



Grace Ojuka

801-372-9202

MLS#: 1452797

Single Family / 2-Story

<b>\$575,000</b> Price	<b>1987</b> Year Built
<b>6</b> Bedrooms	<b>4</b> Bathrooms
<b>7434</b> Sqft	<b>0.47</b> Acres

## Agent Remarks

OPEN HOUSE Saturday 9/30/17 from 11-2 p.m.! **PRICE DROP \$25,000!** \*MOTIVATED SELLER\* Grand Tudor- Style home at the base of Indian Hills. This property boasts nearly a 1/2 acre and is a 15 minute walk south to the Provo Temple and BYU. This haven includes fruit trees, a low/no maintenance cement deck across the entire back of the house with plenty of spots for a quiet retreat on the patio or in the Gazebo . As you enter this spacious home you can tell you are in for something special. A formal living room sits to the right and you can pass through what is being used as an office to go into the large kitchen that looks out over the back yard. A favorite feature of the home is the large laundry area and a family room that opens up to the upper level. A sitting room upstairs leads to the Master bedroom with deep tub and separate shower has it's own balcony.The other 5 bedrooms upstairs surround the open family room and lead to one of the two staircases. The basement has lots of space for storage and future possibilities. There is a walk-in refrigerator with a large freezer and walk-out entrances that lead to the back yard. There is ample parking and it is even set up with an RV pad. Square footage figures are provided as a courtesy estimate only and were obtained from sources deemed to be reliable. Buyer is advised to obtain an independent measurement. Come and See!The basement had a commercial kitchen with a licensed bakery until it was moved to a commercial building a few years ago. The plumbing etc. is still there. Could make a great place for a catering business. The possibilities are endless!

## Full Details

### Interior Features Include

- Central Vacuum,Closet: Walk-In,Den/Office,Dishwasher: Built-In,Disposal,Great Room
- **Floor Coverings:** See Remarks,Carpet
- **Window Coverings:** Part
- **Air Conditioning:** Central Air: Electric
- **Heating:** Gas: Central
- **Basement:** Full,Walkout

### Other Features

**Amenities:** See Remarks,Cable Tv Wired,Electric Dryer Hookup,Gas Dryer Hookup,Workshop  
**Utilities:** Gas: Connected,Power: Connected,Sewer: Connected,Sewer: Public,Water: Connected  
**Water:** See Remarks,Culinary,Rights: Owned

### Floor Details

<b>2</b>	2996 sqft, 6 bed, 2 bath
<b>1</b>	2219 sqft, 1 laundry
<b>B</b>	2219 sqft (70%), 1/2 bath
<b>Total</b>	7434 sqft

### Exterior Features Include

- Balcony,Basement Entrance,Bay Box Windows,Double Pane Windows,Patio: Covered,Walkout
- **Lot:** Fenced: Part,Sidewalks,Sprinkler: Auto-Part,Terrain: Grad Slope,View: Mountain
- **Landscape:** Fruit Trees,Landscaping: Full,Mature Trees
- **Roof:** Asphalt Shingles
- **Exterior:** Asphalt Shingles,Stone
- **Patio/Deck:** 2 Deck
- **Garage:** Attached,Opener,Parking: Uncovered,Rv Parking
- **Garage Capacity:** 3

### Local Schools

**School District:** Provo  
**Elementary School:** Rock Canyon  
**Jr High:** Centennial  
**Sr High:** Timpview

### Inclusions

Ceiling Fan,Dishwasher: Portable,Freezer,Gazebo,Microwave,Range,Range Hood,Refrigerator,Water Softener: Own,Workbench

### Additional Details

**Days on Market:** 125  
**Price per sq. ft.:** \$77

**Previous Price:** \$599,900  
**Property Taxes:** \$3,159

**Last Price Change:** 09/14/17