

1754 INDEPENDENCE

Eagle Mountain, UT 84005



Grace Ojuka

801-372-9202

MLS#: 1561752

Single Family / 2-Story

<b>\$317,500</b> Price	<b>2004</b> Year Built
<b>5</b> Bedrooms	<b>4</b> Bathrooms
<b>2554</b> Sqft	<b>0.22</b> Acres

### Agent Remarks

Price reduced! Great family home, larger corner lot, fenced back yard. New kitchen flooring, lighting upgrades. Custom built-in desk and bookshelves in den/office. Finished basement. Close to schools. Square footage estimated, buyer to verify.

### Full Details

#### Interior Features Include

- Bath: Master,Bath: Sep. Tub/Shower,Closet: Walk-In,Den/Office,Dishwasher: Built-In,Disposal,Intercom,Range/Oven: Free Stdng.,Vaulted Ceilings
- **Floor Coverings:** Carpet,Tile,Vinyl
- **Window Coverings:** Blinds
- **Air Conditioning:** Central Air: Electric
- **Heating:** Forced Air,Gas: Central,>= 95% efficiency
- **Basement:** Full

#### Exterior Features Include

- Bay Box Windows,Entry (Foyer)
- **Lot:** Corner Lot,Fenced: Full,Sprinkler: Auto-Full,Terrain: Flat,Drip Irrigation: Auto-Part
- **Landscape:** Fruit Trees,Landscaping: Full,Mature Trees
- **Roof:** Asphalt Shingles
- **Exterior:** Aluminum/Vinyl
- **Patio/Deck:**
- **Garage:** Attached,Opener
- **Garage Capacity:** 2

#### Other Features

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

#### Floor Details

<b>2</b>	786 sqft, 3 bed, 2 bath, 1 laundry
<b>1</b>	896 sqft, 1/2 bath
<b>B</b>	872 sqft (100%), 2 bed, 1 bath
<b>Total</b>	2554 sqft

#### Local Schools

**School District:** Alpine  
**Elementary School:** Eagle Valley  
**Jr High:** Frontier  
**Sr High:** Westlake  
**Other High:** Rockwell Charter High

#### Inclusions

Ceiling Fan,Dishwasher: Portable,Microwave,Range,Refrigerator,Storage Sheds,Water Softener: Own,Window Coverings,Workbench

#### Additional Details

**Days on Market:** 32  
**Price per sq. ft.:** \$124  
**Subdivision:** PIONEER ADDITION

**Previous Price:** \$330,000  
**Property Taxes:** \$1,513

**Last Price Change:** 11/08/18  
**HOA Fee:** \$20

To view this property call **Grace Ojuka** at **801-372-9202**