
B1	707	1	1	-	1	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2503	4	3	1	2	0	1 0 0 1	1	0

Type: Single Family (PUD)
Style: 2-Story
Year Built: 2023
Acres: 0.08
Deck | Pat: 0 | 1
Garage: 2
Carport: 0
Prkg Sp: 2
Fin Bsmt: 95%

Const Status: Blt./Standing

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

Roof:
Heating: Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Tile; Vinyl (LVP)
Window Cov: None
Pool?: No
Pool Feat:
Possession:
Exterior: Cement Board
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Fenced: Full; Sprinkler: Auto-Full; View: Mountain
Interior Feat: Range: Gas; Instantaneous Hot Water
Amenities: Cable Tv Wired
Environm Cert: Energy Star
Zoning: Single-Family
Listing

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

Courtesy of: Weekley Homes, LLC

Remarks: This Eagleview home sits on a corner homesite ready for move in today! Premium upgrades, with a fabulous edgy and dramatic design throughout the home. Impressive and unique to any home visitors. Extended front porch creates the perfect morning perch for a coffee or tea and a book cozied in a plush porch chair. Abundant space in the Owner's suite with an upgraded super size walk-in shower, extra large closet, and a bedroom size fit for luxury living. Find yourself gazing at mountain views from all corners of your home in highly desirable Highland. Minutes from Shopping at Traverse, hiking and lake time in American Fork Canyon, or steps from the paved neighborly Murdock Trail.