

**MLS# 1849298**

List Price: \$729,000      **Tour/Open:** View Tour  
 Original List Price: \$759,000      **Status:** ACTIVE  
 Price Per: \$210  
 DOM: 123      **Entry Date:** 10/28/2022  
 Address: 4773 S Coopers Hawk Bay  
 NS/EW: 4773 S / 1235 E  
 City: Salt Lake City, UT 84117  
 County: Salt Lake      **Restrictions:** No  
 Proj/Subdiv: HAWK PARK  
 Tax ID: 22-08-229-027      **Est. Taxes:** \$3,755  
 Zoning:      **HOA?:** No  
 Pre-Market:



**School Dist:** Granite      **Elem:** Hill View      **Jr High:** Bonneville  
**Sr High:** Cottonwood      **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	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	-	-	-	-	-	-	-	-	-	-	-	-	-	
1	1754	2	1	1	1	1	1	1	1	1	1	1	1	
B1	1708	3	1	-	1	-	-	-	-	-	-	-	-	
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Tot</b>	<b>3462</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 1998      **Const Status:** Blt./Standing  
**Acres:** 0.13  
**Deck | Pat:** 1 | 0      **Frontage:** 0.0  
**Garage:** 2      **Side:** 0.0  
**Carport:** 0      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 98%

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Hardwood; Marble; Tile  
**Window Cov:** Blinds  
**Pool?:** No  
**Pool Feat:**  
**Possession:** immediate  
**Exterior:** Brick; Frame; Stucco  
**Has Solar?:** No  
**Landscape:** Fruit Trees; Landscaping: Full; Mature Trees  
**Lot Facts:** Corner Lot; Cul-de-Sac; Curb & Gutter; Fenced: Full; Road: Paved; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain  
**Exterior Feat:** Basement Entrance; Bay Box Windows; Double Pane Windows; Entry (Foyer); Porch: Open; Walkout  
**Interior Feat:** Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Jetted Tub; Range/Oven: Built-In; Vaulted Ceilings; Granite Countertops  
**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup  
**Inclusions:** See Remarks; Alarm System; Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Satellite Dish; Washer  
**Terms:** Cash; Conventional  
**Storage:** Garage; Basement  
**Access Feat:** 36" Wide Hallways; Grab Bars; Single Level Living  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family

**Remarks:** OPEN HOUSE - Sun 2/26 12-2pm. Fabulous main level living custom build. This home has been meticulously maintained. Spectacular natural light on the main level and in the lower level. Wonderful vaulted ceilings, open concept kitchen and great room w/ Gas fireplace. The oak hardwood floors in the home are truly stunning. Gorgeous yard w/roses that are to die for and a view of Mount Olympus that is simply breathtaking. Walkout basement w/potential for mother-in-law, (Plumbing and venting in place) currently workshop, art studio, or dark room) Spacious 2-car garage with additional storage. (New window cooler for the garage new in box) Wonderful central location with easy access to everything, Holladay Towne Center, freeway access, resorts. New roof and water heater... the attention and care in this house is noticeable. This one is special. Call for an appointment.

**Agmt Remarks:** All information herein is deemed reliable but is not guaranteed. Buyer is responsible to verify all listing information, including square feet/acreage, to buyer's own satisfaction.

Showing Requests Available Soon

**Show Inst:** Call Agent/Appt

**Owner:** Owner of Record

**Owner Type:** Property Owner

**Contact:** Whitney Fautin

**Contact Type:** Agent

**Ph 1:** 801-604-3024

**Ph 2:**

**L/Agent:** Whitney Averett Fautin

**Email:** wfautin@hotmail.com

**Ph:** 801-604-3024

**Mobile:** 801-604-3024

**L/Office:** Summit Sotheby's International Realty (Salt Lake)

**Ph:** 801-467-2100

**Fax:**

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**BAC:** 3%

**Dual/Var:** No

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

**Comm Type:** Gross

**Wthdrwn Dt:**

**Off Mkt Dt:**

**Exp Dt:** 05/07/2023