

269 N 250 W

American Fork, UT 84003



Grace Ojuka

801-372-9202

MLS#: 1517763

Twin / 2-Story

<b>\$310,000</b> Price	<b>2004</b> Year Built
<b>3</b> Bedrooms	<b>3</b> Bathrooms
<b>2566</b> Sqft	<b>0.12</b> Acres

### Agent Remarks

This beautiful, fully finished twin home is an absolute must see! Located at the end of a quiet cul-de-sac with easy access to I-15, schools and popular retail, makes it the perfect place to live. Huge vaulted ceilings, a large master bedroom, wet bar, and lots of storage space are just a few of the many desirable things about this fantastic home. This property won't last long, so schedule a showing 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.

### Full Details

#### Interior Features Include

- Bar: Wet,Bath: Master,Dishwasher: Built-In,Disposal,Great Room,Oven: Wall,Range/Oven: Built-In,Vaulted Ceilings
- **Floor Coverings:** Carpet,Laminate,Linoleum
- **Window Coverings:** Blinds,Draperies
- **Air Conditioning:** Central Air: Electric
- **Heating:** Gas: Central
- **Basement:** Full

#### Other Features

**Amenities:** Electric Dryer Hookup  
**Utilities:** Gas: Connected,Power: Connected,Sewer: Connected,Water: Connected  
**Water:** Culinary,Irrigation: Pressure

#### Floor Details

<b>2</b>	444 sqft, 2 bed, 1 bath
<b>1</b>	1061 sqft, 1 bed, 1 1/2 bath, 1 laundry
<b>B</b>	1061 sqft (100%)
<b>Total</b>	2566 sqft

#### Exterior Features Include

- Porch: Open,Sliding Glass Doors
- **Lot:** Cul-de-Sac,Curb & Gutter,Fenced: Part,Road: Paved,Sidewalks,Sprinkler: Auto-Full,Terrain: Flat,View: Mountain
- **Landscape:** Landscaping: Full
- **Roof:** Asphalt Shingles
- **Exterior:** Asphalt Shingles,Stone,Stucco
- **Patio/Deck:**
- **Garage:** Attached,Storage Above,Workbench
- **Garage Capacity:** 2

#### Local Schools

**School District:** Alpine  
**Elementary School:** Shelley  
**Jr High:** American Fork  
**Sr High:** American Fork

#### Inclusions

Dishwasher: Portable,Microwave,Play Gym,Range,Range Hood,Refrigerator

#### Additional Details

**Days on Market:** 4  
**Price per sq. ft.:** \$ 121  
**Subdivision:** LITTLE HILL

**Property Taxes:** \$1,330