

## MLS# 2074856

List Price: \$635,000

Price Per: \$273

DOM: 8

Status: ACTIVE

Entry Date: 04/03/2025

Address: 2213 E 2100 So #3

NS/EW: 2100 S / 2213 E

City: Salt Lake City, UT 84109

County: Salt Lake

Restrictions: No

Proj/Subdiv: MANHATTAN PLACE

Tax ID: 16-15-380-032

Est. Taxes: \$2,750

Zoning:

HOA?: Yes, \$365/Month

HOA Change Fee: \$500

HOA Contact: Steve Benton

HOA Phone: 801-274-8686

HOA Amenities: Insurance Paid; Pet Rules; Pets Permitted; Sewer Paid; Snow Removal; Trash Paid; Water Paid

Short Term Rental: No

ADU?: No

School Dist: Salt Lake

Elem: Dilworth

Jr High: Hillside

Sr High: Highland

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		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1060	3	2	-	-	-	-	-	-	-	-	-	-
1	658	-	-	1	-	-	-	-	1	1	-	-	1
B1	600	1	-	1	-	1	-	-	-	-	-	1	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	2,318	4	2	1	1	1	0	0	1	1	0	1	1

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Vinyl

Window Cov: Blinds; Full

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Aluminum; Stucco

Has Solar?: No

Landscape: Landscaping: Full

Lot Facts: Curb &amp; Gutter; Fenced: Full; Road: Paved; Terrain, Flat

Exterior Feat: Double Pane Windows; Entry (Foyer); Outdoor Lighting

Interior Feat: Bath: Primary; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Kitchen: Updated; Range/Oven: Built-In; Vaulted Ceilings; Quartz Countertops

Amenities: Cable TV Wired; Electric Dryer Hookup

Inclusions: Dryer; Microwave; Range; Refrigerator; Washer

Terms: Cash; Conventional

Storage: Garage; Other; Basement

Tel Comm: Broadband Cable; Fiber

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Zoning: Multi-Family

**Remarks:** Nicely updated Sugarhouse townhouse. Newly refinished maple hardwood floors, new quartz countertops, stainless steel appliances, center island with built-in bar stools. Updated fireplace, new door hardware and light fixtures. Open concept living/dining and kitchen area. Large primary bedroom with vaulted ceilings. Walk-in closet and attached primary bath. Two more good size bedrooms upstairs with vaulted ceilings. Open staircase with vaulted ceiling and large skylight. Finished basement with a family room, bedroom, large bathroom and laundry area. Attached built-in 2-car garage. Outdoor space. Great Sugarhouse location.



Type: Townhouse (PUD)

Style: Townhouse;  
Row-mid

Year Built: 1998

Const Status: Blt./Standing

Acres: 0.04

Deck | Pat: 1 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 2

Irregular: No

Fin Bsmt: 95%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Asphalt; Common Drive

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Primary Level: 2nd floor

Senior Comm: No

Animals:



Showing Requests Available Soon

Show Inst: Use Aligned Showings

Owner: Kelly Graziadei

Contact: Bob Plumb

Contact Type: Agent

L/Agent: Bob Plumb

Email: plubob221@gmail.com

Ph 1: 801-580-8149

Ph: 801-580-8149

Special Owner Type:

Ph 2: 801-486-7428

Mobile: 801-580-8149

**L/Office:** Plumb & Company Realtors LLP

**Ph:** 801-486-7428

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

**Expiration Date:** 07/31/2025