



Grace Ojuka

801-372-9202

MLS#: 1525443

Single Family / Rambler/Ranch

<b>\$434,900</b> Price	<b>2018</b> Year Built
<b>3</b> Bedrooms	<b>2</b> Bathrooms
<b>4662</b> Sqft	<b>0.32</b> Acres

## Agent Remarks

Utah County's fastest-growing home builder! Our Clayton floor plan features the best in standard options, like master and great room vaulted ceilings, a 95% efficiency furnace, two-tone paint, solid knotty alder cabinets with staggered uppers and crown in the kitchen, wood closet shelving, and unlimited options to make your home uniquely yours. Choose this floor plan or any of our other incredible floor plans. Let our award-winning design team help you arrive at your forever home today! -Seller to Provide Level 1 Craftsman Hybrid Exterior & Lap Siding on the side of the home - Seller to install front Yard landscaping which will include: a) Automatic Sprinkler System, Sod, & Timer installed in the Garage b) (12) tow-gallon shrubs c) (3) Trees d) Trees will also be planted in the park strip every 30 ft. of space

## Full Details

### Interior Features Include

- Bath: Master,Bath: Sep. Tub/Shower,Closet: Walk-In,Disposal,Great Room,Range/Oven: Free Stndng.,Vaulted Ceilings,Granite Countertops
- **Floor Coverings:** Carpet,Laminate
- **Window Coverings:** None
- **Air Conditioning:** Central Air: Electric
- **Heating:** Forced Air,Gas: Central,>= 95% efficiency
- **Basement:** See Remarks

### Other Features

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

### Floor Details

<b>1</b>	2209 sqft, 3 bed, 1 1/2 bath, 1 laundry
<b>B</b>	2453 sqft (0%)
<b>Total</b>	4662 sqft

### Inclusions

Ceiling Fan,Microwave,Range

### Additional Details

**Days on Market:** 7  
**Price per sq. ft.:** \$ 93  
**Zoning:** RES

**Property Taxes:** \$1  
**Subdivision:** CATALINA BAY

### Exterior Features Include

- Double Pane Windows,Sliding Glass Doors
- **Lot:** Curb & Gutter,Road: Paved
- **Landscape:** See Remarks,Landscaping: Part
- **Roof:** Asphalt Shingles
- **Exterior:** See Remarks,Asphalt Shingles,Stone
- **Patio/Deck:**
- **Garage:** Attached,Opener
- **Garage Capacity:** 2

### Local Schools

**School District:** Alpine  
**Elementary School:** Sage Hills  
**Sr High:** Westlake

**HOA Fee:** \$75