



<https://utahrealtyplace.com/2618-eastbourne-dr-cottonwood-heights-utah-84121/>

**Marty Gale**  
**801-205-3500**



**MLS# 1985530 Presented By: Marty Gale 801-205-3500**

List Price: \$675,000      **Tour/Open:** None • Floor Plan / Open  
 Price Per: \$268      **Status:** ACTIVE  
 DOM:  
**Address:** 2618 E Eastbourne Dr  
**NS/EW:** 7399 S / 2618 E  
**City:** Cottonwood Heights, UT 84121  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** RIVIERA HEIGHTS #1  
**Tax ID:** 22-27-426-016      **Est. Taxes:** \$3,190  
**Zoning:** 1108      **HOA?:** No  
**Pre-Market:**



Jr High: Butler

**School Dist:** Canyons      **Elem:** Canyon View  
**Sr High:** Brighton      **Other Scht:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining		Laun dry	Fire place
			F	T				K	D		
4	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-
1	1312	3	2	-	-	-	1	1	1	-	-
B1	1204	-	1	-	1	1	-	-	-	1	1
B2	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-
<b>Tot</b>	<b>2516</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 1972  
**Acres:** 0.18  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

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

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Vinyl  
**Window Cov:** Blinds; Draperies; Shades  
**Pool?:** No  
**Pool Feat:**  
**Possession:** arrange  
**Exterior:** Brick; Stucco  
**Has Solar?:** Yes  
**Sr Ownership:** Owned  
**Sr Finance Co:** N/A

**Basement:** Full  
**Garage/Park:** Attached  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:** No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**  
**Sr Install Dt:** 2024-03-12  
**Sr Leasing Co:** N/A

**Landscap:** Landscaping: Full  
**Lot Facts:** Fenced: Part; Sprinkler: Auto-Full; View: Mountain  
**Exterior Feat:** Double Pane Windows; Entry (Foyer); Sliding Glass Doors; Walkout  
**Interior Feat:** Bath: Master; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.  
**Amenities:** Cable Tv Available; Electric Dryer Hookup  
**Inclusions:** Range  
**Terms:** Conventional; FHA  
**Storage:** Basement  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
**Zoning:** Single-Family  
**Listing**  
**Courtesy of:** Utah Realty  
**BBG:** 3%

**Remarks:** Rambler with Solar Panels in Prestigious Riviera Heights, With 4 spacious bedrooms, 3 elegantly appointed bathrooms, and a 2-car garage. This home boasts a coveted location that combines the tranquility of suburban living with the convenience of city amenities. The unique basement entrance provides versatile access and functionality. Revel in reduced electricity bills and contribute to a greener planet. A newer roof, furnace, and central air system, will ensure peace of mind and comfort for years to come. Beautifully landscaped backyard, ideal for relaxation and outdoor gatherings. The patio offers a tranquil retreat.

Marty Gale  
 Broker, MCNE, CRS, SFR

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