

1563 BROOKE

Lehi, UT 84043



Grace Ojuka

801-372-9202

MLS#: **1525395**

Single Family / Rambler/Ranch

<b>\$399,000</b> Price	<b>2012</b> Year Built
<b>5</b> Bedrooms	<b>3</b> Bathrooms
<b>3048</b> Sqft	<b>0.18</b> Acres

### Agent Remarks

Lovely Rambler in Larson Farm! You will love the location - a quiet cul-de-sac near schools, parks, shopping and freeway access. Open layout with vaulted ceilings, roomy bedrooms and a fully finished basement. The master suite has a large walk in closet and separate tub with shower. It has 2 large family rooms - one up and one down. Ample storage closets all throughout the home. The yard is fully fenced and landscaped with RV parking and room to run around. Notice also the nice big deck and patio area for BBQ's and relaxing. Well maintained and super clean, this is move-in ready! Put this on your see ASAP list!

### Full Details

#### Interior Features Include

- Bath: Master,Bath: Sep. Tub/Shower,Closet: Walk-In,Dishwasher: Built-In,Disposal,Range/Oven: Free Stdng.,Vaulted Ceilings,Granite Countertops
- **Floor Coverings:** Carpet,Laminate,Tile
- **Window Coverings:** Draperies
- **Air Conditioning:** Central Air: Electric
- **Heating:** Forced Air,Gas: Central
- **Basement:** Full

#### Other Features

**Amenities:** Cable Tv Wired,Electric Dryer Hookup  
**Utilities:** Gas: Connected,Power: Connected,Sewer: Connected,Sewer: Public,Water: Connected  
**Water:** Culinary,Secondary

#### Floor Details

<b>1</b>	1484 sqft, 3 bed, 2 bath, 1 laundry
<b>B</b>	1564 sqft (95%), 2 bed, 1 bath
<b>Total</b>	3048 sqft

#### Exterior Features Include

- Double Pane Windows,Porch: Open,Sliding Glass Doors,Patio: Open
- **Lot:** Cul-de-Sac,Curb & Gutter,Fenced: Full,Sidewalks,Sprinkler: Auto-Full,Terrain: Flat,Terrain: Mountain,View: Mountain
- **Landscape:** Landscaping: Full
- **Roof:** Asphalt Shingles,Pitched
- **Exterior:** Asphalt Shingles,Stone,Stucco
- **Patio/Deck:** 1 Deck
- **Garage:** Opener,Rv Parking
- **Garage Capacity:** 2

#### Local Schools

**School District:** Alpine  
**Elementary School:** River Rock  
**Jr High:** Willowcreek  
**Sr High:** Lehi

#### Inclusions

Ceiling Fan,Microwave,Range,Refrigerator,Window Coverings

#### Additional Details

**Days on Market:** 10  
**Price per sq. ft.:** \$131  
**Zoning:** RES

**Property Taxes:** \$1,792  
**Subdivision:** LARSON FARM