

MLS# 1777686 *GALE TEAM* 801-205-1600 * 801-205-3500 * UtahRealtyPlace.com *

List Price: \$335,000 Tour/Open: None
 Price Per: \$301 Status: Active

CDOM:
 DOM:

Address: 2244 N Canyon Rd #305
 NS/EW: 2244 N / E
 City: Provo, UT 84604

County: Utah Restrictions: No
 Proj/Subdiv: NORTH CANYON CONDO

Tax ID: 47-113-0037 • History Est. Taxes: \$617
 Zoning: RES HOA?: Yes, \$127/Month

HOA Transfer: \$150
 HOA Contact: Armida Cervantes HOA Phone: 801-375-6719

HOA Amenities: Club House; Controlled Access; Gym Room; Insurance
 Paid; Maintenance Paid; Pets Not Permitted; Sewer Paid;
 Snow Removal; Storage Area; Trash Paid; Water Paid

Pre-Market:

HOA is currently lower due to the fire and renovation of
 HOA Remarks: units. There is a chance this will go up once the building is
 completed.

School Dist: Provo

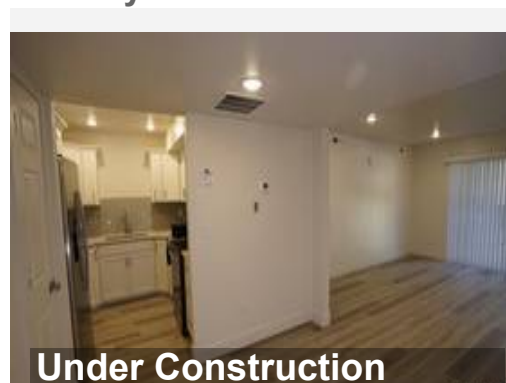
Elem: Rock Canyon

Jr High: Centennial

Sr High: Timpview

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		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-
1	1111	2	2	-	1	-	-	1	-	-	1	-
B	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1111	2	2	0	1	0	0	1	0	0	1	0



Under Construction



Type: Condo
 Style: Condo; Top Level
 Year Built: 1984
 Acres: 0.01
 Deck | Pat: 1 | 0
 Garage: 1
 Carport: 0
 Prkg Sp: 2
 Fin Bsmt: 0%

Const Status: Und. Const.

Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: Yes

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: None

Pool?: No

Pool Feat:

Possession:

Exterior: Brick; Cedar

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Corner Lot; Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Balcony; Double Pane Windows; Secured Building; Secured Parking; Sliding Glass Doors

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal

Amenities: Cable Tv Wired; Clubhouse; Exercise Room

Inclusions: Microwave; Range

Terms: Cash

Storage: Patio; Other

Access Feat: Elevator; Ramp; Single Level Living; Wheelchair Access

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

Zoning: Single-Family

Listing

Courtesy of: Utah Realty

Remarks: Remodeled Unit. Close walking distance to BYU. A different unit in the complex caught fire in 2019 in the attic above. Water from the fire department did most of the damage to complex. Restoration Company is wrapping up. A certificate of occupancy is expected as early as January 2022. Occupancy has to wait until the COO is issued. ***This unit is brand new inside! Including Tankless water heater High-efficiency furnace. Two-tone paint, white shaker cabinets, Upgraded vinyl plank flooring. Secured parking in garage includes 1 stall inside and additional parking outside of the garage area. There is a storage unit in the basement approx 8ft deep and 5ft wide. Buyer to verify all info. Showings are restricted to weekdays M-F 8am to 3pm

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