

MLS# 1877927 Windermere Real Estate

List Price: \$1,100,000 **Tour/Open:** View Tour
Price Per: \$375 **Status:** ACTIVE
DOM: 3
Address: 1203 S Liberty Wells Pl
NS/EW: 1203 S / 345 E
City: Salt Lake City, UT 84111
County: Salt Lake **Restrictions:** Yes
Proj/Subdiv: LIBERTY
Tax ID: 16-07-451-036 **Est. Taxes:** \$3,500
Zoning: 1105 **HOA?:** Yes, \$295/Month
HOA Transfer: \$150
HOA Contact: Total HOA Solutions **HOA Phone:** 801-637-1161



HOA Amenities: Other (See Remarks); Cable TV Paid; Pet Rules; Pets Permitted; Sewer Paid; Snow Removal; Trash Paid

Short Term Rental: No

Pre-Market:

The monthly HOA fee is \$295.00. There is also a \$53.00 for Comcast basic cable and internet that is not part of the HOA fee but it is a mandatory fee for all units, owners are allowed to add on to the plan if they want more features. Each unit pays for their own water. There is no transfer or reinvestment fee just a \$150 new owner set up fee. Two months of HOA dues must be collected from the buyer at closing. Small to medium (under 60 pounds) common household pets are allowed. Snow removal on sidewalks and driveways is included. Maintenance of the common area yards and landscape is included. See attached CC&Rs for more details (801) 637-1161 brooke@totalhoasolutions.com

HOA Remarks:

School Dist: Salt Lake
Sr High: East

Elem: Liberty
Other Schl: Kearns-St Ann

Jr High: Clayton

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T				H	K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1053	1	1	1	-	-	-	1	-	1	-	1	-
1	940	2	1	1	-	-	-	-	-	-	1	-	-
B1	940	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2933	3	1	2	1	0	0	1	0	0	1	1	1

Type: Single Family (PUD)
Style: 2-Story
Year Built: 2022
Acres: 0.04
Deck | Pat: 2 | 0
Garage: 2
Carpport: 0
Prkg Sp: 0
Fin Bsmt: 0%

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

Basement: Full; See Remarks
Garage/Park:
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:**No
Master Level: 1st floor; 2nd floor
Senior Comm: No
Animals: See Remarks

Roof: Asphalt Shingles
Heating: Heat Pump
Air Cond: Heat Pump
Floor: Carpet; Vinyl
Window Cov:
Pool?: No
Pool Feat:
Possession: Arrange
Exterior: Brick; Stone; Stucco
Has Solar?: No

Landscape: Landscaping: Full; Mature Trees
Lot Facts: Cul-de-Sac; Curb & Gutter; Road: Paved; Sprinkler: Auto-Part; View: Mountain; View: Valley; Drip Irrigation: Auto-Part
Exterior Feat: Double Pane Windows; Entry (Foyer); Porch: Open
Interior Feat: See Remarks; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Oven: Wall; Range: Gas
Amenities: Cable Tv Available
Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood; Refrigerator
Exclusions: Dryer; Washer
Terms: Cash; Conventional
Storage: Basement
Tel Comm: Broadband Cable
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: See Remarks; Single-Family

Driving Dir: Enter Liberty Wells Place off of Edith Ave between 300 and 400 East. Please park on Edith Ave.

Listing

Courtesy of: Windermere Real Estate- Utah (Holladay)

Remarks: Move to Liberty Wells Place, the best-kept secret in the city. This highly desirable neighborhood boasts a park-like atmosphere with ten homes tucked away on a private street. This brand-new home has amenities you can't find anywhere else in the neighborhood, starting with two composite decks featuring mountain and valley views. The welcoming entryway has a sandstone accent wall and pocket door for privacy when needed. The curved staircase is lit by a gorgeous modern chandelier and accented by an iron and glass stair railing. The well-designed floor plan offers three bedrooms, three bathrooms, a great room, a dining area, a laundry room, and a basement with room to grow. You can prepare delicious meals in the gourmet kitchen equipped with a gas range, stainless steel appliances, a side-by-side fridge & freezer, a wall oven, and a microwave. The kitchen also offers sleek modern cabinetry, a center island, quartz countertops, pendant lighting, and a brick backsplash behind the range. Relax and unwind in the large great room off of the kitchen near the cozy gas fireplace surrounded by a sandstone hearth and contemporary mantel. The luxurious spa-like bathrooms feature clean white solid surface bath surrounds, modern custom cabinetry, quality fixtures, and lighting. Carefully selected upgrades throughout including stone & stucco exterior, tall baseboards, brick window ledge accents, transom accent windows, luxury vinyl plank flooring, designer lighting, ceiling fans, closet organizer systems, french doors, and a natural gas connection on one of the decks. Take advantage of utility cost savings thanks to the energy-efficient windows, 2X6 walls, extra insulation, and zoned heat pump system for cooling and heating. The attached two-car garage has an electric car charging outlet, a hose bib, solid wood doors, and an extra length on the east side bay. The professionally landscaped courtyard garden has a lovely round planter, modern concrete pads, and water-wise chat. Liberty Wells place is located just minutes from Liberty Park, downtown Salt Lake City, the University of Utah, Sugar House, and the Salt Lake International Airport. You can rest easy knowing that the landscape maintenance and snow removal will be handled by the HOA. The builder is still completing some final items, please call for more information. Buyer to verify all. The property tax amount of \$3,500 is an estimate only since the property has not been assessed yet.