

**MLS# 1438684**

**List Price:** \$559,900  
**Price Per:** \$133  
**Original List Price:** \$569,000  
**CDOM:** 149  
**DOM:** 149  
**CTDOM:** 39  
**Sold Price:** \$540,000  
**Concessions:** \$0  
**Address:** 1057 S 6525 E  
**NS/EW:** 1057 S / 6525 E  
**City:** Huntsville, UT 84317  
**County:** Weber  
**Proj/Subdiv:** SKI LAKE ESTATES  
**Tax ID:** 20-056-0008 • History  
**Zoning:** RES  
**Pre-Market:**  
**School Dist:** Weber  
**Sr High:** Weber  
**Area:** Lbrty; Edn; Nordic Vly; Huntsvl  
**Restrictions:** No  
**Taxes:** \$2,916  
**HOA?:** No

**Tour/Open:** Tour**Status:** Sold**List Date:** 03/24/2017**Contract Date:** 07/16/2017**Sold Date:** 08/24/2017**Sold Terms:** Conventional

WFRMLS

**Elem:** Valley  
**Priv Schl:**
**Jr High:** Snowcrest  
**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1350	4	2	-	-	-	-	-	-	-	-	-	-
1	1276	-	-	1	1	-	1	1	1	-	1	1	1
B	1420	1	1	-	1	-	-	-	-	-	-	-	1
<b>Tot</b>	<b>4046</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>

**Roof:** Asphalt Shingles**Heating:** Forced Air; Gas: Central**Air Cond:** Central Air; Electric**Floor:** Carpet; Hardwood; Tile**Window Cov:** Blinds; Draperies; Part**Pool?:** No**Pool Feat:****Possession:****Exterior:** Brick; Cement Board**Has Solar?:** No**Landscape:** Landscaping: Full; Mature Trees; Pines

**Lot Facts:** Corner Lot; Sprinkler: Auto-Full; Terrain, Flat; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley  
**Exterior Feat:** Balcony; Basement Entrance; Bay Box Windows; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Porch: Open; Storm Doors; Walkout

**Interior Feat:** Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Gas Log; Jetted Tub; Kitchen: Updated; Oven: Double; Vaulted Ceilings; Granite Countertops

**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup

**Inclusions:** Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Satellite Dish; Storage Sheds; Washer; Water Softener: Own; Window Coverings

**Exclusions:** Satellite Equipment**Terms:** Cash; Conventional; FHA; VA**Storage:** Garage; Shed; Basement**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected**Zoning:** Single-Family

**Remarks:** Price reduced! AMAZING LAKE AND MOUNTAIN VIEWS!! Most affordable home in Ski Lake Estates! Recreation paradise! You are minutes from the lake, 3 ski resorts, hiking, mountain biking, snowmobiling, fishing, golfing and more! 2 Decks and a covered patio to take advantage of one of the best view lots in Ogden Valley! You can see Pineview Reservoir and Snow Basin from the same lounge chair on the large deck off the master bedroom! Lake and mountain views even from the lower decks and yard! Just had all new concrete done on the drive way, fresh paint in the garage, and a brand new rear patio! New roof, all new hardy board siding, and windows in 2011/2012! Exterior is like a brand new home! New Granite counter tops, LG Stainless steel appliances, and Bosch dishwasher! Large bedrooms, 3 car garage with sink, wet bar in fully finished walkout basement! Amazing home you must see!

**Agt Remarks:** Sq ft from March 2017 Appraisal 4th bedroom upstairs has been opened up to Master bedroom to make sitting room/office extension but could easily be made back to 4th bedroom.

**Excl Remarks:** Seller can take or leave dog fencing on side yard depending on buyers needs.**Show Inst:** Appt/Use Key Box; Call Agent/Appt; Key Box: Electronic**Owner:****Owner Type:** Property Owner**Contact:** Corey Hadley**Contact Type:** Agent**Ph 1:** 801-941-9415**Ph 2:****L/Agent:** Corey Hadley**Email:** coreyhadley@gmail.com**Ph:** 801-941-9415**Cell:** 801-941-9415**L/Office:** Realtypath Summit**Ph:** 801-814-7175**Fax:**

## UtahRealEstate.com - Agent Full Report - Residential

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**L/Broker:** Stephanie Taylor

**B/Agent:** MLS NON

**B/Office:** NON-MLS

**Email:**

**Ph:** 000-000-0000

**Cell:**

**Ph:**

**Fax:**

**BAC:** 3%

**Dual/Var:** No

**List Type:** Exclusive Right to  
Sell (ERS)

**Comm Type:** Net

**Wthdrwn Dt:**

**Off Mkt Dt:**

**Exp Dt:** 09/20/2017

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**MLS# 1440454**

**List Price:** \$549,800  
**Price Per:** \$111  
**Original List Price:** \$629,000  
**CDOM:** 222  
**DOM:** 222  
**CTDOM:** 22  
**Sold Price:** \$534,250  
**Concessions:** \$5,000  
**Address:** 7299 E 1450 Ln  
**NS/EW:** 1450 N / 7299 E  
**City:** Huntsville, UT 84317  
**County:** Weber  
**Proj/Subdiv:**  
**Tax ID:** 21-048-0015 • History  
**Zoning:**  
**Pre-Market:**  
**School Dist:** Weber  
**Sr High:** Weber  
**Tour/Open:** None  
**Status:** Sold  
**List Date:** 04/02/2017  
**Contract Date:** 11/08/2017  
**Sold Date:** 11/30/2017  
**Sold Terms:** Conventional  
**Area:** Lbrty; Edn; Nordic Vly; Huntsvl  
**Restrictions:** No  
**Taxes:** \$4,667  
**HOA?:** No



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		-	-	-	-	-	-	-	-
3		-	-	-	-	-	-	-	-
2		-	-	-	-	-	-	-	-
1	4039	4	3	-	2	1	- 1	-	1
B	718	-	-	-	1	-	-	-	-
Tot	4757	4	3 0 0	3	1	1	0 1 0 0	1	0

**Elem:** Valley  
**Priv Schl:**

**Jr High:** Snowcrest  
**Other Schl:**

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 1989  
**Effect Yr Blt:** 2011  
**Deck | Pat:** 0 | 1  
**Garage:** 4  
**Carport:** 0  
**Prkg Sp:** 6  
**Fin Bsmt:** 100%  
**Const Status:** Blt./Standing  
**Acres:** 2.50  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Partial; See Remarks

**Garage/Park:** Detached; Extra Width; Opener; Extra Length

**Driveway:** Concrete

**Water:** Culinary; Irrigation: Pressure; Well

**Water Shares:** 0.00

**Spa?:** No **Community Pool?:** No

**Master Level:** 1st floor

**Senior Comm:** No

**Animals:** See Remarks; Pets > 75 Lbs.; Livestock

**Roof:** Aluminum; Asphalt Shingles  
**Heating:** See Remarks; Hot Water; Wood Burning; Radiant: In Floor  
**Air Cond:**  
**Floor:** Hardwood; Tile  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:** NEG0  
**Exterior:** Aluminum/Vinyl; Brick; Metal  
**Has Solar?:** No  
**Landscape:** Landscaping: Part; Mature Trees; Pines; Vegetable Garden  
**Lot Facts:** Corner Lot; Fenced: Full; Sprinkler: Auto-Part; Terrain: Flat; View: Mountain  
**Exterior Feat:** Double Pane Windows; Horse Property; Out Buildings; Sliding Glass Doors  
**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Great Room; Oven: Double; Oven: Wall; Range: Countertop  
**Amenities:** Gas Dryer Hookup  
**Inclusions:** Basketball Standard; Ceiling Fan; Range; Range Hood; Satellite Dish; Storage Sheds; Tv Antenna; Window Coverings; Wood Stove  
**Exclusions:** See Remarks; Dryer; Washer  
**Terms:** Cash; Conventional; Lease Option Yearly; Seller Finance  
**Storage:** Garage; Basement  
**Access Feat:** 36" Wide Hallways; Ground Level  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Septic Tank  
**Zoning:** Single-Family; Agricultural  
**Remarks:** Incredible value! Spacious lot for horses or other livestock. Out buildings that can be adapted to a barn or room to build a new one. Large three car garage, attached via breezeway, with a forth, separate garage that can be used for more tools, toys, workshop, or storage. Spacious home with open floor plan and three large bedrooms (other room can easily be used as a bedroom). Quiet, radiant heating throughout. Kitchen remodeled with addition in 2011. Great playroom in the new basement. Separate basement for large, spacious cold storage area. Nearby canyons, golf, reservoir and ski resort for all-season recreating!  
**Agt Remarks:** Sellers have requested a courtesy 24 hr showing notice. This home has the makings of a great "prepper" home. A must see if you have any such clients. Square footage provided as a courtesy from county records. Buyer advised to seek independent measurement. Agent related to sellers  
**Show Inst:** See Remarks; Call Agent/Appt; Key Box: Electronic  
**Owner:** Springer  
**Contact:** Text for showings  
**L/Agent:** Patrick Springer  
**L/Office:** Equity Real Estate - Solid  
**L/Broker:** Troy Peterson  
**Contact Type:** Agent  
**Email:** WasatchHomes@gmail.com  
**Owner Type:** Property Owner  
**Ph 1:** 801-610-9811 **Ph 2:**  
**Ph:** 801-610-9811 **Cell:** 801-610-9811  
**Ph:** 801-545-7422 **Fax:** 866-571-5424

## UtahRealEstate.com - Agent Full Report - Residential

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**B/Agent:** Annessa Marie Hyllested

**Email:** annessa.hyllested@utahhomes.com

**Ph:** 801-390-0844 **Cell:** 801-390-0844

**B/Office:** Coldwell Banker Residential Brokerage-Ogden

**Ph:** 801-479-9300 **Fax:** 801-479-0127

**BAC:** 3%

**Dual/Var:** Yes

**List Type:** Exclusive Right to  
Sell (ERS)

**Comm Type:** Net

**Wthdrwn Dt:**

**Off Mkt Dt:**

**Exp Dt:** 12/30/2017

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**MLS# 1426705**

List Price: \$479,000  
 Price Per: \$96  
 CDOM: 205  
 DOM: 81  
 CTDOM: 40  
 Sold Price: \$474,000  
 Concessions: \$4,500

Tour/Open: None  
 Status: Sold  
 List Date: 01/19/2017

Contract Date: 04/07/2017  
 Sold Date: 05/17/2017  
 Sold Terms: FHA

Address: 3586 E 3300 N

NS/EW: 3300 N / 3586 E

Area: Lbrty; Edn; Nordic  
 Vly; Huntsvl

City: Eden, UT 84310

County: Weber

Restrictions: No

Proj/Subdiv:

Tax ID: 22-023-0050 • History

Taxes: \$2,765

Zoning:

HOA?: No

Pre-Market:

School Dist: Weber

Elem: Valley

Sr High: Weber

Priv Schl:

Jr High: Snowcrest  
 Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath F T H	Fam	Den	Formal Living Rm	Kitchen Dining K B F S	Laun dry	Fire place
4	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-
2	1577	3	2	-	1	-	-	-	-
1	1484	-	-	1	1	1	1	1	1
B	1780	3	1	-	1	-	-	-	1
Tot	4841	6	3	0	3	0	1	1	2

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Gas

Floor: Carpet; Hardwood; Tile

Window Cov: Part

Pool?: No

Pool Feat:

Possession: Closing

Exterior: Aluminum/Vinyl; Stone

Has Solar?: No

Landscap: Fruit Trees; Landscaping: Full; Mature Trees; Pines; Stream

Lot Facts: Sprinkler: Manual-Full; Terrain, Flat; View: Mountain; View: Valley; Private

Exterior Feat: Balcony; Bay Box Windows; Double Pane Windows; Entry (Foyer); Horse Property; Outdoor Lighting; Porch: Open; Skylights  
 Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Gas Log; Jetted Tub;  
 Interior Feat: Range: Gas; Vaulted Ceilings

Amenities: Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup; Workshop

Inclusions: Basketball Standard; Ceiling Fan; Fireplace Insert; Range; Range Hood; Workbench

Exclusions: See Remarks; Dryer; Freezer; Gas Grill/BBQ; Microwave; Refrigerator; Washer; Water Softener: Own

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Other; Basement

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

Zoning: Single-Family

Remarks: Beautiful remodeled mountain living home with panoramic views of Nordic Valley & Powder Mountain. A year-round stream, wildlife breathtaking mature trees, abundant entertainment spaces, granite counters, new flooring and quality finishes throughout. This well maintained home boasts six spacious bedrooms, a large master suite with its own private deck and large walk-in closet, formal living room, theater room, formal dining room, six car garage, heated shop with 220 electrical, pull through covered RV parking. includes 4 1/2 shares of water. This home has it all. Pictures don't do this home justice. Don't miss out! Sqft figures are provided as an estimate only and were obtained from recent appraisals. Buyer is advised to obtain an independent measurement.

Agt Remarks: Please contact owner/agent Doralee for showings. Supra box is on the first door on porch which is the garage door. Please enter through front door, which is the next door on the porch. Dogs may be in garage. Please do not let them out.

Excl Remarks: Water distiller is excluded.

Show Inst: Call Agent/Appt; Call Owner/Appt; Key Box: Electronic

Owner: Fritz and Lawrence

Contact: Doralee Fritz

Contact Type: Owner

L/Agent: Brian E Hicks

Email: brian@northernutah4rent.com

Co-Agent: Doralee Fritz

Email: friends.n.tea@gmail.com

L/Office: Northern Utah Property Management

L/Broker: Brian E Hicks

B/Agent: Michael Numbers

Email: mike@numbersuniversity.com

B/Office: Numbers Realty Lakeview



Type: Single Family

Style: 2-Story

Year Built: 1995

Effect Yr Blt:

Deck | Pat: 1 | 1

Garage: 6

Carpport: 0

Prkg Sp: 0

Fin Bsmt: 95%

Basement: Full

Garage/Park: Attached; Extra Height; Heated; Opener; Rv Parking;  
 Extra Length; Workshop; Workbench

Driveway: Concrete; Gravel

Water: Shares; Well

Water Shares: 4.50

Spa?: No Community Pool?: No

Master Level: 2nd floor

Senior Comm: No

Animals: Pets > 75 Lbs.

Const Status: Blt./Standing

Acres: 1.00

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Owner Type: Property Owner

Ph 1: 801-648-5444

Ph: 801-781-2264

Ph: 801-648-5444

Ph: 801-781-2264

Ph 2:

Cell: 801-645-9253

Cell: 801-648-5444

Fax:

Ph: 801-706-3163

Ph: 801-706-3163

Cell: 801-706-3163

Fax: 706-706-3163

**BAC:** 3%  
**Comm Type:** Net

**Dual/Var:** Yes  
**Wthdrwn Dt:**

**List Type:** Exclusive Right to  
Sell (ERS)  
**Off Mkt Dt:**

**Exp Dt:** 06/18/2017

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**MLS# 1424490**

**List Price:** \$475,000  
**Price Per:** \$112  
**CDOM:** 204  
**DOM:** 58  
**CTDOM:** 54  
**Sold Price:** \$470,000  
**Concessions:** \$3,000  
**Address:** 3245 N River Dr  
**NS/EW:** 3245 N / 0 E  
**City:** Eden, UT 84310  
**County:** Weber  
**Proj/Subdiv:**  
**Tax ID:** 22-022-0148 • History  
**Zoning:**  
**Pre-Market:**  
**School Dist:** Weber  
**Sr High:** Weber  
**Tour/Open:** Tour  
**Status:** Sold  
**List Date:** 01/03/2017  
**Contract Date:** 01/06/2017  
**Sold Date:** 03/01/2017  
**Sold Terms:** Conventional  
**Area:** Lbrty; Edn; Nordic Vly; Huntsvl  
**Restrictions:** No  
**Taxes:** \$2,506  
**HOA?:** No  
**Elem:** Valley  
**Priv Schl:** St Joseph Grade  
**Jr High:** Snowcrest  
**Other Schl:**



Lvl	Approx Sq Ft	Bed Rms	Bath FTH	Fam Den	Formal Living Rm	Kitchen Dining K B F S	Laun dry	Fire place
4	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-
2	1294	4	2	-	-	-	-	-
1	1382	1	1	1	-	1	1	1
B	1492	1	1	1	-	-	-	1
Tot	4168	6	2	2	0	1	1	2

**Roof:** Asphalt Shingles  
**Heating:** Forced Air  
**Air Cond:** Evap. Cooler: Roof  
**Floor:** Carpet; Hardwood; Tile  
**Window Cov:** Blinds; Draperies  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Aluminum/Vinyl; Brick  
**Has Solar?:** No  
**Landscape:** Fruit Trees; Mature Trees; Pines; Stream; Vegetable Garden  
**Lot Facts:** Fenced: Full; Road: Paved; Secluded Yard; Sprinkler: Auto-Full; Terrain: Flat; View: Mountain; View: Valley; Wooded Barn; Bay Box Windows; Deck; Covered; Double Pane Windows; Entry (Foyer); Horse Property; Out Buildings; Outdoor Lighting; Porch: Open  
**Exterior Feat:**  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher; Built-In; Disposal; Gas Log; Kitchen: Updated; Oven: Double; Oven: Wall; Vaulted Ceilings; Granite Countertops  
**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup  
**Inclusions:** Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood; Refrigerator; Satellite Equipment; Window Coverings  
**Exclusions:** Dryer; Washer  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Shed; Basement  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Septic Tank  
**Zoning:** Single-Family  
**Remarks:** Panoramic horse property, with a year-round river that runs through the back acreage; horse barn and fencing in place. Views of Powder Mountain from the covered front porch, and unobstructed views of Nordic Valley from your back deck. This well-maintained home boast six spacious bedrooms, with a large master suite with its own private deck and large walk-in closet, vaulted ceilings, and a bonus room over the garage. Perfect opportunity to own a piece of paradise located on desirable River Drive.

**Agt Remarks:** Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.  
**Show Inst:** Call Agent/Appt; Key Box: Electronic

**Owner:**  
**Contact:** Heidi Webb  
**L/Agent:** Heidi Webb  
**L/Office:** Destination Properties, LLC  
**L/Broker:** Brandi W Lierd  
**B/Agent:** Brett Zockle  
**B/Office:** Action Team Realty  
**Contact Type:** Agent  
**Email:** Heidi@wpcmountainliving.com  
**Email:** brett@actionteamutah.com

**Owner Type:** Property Owner  
**Ph 1:** 541-980-4518  
**Ph:** 541-980-4518  
**Ph:** 801-388-8423  
**Ph:** 801-870-5556  
**Ph:** 801-210-5555  
**Ph 2:** 801-745-2009  
**Cell:** 541-980-4518  
**Fax:** 801-752-1078  
**Cell:** 801-870-5556  
**Fax:**

**BAC:** 3%  
**Comm Type:** Gross

**Dual/Var:** No  
**Withdrwn Dt:**

**List Type:** Exclusive Right to Sell (ERS)  
**Off Mkt Dt:**

**Exp Dt:** 06/30/2017

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