



Grace Ojuka

801-372-9202

MLS#: 1538956

Twin / Rambler/Ranch

\$439,000 Price	2005 Year Built
4 Bedrooms	3 Bathrooms
3182 Sqft	0.05 Acres

Agent Remarks

Is it time for Easy Comfortable Living? This 55+ luxury twin home has all the conveniences you need on one level as well as an abundance of space in the basement for guests and projects. Majestic 10 ft ceilings, 9 ft doors and tall sweeping windows adorn the main floor, giving a feeling of spacious elegance. Superior quality construction is evident in the fine details of the wood cabinets, wainscoting, decorative panels and moldings. Beautiful granite shines through all kitchen, laundry and bath countertops. This home also boasts immaculate hardwood floors, large pantry, under and over cabinet lighting in the kitchen. Extras include new carpet with thick pad, highest grade sound proofing, energy saving high-e glass in bay window in master suite, Euro shower, separate jetted tub, dual sinks with attached vanity between, and a tree lined back patio. Paradise Cove is known for its homes' fine features and superior workmanship. You simply can't find a higher quality built home anywhere. You will enjoy being surrounded by the Alpine mountains and community of exceptionally welcoming neighbors. Included are the newer Twin Tank Water Softener, Reverse Osmosis System and Whole House Humidifier. Home is occupied. Please allow 2 hours showing notice.

Full Details

Interior Features Include

- Bath: Sep. Tub/Shower, Central Vacuum, Closet: Walk-In, Den/Office, Gas Log, Jetted Tub, Granite Countertops
- **Floor Coverings:** Carpet, Hardwood, Tile
- **Window Coverings:** Blinds, Full
- **Air Conditioning:** Central Air: Electric
- **Heating:** >= 95% efficiency
- **Basement:** Daylight, Full

Other Features

Amenities: Cable Tv Wired
Utilities: Gas: Connected, Power: Connected, Sewer: Connected, Water: Connected
Water: Culinary, Irrigation: Pressure

Floor Details

1	1608 sqft, 1 bed, 1 1/2 bath, 1 laundry
B	1574 sqft (100%), 3 bed, 1 bath
Total	3182 sqft

Exterior Features Include

- Outdoor Lighting, Patio: Open
- **Lot:** Sprinkler: Auto-Full, View: Mountain, Drip Irrigation: Auto-Full
- **Landscape:** Landscaping: Full, Mature Trees
- **Roof:** Asphalt Shingles
- **Exterior:** Stone, Stucco
- **Patio/Deck:**
- **Garage:** Attached, Opener
- **Garage Capacity:** 2

Local Schools

School District: Alpine
Elementary School: Alpine
Jr High: Timberline
Sr High: Lone Peak

Inclusions

Humidifier, Microwave, Refrigerator, Water Softener: Own, Window Coverings

Additional Details

Days on Market: 5
Price per sq. ft.: \$138
Subdivision: PARADISE COVE

Property Taxes: \$1,874

HOA Fee: \$197