

Provided as a courtesy of
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Office Listing #: ENT0140 **List Price/SqFt:** 418.44 **Possession Date:**
Short Sale Status: No

Geo Lat: 37.149082 **Geo Lon:** -113.634761 **Cross Street:**
County: Washington **Subdivision:** ANASAZI HILLS AT ENTRADA **Tax ID:** SG-AZHE-1-40
Total Taxes: 6,076.53 **Tax Year:** 2020 **Elementary Schools:** Coral Cliffs Elementary
Intermediate Schools: Lava Ridge Intermediate **Jr. High Schools:** Pine View Middle **Sr. High Schools:** Snow Canyon High

Listing Class: Single Family **Basement SqFt:** 740 **Main SqFt:** 2,307
Upstairs SqFt: 0 **Other SqFt:** 0 **Total SqFt:** 3,047
Master Bedroom Level: 1st Floor **Total Bedrooms:** 4 **Den/Office:** Yes
Total Bathrooms: 4 **Formal Dining Room:** No **Year Built:** 2006
Levels: 2 **Lot Dimensions:** **Lot Irregular:** Yes
Lot Acres: 0.72 **Garage Capacity:** 2.50 **Garage Type:** Attached
Garage Size SqFt: **Carport Capacity:** 0 **Carport Type:** None
Total Dues/Fees: 111.56 **Assoc Dues Period:** Monthly

Seller Concessions: **Sold Price/SqFt:**

Public Remarks: This gorgeous home has a large 2 car garage with a oversize golf cart garage. Main level has beautiful wood floors, office with 1/2 bath & fabulous views from the office. Patio off the dining area and great room has views of the golf course, Utah mtns and Red Mtn with a built-in Jacuzzi and BBQ plus another sitting area with wonderful views. There is another patio off the front with gorgeous view
Directions:

Assoc Dues Include: Gated; Pool; Private Road; See Remarks
Construction: Built & Standing
Foundation/Basement: Basement % Finished: 100; Partial Basement; Slab on Grade
Exterior: Rock; Stucco
Roof: Flat
Garage/Parking: Attached; Extra Depth; Extra Width; Garage Door Opener

Utilities: Culinary, City; Electricity; Natural Gas; Sewer
Land Description: Cul-De-Sac; Curbs & Gutters; Paved Road; Secluded Yard; Terrain, Flat; View Golf Course; View, Mountain
Water: Culinary
Pool: Association; In-Ground; With Spa
Heating: Natural Gas
Air Conditioning: Central Air

Inclusions/Features: # Fireplace(s): 1; Alarm/Security Sys; Bar, Dry; Bath; Sep Tub/Shwr; Built in Barbecue; Ceiling Fan(s); Dishwasher; Disposal; Dryer; Fireplace, Gas; Fireplace, Masonry; Hot Tub; Landscaped, Full; Outdoor Lighting; Oven/Range, Built-in; Patio, Covered; Patio, Uncovered; Plant Shelves; Range Hood; Refrigerator; Skylight; Sprinkler, Auto; Sprinkler, Full; Walk-in Closet(s); Water Softner, Owned; Window, Double Pane
Showing Instructions: Call Agent/Appt; Listing Agt has Key
Zoning: PUD; Residential
Terms of Sale: Cash; Conventional
Renting: Rentable, Restrictions May Apply

Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Master Bedroom	Main					Bedroom 3	Basement				
Kitchen	Main					Three-Quarter Bathroom	Basement				
Office	Main					Family Room	Main				
Bedroom	Main					Family Room	Basement				
Half Bathroom	Main					Laundry					
Three-Quarter Bathroom	Main					Storage Room					
Bedroom 2	Basement					Full Bathroom					

List Price: 1,275,000