

**MLS# 1894724 Presented By: Cole Tanner 801-919-7574****Sold Price:** \$608,900**Tour/Open:** View Tour •  
Floor Plan**Original List Price:** \$619,900**Price Per:** \$222**DOM:** 22**Contract Date:** 09/22/2023**Status:** SOLD**Sold Date:** 10/18/2023**Sold Terms:** Conventional**Concessions:** \$0**Address:** 2694 E Canyon Crest Dr**NS/EW:** / 2694**City:** Spanish Fork, UT 84660**County:** Utah**Restrictions:** No**Proj/Subdiv:** SPANISH OAKS ESTATES**Tax ID:** 52-857-0010**Est. Taxes:** \$2,964**Zoning:****HOA?:** No**Pre-Market:****School Dist:** Nebo**Elem:** Spanish Oaks**Jr High:** Mapleton Jr**Sr High:** Maple Mountain**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	1397	3	2	-	-	1	-	-	1	-	-	-	1
B1	1343	2	1	-	-	-	-	-	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Tot</b>	<b>2740</b>	<b>5</b>	<b>3</b>			<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>

**Roof:** Asphalt Shingles**Heating:** Gas: Central**Air Cond:** Central Air; Electric**Floor:** Carpet; Hardwood**Window Cov:** Draperies; Shades**Pool?:** No**Pool Feat:****Possession:** NEG**Exterior:** Stucco**Has Solar?:** No**Landscape:** Landscaping: Full**Lot Facts:** Cul-de-Sac; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain**Exterior Feat:** Basement Entrance; Sliding Glass Doors; Walkout**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Oven: Gas; Range: Gas; Vaulted Ceilings**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup**Inclusions:** Ceiling Fan; Microwave; Range; Range Hood; Water Softener: Own; Workbench**Exclusions:** Dryer; Freezer; Refrigerator; Washer**Terms:** Cash; Conventional; FHA; VA**Storage:** Garage; Other; Basement**Tel Comm:** Fiber Optics**Access Feat:** 32" Wide Doorways; 36" Wide Hallways**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected**Zoning:** Single-Family**Listing****Courtesy of:** Fathom Realty (Orem)

**Remarks:** Discover the epitome of luxurious living with this captivating rambler nestled in the heart of Spanish Fork, Utah. Boasting five spacious bedrooms and three pristine baths, this home offers ample space for relaxation and entertainment. As you step inside, you'll be greeted by an inviting atmosphere filled with natural light that highlights the stunning views of the mountains. The open-concept design seamlessly connects the living, dining, and kitchen areas, making it an ideal space for hosting gatherings. Indulge in culinary delights in the remodeled kitchen, complete with modern appliances and ample counter space. The dining area overlooks the scenic beauty of the Wasatch mountain range, the serene golf course, and the tranquil river bottoms, creating a picturesque backdrop for every meal. Retreat to the spacious primary suite, featuring an updated ensuite bath and a serene ambiance, offering a peaceful haven to unwind after a long day. The three-car garage offers ample storage and parking space, catering to the needs of modern living. Bring your RV with plenty of parking adjacent to the garage. Come see the views for yourself and make this home yours today! Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.

**Type:** Single Family  
**Style:** Rambler/Ranch**Year Built:** 2004**Acres:** 0.30**Deck | Pat:** 0 | 0**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; Walkout**Garage/Park:** See Remarks; Opener; Rv Parking; Workbench**Driveway:** Concrete**Water:** Culinary; Irrigation: Pressure**Water Shares:** 0.00**Spa?:** No **Community Pool?:** No**Master Level:** 1st floor**Senior Comm:** No**Animals:**

**MLS# 1895437 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$365,000      **Tour/Open:** View Tour  
**Original List Price:** \$385,900      **Status:** SOLD  
**Price Per:** \$221  
**DOM:** 36  
**Contract Date:** 10/05/2023      **Sold Date:** 10/17/2023  
**Concessions:** \$0      **Sold Terms:** Cash  
**Address:** 415 S Spanish Trails Blvd #LOT 56  
**NS/EW:** 415 S / 350 W  
**City:** Spanish Fork, UT 84660  
**County:** Utah      **Restrictions:** Yes  
**Proj/Subdiv:** SPANISH TRAILS      **Est. Taxes:** \$2,000  
**Tax ID:** 66-451-0056      **HOA?:** Yes, \$75/Month  
**Zoning:**  
**HOA Transfer:** \$250  
**HOA Contact:** ADVANTAGE MANAGEMENT      **HOA Phone:** 801-235-7368  
**HOA Amenities:** Snow Removal  
**Short Term Rental:** No  
**Pre-Market:**

**HOA Remarks:** SPANISH TRAILS TOWNHOME HOA is managed by Advantage Management. TRAILHEAD AT SPANISH TRAILS 460 E 800 N Orem, UT 84097; 801-235-7368. HOA Amenities include 100% landscaping and all open area maintenance.

**School Dist:** Nebo  
**Sr High:** Spanish Fork

**Elem:** River View  
**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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	951	3	2	-	-	-	-	-	-	-	-	1	-
1	698	-	-	-	1	1	-	-	1	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1649	3	2	0	1	1	0	0	1	0	0	1	0

**Roof:** Asphalt Shingles  
**Heating:** Gas: Central  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Vinyl (LVP); Vinyl  
**Window Cov:** Blinds; Draperies  
**Pool?:** No  
**Pool Feat:**  
**Possession:** TBD  
**Exterior:** Asphalt Shingles; Stone; Stucco  
**Has Solar?:** No  
**Landscape:** Landscaping: Full; Xeriscaped  
**Lot Facts:** Sprinkler: Auto-Full; Terrain, Flat  
**Exterior Feat:** Double Pane Windows; Sliding Glass Doors  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.; Video Door Bell(s)  
**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup  
**Inclusions:** Dishwasher: Portable; Microwave; Range  
**Exclusions:** Dryer; Refrigerator; Washer  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage  
**Tel Comm:** See Remarks  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Multi-Family  
**Listing**  
**Courtesy of:** ERA Brokers Consolidated (Utah County)



**Type:** Townhouse (PUD)

**Style:** Townhouse;  
Row-mid

**Year Built:** 2017

**Acres:** 0.03

**Deck | Pat:** 0 | 0

**Garage:** 2

**Carport:** 0

**Prkg Sp:** 4

**Fin Bsmt:** 0%

**Basement:** Slab

**Garage/Park:** Attached; Opener

**Driveway:** Concrete

**Water:** Culinary

**Water Shares:** 0.00

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

**Master Level:** 2nd floor

**Senior Comm:** No

**Animals:** Pets 20 - 75 Lbs.

**Const Status:** Blt./Standing

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No

**Remarks:** \*\* BACK ON THE MARKET AND PRICED TO SELL FAST!\*\* Recently updated 3 bedroom, 2 1/2 bathroom Townhome in Southwest Spanish Fork with beautiful surrounding mountain views. New laminate flooring has been installed throughout home, except for stairs and hallway. New stainless steel appliances and gorgeous granite counter tops in kitchen. Upgraded faucets in the kitchen and bathrooms, deep single basin kitchen sink. Smart thermostat, Ring doorbell, and smart lights in rooms upstairs. This home has a total of 8 closets providing you with a lot of storage options. Fenced rear yard area and attached 2 car garage with 2 additional parking spots on driveway and more nearby. This property is a lovely first home for a young couple and the rooms are all very good sized for a Townhome. This home is in a wonderful location with very close proximity to river trails, shopping, rodeo fairgrounds, concerts in the park, and the new library. Nearby Main Street also hosts a variety of festivals and parades, and there are several restaurants within minutes walking or driving. I-15 Freeway access less than 10 minutes away.

**MLS# 1896448 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$440,000  
Original List Price: \$440,000  
Price Per: \$203  
DOM: 1

Tour/Open: View Tour

Status: SOLD

Contract Date: 08/25/2023

Sold Date: 10/13/2023

Sold Terms: Conventional

Concessions: \$0

Address: 694 S 1650 E

NS/EW: 694 S / 1650 E

City: Spanish Fork, UT 84660

County: Utah

Proj/Subdiv: MOUNT LOAFER

Tax ID: 46-093-0003

Zoning: RESI

Restrictions: No

Est. Taxes: \$2,080

HOA?: No



Pre-Market:

School Dist: Nebo

Sr High: Spanish Fork

Elem: Larsen

Other Schl:

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	-	-	-	-	-	-	-	-	-
1	1080	3	1	-	-	-	1	1	-
B1	1080	1	1	1	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2160	4	2	0	1	0	1	2	0

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile; Vinyl

Window Cov: Blinds; Draperies; Full

Pool?: No

Pool Feat:

Possession: 48 HRS

Exterior: Aluminum; Asphalt Shingles; Brick

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Full; Mature Trees; Vegetable Garden

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

Exterior Feat: Double Pane Windows; Out Buildings

Interior Feat: Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stdng.

Amenities: Cable Tv Available

Inclusions: Ceiling Fan; Dryer; Microwave; Range; Refrigerator

Terms: Cash; Conventional; FHA

Storage: Shed; Basement

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

Zoning: Single-Family

Listing

Courtesy of: Summit Realty, Inc.

**Remarks:** SUPER CLEAN AND A PERFECT LOCATION. NEW ROOF 2023. Newer kitchen cabinets with a spacious center island and tile flooring. New carpet installed in the basement. Beautiful backyard with a large garden area and a shed. Shows impeccably. Washer and Dryer in the kitchen hookups can be moved to go back downstairs. Square feet as per County. Buyer and Buyer's Broker to verify all information including square footage and acreage.

Type: Single Family  
Style: Rambler/Ranch

Year Built: 1974

Const Status: Blt./Standing

Acres: 0.20

Deck | Pat: 0 | 0

Frontage: 104.0

Garage: 1

Side: 86.0

Carport: 0

Back: 104.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 75%

Basement: Full

Garage/Park: Attached

Driveway: Concrete

Water: Culinary; Irrigation

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.

**MLS# 1898141 Presented By: Cole Tanner 801-919-7574**

**Sold Price:** \$369,990  
**Original List Price:** \$371,990  
**Price Per:** \$264  
**DOM:** 9

**Tour/Open:** View Tour

**Status:** SOLD

**Contract Date:** 09/13/2023

**Sold Date:** 10/13/2023

**Sold Terms:** Conventional

**Concessions:** \$4,000

**Address:** 1279 S 3690 E #1091

**NS/EW:** 1279 S / E

**City:** Spanish Fork, UT 84660

**County:** Utah

**Restrictions:** No

**Proj/Subdiv:** QUIET VALLEY

**Tax ID:** 50-142-1091

**Est. Taxes:** \$2,022

**Zoning:** R-3

**HOA?:** Yes, \$105/Month

**HOA Transfer:** \$750

**HOA Contact:** Advantage  
Management

**HOA Phone:** 801-235-7368

**HOA Amenities:** Other (See Remarks); Biking Trails; Insurance Paid; Maintenance Paid; Pets Permitted; 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

**Elem:** Maple Ridge

**Jr High:** Mapleton Jr

**Sr High:** Maple Mountain

**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	S	
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	553	3	2	-	-	-	-	-	-	-	-	1	-
1	846	-	-	-	-	1	-	-	1	1	-	1	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1399	3	2			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>

**Listing**

**Courtesy of:** D.R. Horton, Inc



**Type:** Townhouse (PUD)

**Style:** Townhouse;  
Row-end

**Year Built:** 2023

**Const Status:** Und. Const.

**Acres:** 0.03

**Deck | Pat:** 0 | 0

**Frontage:** 0.0

**Garage:** 2

**Side:** 0.0

**Carport:** 0

**Back:** 0.0

**Prkg Sp:** 2

**Irregular:** No

**Fin Bsmt:** 0%

**Basement:** None/Crawl Space

**Garage/Park:** Built-In; Opener

**Driveway:** Asphalt; Concrete

**Water:** Culinary

**Water Shares:** 0.00

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

**Master Level:** 2nd floor

**Senior Comm:** No

**Animals:**

**Remarks:** \* ESTIMATED COMPLETION SEPTEMBER 2023 Affordable & Beautiful new DALTON townhome with 2-car garage, Open concept living on the main floor. Quartz kitchen and bathroom countertops, laminate flooring, cabinets w/hardware, pantry, and crawl space for storage. The second floor has three bedrooms including a master bedroom with a private bath with an integrated walk-in closet, a laundry room, and another full bathroom for the other two bedrooms. \*\* Special Interest Rates are Available \*\* with our Builder Forward Commitment (BFC) if you use DHI Mortgage in addition to receiving \$4,000 toward closing costs. Ask me about our generous home warranties, active radon Mitigation System, and Smart Home Package, which is included in this home. 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# 1900623 Presented By: Cole Tanner 801-919-7574**

Sold Price: \$435,000  
 Original List Price: \$429,900  
 Price Per: \$147

Tour/Open: None

Status: SOLD

DOM: 26

Contract Date: 09/24/2023

Sold Date: 10/13/2023

Sold Terms: Conventional

Concessions: \$0

Address: 7812 S 3200 W

NS/EW: 7812 S / 3200 W

City: Spanish Fork, UT 84660

County: Utah

Restrictions: No

Proj/Subdiv:

Tax ID: 25-044-0046

Est. Taxes: \$2,047

Zoning: R1

HOA?: No

Pre-Market:

School Dist: Nebo

Elem: Barnett

Jr High: Mt. Nebo

Sr High: Payson

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam	Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH				KBFS		
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	875	3	1	-	-	-	-	-	-
1	2083	-	1	-	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-
Tot	2958	3	2	0	0	0	0000	0	0

Roof: See Remarks; Metal

Heating: See Remarks; Forced Air

Air Cond:

Floor: Carpet; Vinyl; Bamboo

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Brick; Concrete; Vinyl

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Fenced: Part; Private

Exterior Feat: Barn; Deck; Covered; Horse Property; Porch: Open

Interior Feat: Den/Office; Great Room

Amenities: See Remarks; Cable Tv Available

Inclusions: Ceiling Fan; Storage Shed(s); Swing Set; Window Coverings

Exclusions: See Remarks

Terms: Cash; Conventional; FHA; VA

Storage: Shed

Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank

Listing

Courtesy of: Top Equity Realty, LLC

**Remarks:** \* THIS PROPERTY IS FEATURED ON ABC4 REAL ESTATE ESSENTIALS \* This residential fixer-upper presents a unique opportunity for those with a vision and a passion for renovation. Nestled on a generous 1-acre lot, this two-story horse property boasts spacious rooms and has the potential to become a dream home with up to four bedrooms and three bathrooms. The main level offers a large kitchen with room for customization, an expansive living room with the cozy fireplace, and versatile spaces that could be transformed into a formal dining area, a home office, or additional bedrooms. Outside, the substantial 1-acre lot is a perfect backdrop for your outdoor aspirations. The property has ample room for equestrian facilities, such as a barn, paddocks, and riding areas, ideal for horse enthusiasts who want to create their own equestrian paradise. This fixer-upper represents a remarkable opportunity to personalize a home to your exact specifications. Don't miss out on the chance to turn this diamond in the rough into your dream residence.



Type: Single Family

Style: 2-Story

Year Built: 1902 ⓘ

Const Status: Blt./Standing

Acres: 0.91

Deck | Pat: 1 | 1

Frontage: 0.0

Garage: 0

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park:

Driveway: Gravel

Water: See Remarks; Well

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 2nd floor

Senior Comm: No

Animals: See Remarks; Livestock