

MLS# 1075210

List Price: \$215,000
Price Per: \$54
CDOM: 8
DOM: 8
CTDOM: 37
Sold Price: \$215,000
Concessions: \$0
Address: 14753 S ROSE CANYON RD
NS/EW: 14753 S / 7560 W
City: Herriman, UT 84096
County: Salt Lake
Proj/Subdiv:
Tax ID: 32-09-377-001
Zoning:
HOA Contact: unknown at this time
HOA Remarks: [Remarks]
School Dist: Jordan
Sr High: Herriman
Tour/Open: None
Status: Sold
List Date: 02/06/2012
Contract Date: 02/20/2012
Sold Date: 03/28/2012
Sold Terms: Cash
Area: WJ; SJ; Rvrton; Herriman; Bingh
Restrictions: No
Taxes: \$3,000
HOA Fee: \$358
HOA Phone:
Pre-Market:



Elem: Herriman
Priv Schl:
Jr High: South Hills
Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	1377	3	2	0	0	0	0	0	0	0	0	0	0	
1	1271	0	0	0	1	0	1	1	1	1	1	1	1	
B	1271	0	0	0	0	0	0	0	0	0	0	0	0	
Tot	3919	3	2	0	1	0	1	1	1	1	1	1	1	

Type: Single Family
Style: 2-Story
Year Built: 2006
Effect Yr Blt: 2006
Deck | Pat: 0 | 0
Garage: 2
Carpport: 0
Prkg Sp: 0
Fin Bsmt: 25%
Const Status: Und. Const.
Acres: 2.71
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles
Heating: Forced Air; Propane
Air Cond:
Floor Cov: Slate
Window Cov: None
Pool Feat:
Possession: closing
Exterior: Stucco
Landscape: See Remarks
Lot Facts: Fenced: Full; Road: Paved; View: Mountain; View: Valley
Exterior Feat: Horse Property; Porch: Open; Sliding Glass Doors; Storm Doors
Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Great Room; Vaulted Ceilings
Amenities: Cable Tv Available; Electric Dryer Hookup
Inclusions: Range; Workbench
Exclusions:
Terms:
Storage: Garage; Basement
Tel Comm:
Access Feat:
Utilities: Gas: Not Available; Power: Connected; Sewer: Septic Tank; Water: Connected
Zoning:
Driving Dir:

Basement: Daylight; Entrance; Full
Garage/Park: Extra Height; Extra Width; Extra Length
Driveway: Gravel
Water: Culinary
Water Shares:
Master Level: 2nd floor
Senior Comm: No
Animals:

Remarks: This home is 65% complete and sits on 2.71 acres in beautiful Rose Canyon. Property is sold as with no warranties. Multiple offers received so submit a best and final when you submit. No more offers after 5:00 pm February 13, 2012. Buyer to verify all.

Show Inst: Call Agent/Appt

Contact: Becky Grubel	Owner:	Owner Type: Property Owner	
L/Agent: Rebecca Grubel	Contact Type: Agent	Ph 1: 801-859-9799	Ph 2:
L/Office: @Home Realty Network/Salt Lake	Ph: 801-859-9799	Fax: 801-270-9114	Cell: 801-859-9799
L/Broker: Cheryl Acker		Ph: 801-270-9110	Fax: 801-270-9114
S/Agent: Walt Hoffman	Ph: 801-808-2299	Fax: 801-446-2444	Cell: 801-808-2299
S/Office: INSIDE UTAH REAL ESTATE LLC		Ph: 801-446-2500	Fax: 801-446-2444
BAC: 3%	Dual/Var: No	List Type: EAL	
Comm Type: Gross	Wthdrwn Dt:	Off Mkt Dt:	Exp Dt: 02/01/2013

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MLS# 1094386

List Price: \$239,900
 Price Per: \$54
 CDOM: 290
 DOM: 59
 CTDOM: 65
 Sold Price: \$232,000
 Concessions: \$7,460

Tour/Open: Tour
 Status: Sold
 List Date: 05/18/2012

Contract Date: 07/16/2012
 Sold Date: 09/19/2012
 Sold Terms: Conventional

Address: 16134 S STEPSIDE RD

NS/EW: 16134 S / 7575 W

Area: WJ; SJ; Rvrton;
 Herriman; Bingh



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City: Herriman, UT 84096
 County: Salt Lake
 Proj/Subdiv: HIGH COUNTRY II
 Tax ID: 32-21-200-054

Restrictions: No

Taxes: \$3,063

HOA Fee: \$30

HOA Phone: 801-254-1991

Zoning:
 HOA Contact: LIBBY
 HOA Remarks:

Pre-Market:

School Dist: Jordan
 Sr High: Herriman

Elem: Butterfield Canyon
 Priv Schl:

Jr High: Fort Herriman Mid
 Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
2	1248	0	0	0	1	0	0	0	0	0	0	0
1	1517	1	1	0	1	0	0	1	1	0	1	1
B	1338	0	0	1	0	0	0	0	0	0	1	1
Tot	4103	1	1	1	3	0	0	1	1	0	2	2

Type: Single Family
 Style: 2-Story
 Year Built: 2000
 Effect Yr Blt: 2005
 Deck | Pat: 1 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 100%

Const Status: Blt./Standing
 Acres: 2.50
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Basement: Full; Walkout
 Garage/Park: Attached; Opener
 Driveway: Gravel
 Water: Well
 Water Shares:
 Master Level: 1st floor
 Senior Comm: No
 Animals:

Roof: Aluminum

Heating: Propane; Wood Burning

Air Cond: Natural Ventilation

Floor Cov: Carpet; Laminate; Tile

Window Cov:

Pool Feat:

Possession: RECORDING

Exterior: Cedar/Redwood; Frame

Landscape: Landscaping: Part; Mature Trees; Pines; Scrub Oak

Lot Facts: Fenced: Part; Terrain: Grad Slope; View: Mountain; View: Valley; Wooded

Exterior Feat: Balcony; Barn; Basement Entrance; Deck; Covered; Double Pane Windows; Horse Property; Out Buildings; Outdoor Lighting; Sliding Glass Doors; Walkout

Interior Feat: Bath: Master; Dishwasher, Built-In; Disposal; Gas Log; Oven: Wall; Range: Countertop; Vaulted Ceilings

Amenities: Cable Tv Wired; Gas Dryer Hookup

Inclusions: Ceiling Fan; Fireplace Equipment; Fireplace Insert; Range

Exclusions:

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm:

Access Feat:

Utilities: Gas: Available; Power: Connected; Sewer: Available; Sewer: Septic Tank; Water: Available

Zoning: Single-Family

Driving Dir:

Remarks: **BEAUTIFUL HOME IN BREATHTAKING REMOTE SETTING W/ PANORAMIC VIEW OF THE MOUNTAINS * 32' VAULTED CEILING * LRG DECK TO ENJOY THE VIEW AND WILDLIFE * PELLET STOVE IN BSMNT * 4 STALL BARN W/ 10 X10 ATTACHED LOAFINE BARN THAT WILL HOLD APPROX 200 BAILS OF HAY** See agent remarks for more information and submission of offers *SOLD AS-IS NO WARRANTIES EXPRESSED OR IMPLIED * BUYER TO VERIFY ALL*

Show Inst: See Remarks; Key Box: Electronic; Vacant

Agent Remarks: [View Agent Remarks]

Owner: FREDDIE MAC / HOMESTEPS

Owner Type: REO/Foreclosure/Bank Owned

Contact: VACANT / KEY BOXED

Contact Type: Secretary

Ph 1: 801-878-3334 Ph 2:

L/Agent: Fred Law

Ph: 801-878-3334

Fax: 801-878-3335 Cell: 801-631-5478

Co-Agent: David Clough

Ph: 801-878-3334

Fax: 801-878-3335 Cell: 801-541-0996

L/Office: Law Real Estate

Ph: 801-878-3334 Fax: 801-878-3335

L/Broker: Fred Law

S/Agent: Kristin Matulonis

Ph: 801-971-9111

Fax: 801-994-1394 Cell: 801-971-9111

S/Office: Equity Real Estate

Ph: Fax: 800-339-2145

BAC: 2.5%

Dual/Var: No

List Type: ERS

Exp Dt: 08/06/2012

Comm Type: Net

Withdrwn Dt:

Off Mkt Dt:

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MLS# 1090601

List Price: \$270,000
Price Per: \$49
Short Sale: Price previously approved by 3rd Party; Offer Under 3rd Party Review
CDOM: 241
DOM: 241
CTDOM: 0
Sold Price: \$270,000
Concessions: \$0
Address: 16129 S STEP DOWN RD
NS/EW: 16129 S / 6000 W
City: Herriman, UT 84065
County: Salt Lake
Proj/Subdiv: PINE MOUNTAIN
Tax ID: 32-21-200-053
Zoning: R
HOA Contact: www.hi-country2.com
HOA Remarks: [Remarks]
School Dist: Jordan
Sr High: Herriman
Tour/Open: Tour
Status: Sold
List Date: 05/01/2012
Contract Date: 12/28/2012
Sold Date: 12/28/2012
Sold Terms: Conventional
Area: WJ; SJ; Rvrton; Herriman; Bingham
Restrictions: No
Taxes: \$3,595
HOA Fee: \$32
HOA Phone: 801-254-1991
Pre-Market:
Elem: Herriman
Priv Schl:



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
2	1235	2	1	0	1	0	0	0	0	0	0	0
1	2120	3	2	0	1	0	0	1	1	0	1	1
B	2120	0	0	0	0	0	0	0	0	0	0	0
Tot	5475	5	3	0	2	0	0	1	1	0	1	1

Type: Single Family
Style: 2-Story
Year Built: 2000
Effect Yr Bilt:
Deck | Pat: 1 | 1
Garage: 3
Carpport: 0
Prkg Sp: 0
Fin Bsmt: 0%
Const Status: Blt./Standing
Acres: 2.65
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Basement: Full; Walkout
Garage/Park: Attached; Extra Height; Extra Width; Opener
Driveway: Circular; Dirt
Water:
Water Shares:
Master Level: 1st floor
Senior Comm: No
Animals:

Roof: Asphalt Shingles; Pitched
Heating: See Remarks; Propane
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov:
Pool Feat:
Possession: NEGOTIABLE
Exterior: Log
Landscape:
Lot Facts: Cul-de-Sac; Road: Unpaved; Sprinkler: Auto-Part; Terrain: Hilly; View: Mountain; View: Valley
Exterior Feat: Basement Entrance; Deck; Covered; Double Pane Windows; Horse Property; Walkout
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Gas Log; Jetted Tub; Oven: Wall; Range: Gas; Vaulted Ceilings
Amenities:
Inclusions:
Exclusions: Ceiling Fan; Freezer
Terms: See Remarks; Cash; Conventional
Storage: Garage; Basement
Tel Comm:
Access Feat:
Utilities: Power: Connected; Sewer: Septic Tank; Water: Connected
Zoning: Single-Family
Driving Dir: Follow Rose Canyon Road to Shaggy Peak go left at fork to Arnold Hill, follow to top after sort of S turn, take right follow road. House will be on your left. Or use a GPS!
Remarks: Price approved! This is a true LOG CABIN in the mountains! Road access is dirt. Hickory cabinets, solid surface counter tops, dual ovens, wrap around deck, tile floors, gas fireplace with travertine surround, vaulted ceilings, closet organizers, mountain and valley views, two water water heaters, basement plumbed for 2 bathrooms, the luxury of retreat living close enough to commute to the city. Buyer to verify all. Home is sold AS-IS.
Show Inst: Call Agent/Appt
Agent Remarks: [View Agent Remarks]
Contact: Stefanie
L/Agent: Stefanie Barnes
L/Office: Century 21 Everest Realty Group
L/Broker: George Q Morris
S/Agent: Sean Caldwell
S/Office: Keller Williams South Valley Realty
BAC: 2.5%
Comm Type: Gross
Owner:
Contact Type: Agent
Ph: 801-680-6400
Owner Type: Property Owner
Ph 1: 801-680-6400
Fax: 866-762-0631
Ph: 801-449-3000
Ph 2:
Cell: 801-680-6400
Fax: 801-449-3001
Ph: 801-440-6250
Fax: 801-676-7067
Ph: 801-676-5700
Cell: 801-440-6250
Fax: 801-676-5800
List Type: ERS
Off Mkt Dt:
Exp Dt: 03/23/2013

MLS# 1080070

List Price: \$284,900
Price Per: \$39
CDOM: 182
DOM: 21
CTDOM: 36
Sold Price: \$275,000
Concessions: \$5,250
Address: 15103 S STEP MOUNTAIN RD
NS/EW: 15103 S / 7500 W
City: Herriman, UT 84096
County: Salt Lake
Proj/Subdiv:
Tax ID: 32-16-100-052
Zoning:
HOA Contact:
HOA Remarks:

Tour/Open: Tour
Status: Sold
List Date: 03/06/2012
Contract Date: 03/27/2012
Sold Date: 05/02/2012
Sold Terms: Conventional
Area: WJ; SJ; Rvrton; Herriman; Bingham
Restrictions: No
Taxes: \$4,661
HOA Fee: \$30
HOA Phone:
Pre-Market:



School Dist: Jordan
Sr High:

Elem:
Priv Schl:

Jr High:
Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
2	2109	1	1	0	1	0	0	0	0	0	0	0
1	2687	1	0	1	1	2	0	0	1	1	0	1
B	1959	3	2	0	1	0	0	0	0	0	1	0
Tot	6755	5	3	1	1	4	0	0	1	1	0	1

Type: Single Family
Style: 2-Story
Year Built: 1996
Effect Yr Blt:
Deck | Pat: 1 | 1
Garage: 2
Carpport: 0
Prkg Sp: 0
Fin Bsmt: 90%

Const Status: Blt./Standing
Acres: 2.50
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Basement: Full
Garage/Park: See Remarks; Attached
Driveway: See Remarks; Dirt
Water:
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: See Remarks; Asphalt Shingles

Heating: See Remarks

Air Cond: See Remarks

Floor Cov: See Remarks; Carpet; Tile

Window Cov:

Pool Feat:

Possession: Recording

Exterior: See Remarks; Cedar/Redwood

Landscape:

Lot Facts: See Remarks; Fenced: Part; Terrain: Mountain

Exterior Feat: See Remarks; Balcony; Deck; Covered; Horse Property

Interior Feat: See Remarks; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Great Room

Amenities:

Inclusions:

Exclusions:

Terms: See Remarks; Cash

Storage: See Remarks; Garage

Tel Comm:

Access Feat:

Utilities: See Remarks; Power: Connected; Sewer: Not Available; Sewer: Septic Tank

Zoning:

Driving Dir:

Remarks: Enjoy this open floor plan. Spacious rooms. Large yard. Quiet setting. Property SOLD AS IS. Shows well. Don't miss out. Please view agent remarks. Pre qual and copy of EMD must accompany all offers. Property sold as is with no warranties.

Show Inst: Appt/Use Key Box; Key Box: Electronic; Vacant

Agent Remarks: [View Agent Remarks]

Owner: owner of record

Owner Type: REO/Foreclosure/Bank Owned

Contact: Jill

Contact Type: Agent

Ph 1: 801-550-4412

Ph 2:

L/Agent: Jill Peterson

Ph: 801-550-4412

Fax:

Cell: 801-550-4412

L/Office: Coldwell Banker Residential Bkrg-Jordan Commons

Ph: 801-567-4700

Fax: 801-567-4701

L/Broker: Stacey L. Staley

S/Agent: Kenneth E. Bell

Ph: 801-278-0850

Fax: 801-278-7901

Cell: 801-580-3759

S/Office: Bell Realty

Ph: 801-278-0850

Fax: 801-278-7901

BAC: 2.5%

Dual/Var: No

List Type: ERS

Comm Type: Net

Wthdrwn Dt:

Off Mkt Dt:

Exp Dt: 06/05/2012

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