

It's NOT a shortsale or a foreclosure!
Nothing is damaged -- No messes to clean up
Building is complete -- and it's packed with VALUE.

Building a home in the country has its own unique attributes. This home offers a *move-in* ready opportunity. No hassles, headaches, no late contractors, no expensive over-budget surprises.

The home and attached garage are being offered at **\$313,704** or **\$75 a sq ft** (based on 4000 sq ft. The shop / garage / office is offered at **\$43,296** or **\$24.60 a sq ft** (based on 1760 sq ft). for **the total package price of \$357,000.**

Monthly Avg		
Electricity	\$57.14	Moon Lake Electric provides the service. Monthly avg taken from actual payments made. Yard lite is \$8.50/mo..
Propane	\$62.65	350 gallons per year keeping home at 68°. The propane tank is 500 gallon and is leased from First Call Propane at a yearly cost of \$1.00
Water	\$40.00	for 10,000 gallons per month.
Homeowner Assn Fees	\$0.00	There is an Association, just no fees.
Garbage	\$10.00	13 folks share one large garbage container. Yearly cost of \$110 / ea
Septic	\$5.00	1250 gallon septic tank; 760 sq ft of drainfield. RID-X every other month. TriCounty Permit #2000-DUWW-0076
\$174.79		

Heat is Propane, forced air with central air conditioning. Insulation is R-19 walls and R-65 ceiling. A pellet stove is added downstairs. The home uses a manifold plumbing system. Shut the water off when you leave with one turn of the handle.

2014 Property Taxes: Estimated at \$1,692.66

Pontoon Size Toy Storage Garage

In-Out Garage

Two-Car Attached Garage



7184 S Current Creek Mtn Rd, Fruitland UT

\$357,000

- 1760 sq ft shop, extra height, tandem park 2-boat garage, office
- 4200 sq ft home, Built 2003, effective age 2009
- 5 bedrooms, 3.5 baths, 2 spacious family gathering spots
- Family-sized kitchen with adjustable, moveable snack bar
- Great storage space and attached two-car garage
- 48" hall and stairways, 36" doors to all rooms
- Splashes of color for continued happiness
- A meadow of a view that changes with the sun
- 5.49 Acres, Corner Lot

SPIRIT REAL ESTATE

Eileen-Anderson

435-828-8824

StretchYourDream.com



