



Griffin Christensen, Realtor®

801-712-9999

MLS#: 1499608

Twin / 2-Story

<b>\$259,000</b> Price	<b>2004</b> Year Built
<b>3</b> Bedrooms	<b>4</b> Bathrooms
<b>2237</b> Sqft	<b>0.21</b> Acres

## Agent Remarks

Fantastic twin home perfect for a young family or as an investment rental property. This home offers a very large fenced yard and is located at the end of a quiet cul-de-sac. Includes an RV pad for additional parking. Interior has been updated with fresh paint and new carpet. The finished walk-out basement includes a media room and an office area. This home has been a rental property for 7+ years with no vacancies. Very clean and ready for an immediate move-in

## Full Details

### Interior Features Include

- **Floor Coverings:** Carpet, Tile
- **Window Coverings:** Blinds
- **Air Conditioning:**
- **Heating:** Forced Air, Gas: Central
- **Basement:** Daylight, Entrance

### Other Features

**Utilities:** Gas: Connected, Power: Connected, Sewer: Connected, Water: Connected  
**Water:** Culinary

### Floor Details

<b>2</b>	772 sqft, 3 bed, 2 bath
<b>1</b>	772 sqft, 1/2 bath, 1 laundry
<b>B</b>	693 sqft (100%), 1/2 bath
<b>Total</b>	2237 sqft

### Exterior Features Include

- Balcony, Basement Entrance, Bay Box Windows, Deck: Covered, Porch: Open
- **Lot:** Cul-de-Sac, Fenced: Full, Sprinkler: Auto-Full
- **Landscape:** Vegetable Garden
- **Roof:** Asphalt Shingles, Pitched
- **Exterior:** Stone, Stucco
- **Patio/Deck:** 1 Deck
- **Garage:** Attached, Extra Width, Opener, Rv Parking
- **Garage Capacity:** 1

### Local Schools

**School District:** Nebo  
**Elementary School:** Sage Creek  
**Jr High:** Springville Jr  
**Sr High:** Springville

### Inclusions

Ceiling Fan, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings

### Additional Details

**Days on Market:** 6  
**Price per sq. ft.:** \$116  
**Subdivision:** WALNUT GLEN

**Property Taxes:** \$1,526