

**MLS# 1213015**

**Sold Price:** \$260,000  
**Original List Price:** \$264,900  
**Price Per:** \$92  
**DOM:** 56  
**Time UC:** 36

**Tour/Open:** View Tour  
**Status:** SOLD  
**Entry Date:** 02/27/2014  
**Contract Date:** 04/23/2014  
**Sold Date:** 05/29/2014  
**Sold Terms:** Conventional

**Concessions:** \$3,395  
**Address:** 11053 S Tippecanoe  
**NS/EW:** 11053 S / 3800 W  
**City:** South Jordan, UT 84095  
**County:** Salt Lake

**Restrictions:** No  
**Est. Taxes:** \$1,999  
**HOA?:** Yes, \$17  
**HOA Phone:** 801-256-0465



**Proj/Subdiv:**  
**Tax ID:** 27-20-126-014  
**Zoning:**

**HOA Contact:** Boyer  
**HOA Amenities:**  
**Short Term Rental:** No  
**Pre-Market:**

**School Dist:** Jordan  
**Sr High:** Bingham  
**Elem:** Eastlake  
**Other Schl:**

**Jr High:** Elk Ridge

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	1373	3	2	-	1	-	-	1	-	1	1	1
B1	1393	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
<b>Tot</b>	<b>2766</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Type:** Single Family (PUD)  
**Style:** Rambler/Ranch  
**Year Built:** 2009  
**Acres:** 0.16  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 2  
**Fin Bsmt:** 5%

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

**Roof:** Asphalt Shingles  
**Heating:** Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Tile  
**Window Cov:** Blinds  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Stone; Stucco  
**Has Solar?:** No  
**Landscape:** Landscaping: Full

**Basement:** Daylight; Full  
**Garage/Park:** 2 Car Deep (Tandem); Opener  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:**  
**Spa?:** No **Community Pool?:**No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Lot Facts:** See Remarks; Fenced: Part; Sprinkler: Auto-Full; View: Mountain  
**Exterior Feat:** Bay Box Windows; Double Pane Windows; Porch: Open; Sliding Glass Doors  
**Interior Feat:** Bath: Master; Closet: Walk-In  
**Amenities:** Cable Tv Available

**Environm Cert:** Energy Star  
**Inclusions:** Dishwasher: Portable; Microwave; Range; Range Hood; Swing Set; Water Softener: Own  
**Exclusions:** Refrigerator  
**Terms:** Cash; FHA; VA  
**Storage:** See Remarks; Garage; Basement  
**Tel Comm:** Broadband Cable; DSL; Wireless Broadband  
**Utilities:** Gas: Available; Power: Available; Sewer: Available; Water: Available  
**Zoning:** Single-Family

**Remarks:** MOTIVATED SELLER PRICED TO SELL QUICKLY! Check out the price per sq ft! Priced nearly \$10,000 lower than the last house that closed on this street- what a deal! Fantastic South Jordan location. Near great schools, the District, Daybreak, and easily accessible to Bangerter Highway. CLEAN CLEAN CLEAN. Spacious kitchen. Amazing basement allows room to grow in a well planned floor plan with three more bedrooms and a nicely sized family room. Back yard tiering allows for a great space and that wonderful summertime shade in the evening. HOA fees paid thru April 30, 2015.

**Agt Remarks:** HOA fees are paid on a yearly basis in April and are now paid through 2015. Please be sure to take your clients downstairs to see the fantastic potential there! Basement is planned out so nicely to finish. 2 hours advance notice and 1 hour showing window please. By way of information property has a doggie door- however there are no animals living at the property. IF BUYER NEEDS CLOSING COSTS- THEY MUST BE ADDED TO THE PURCHASE PRICE - this home is priced \$10,000 lower than the last house of this model sold in APRIL. Backs Bangerter- priced accordingly.

**HOA Remarks:** Name: Jordan Heights HOA. HOA covers maintenance for the park and green spaces and is paid once a year in April.

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

<b>Owner:</b>	<b>Contact Type:</b>	<b>Special Owner Type:</b>	<b>Ph 1: 866-755-4555</b>	<b>Ph 2:</b>
<b>Contact: Showing Service</b>	<b>Email: loryerickson@kw.com</b>		<b>Ph: 801-656-5919</b>	<b>Mobile: 801-656-5919</b>
<b>L/Agent: Lory Kay Erickson</b>			<b>Ph: 801-785-5013</b>	<b>Fax:</b>
<b>L/Office: Mountainland Realty, Inc.</b>	<b>Email: albert.leinweber@gmail.com</b>		<b>Ph: 801-641-6131</b>	<b>Mobile: 801-641-6131</b>
<b>B/Agent: Albert Leinweber</b>			<b>Ph: 801-785-5013</b>	<b>Fax:</b>
<b>B/Office: Mountainland Realty, Inc.</b>				
<b>BAC: 3%</b>	<b>Dual/Var: No</b>	<b>List Type:</b> Exclusive Right to Sell (ERS)		<b>Comm Type: Gross</b>
<b>Withdrwn Dt:</b>	<b>Off Mkt Dt:</b>	<b>Exp Dt: 08/29/2014</b>		