

**MLS# 1234011**

**List Price:** \$299,900      **Tour/Open:** None  
**Price Per:** \$139      **Status:** Active  
**CDOM:** 117      **List Date:** 05/27/2014  
**DOM:** 34  
**Address:** 2084 S BULLRUSH PKWY #5  
**NS/EW:** 2084 S / 1900 E      **Area:** Am Fork; Hlnd; Lehi; Saratog.  
**City:** Lehi, UT 84043  
**County:** Utah      **Restrictions:** No  
**Proj/Subdiv:** SPRING CREEK RANCH  
**Tax ID:** 66-389-0005      **Taxes:** \$1  
**Zoning:** RES      **HOA Fee:** \$35  
**HOA Contact:** K & R Premier      **HOA Phone:** 801-610-9440  
**Pre-Market:**  
**School Dist:** Alpine      **Elem:** Meadow  
**Sr High:** Lehi      **Priv Schl:**



**Jr High:** Willowcreek  
**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
4	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
2	1289	5	2	0	0	0	0	0	0	0	1	0
1	862	0	0	0	1	1	1	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2151</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2014  
**Effect Yr Blt:**  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%

**Const Status:** Blt./Standing  
**Acres:** 0.19  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Slab  
**Garage/Park:** Attached; Opener  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:**  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles  
**Heating:** Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor Cov:** Carpet; Laminate; Tile  
**Window Cov:** None  
**Pool Feat:**  
**Possession:** Funding  
**Exterior:** Stone; Stucco; Cement Board  
**Landscape:** Landscaping: Part  
**Lot Facts:** Sprinkler: Auto-Part; Terrain, Flat; View: Lake; View: Mountain  
**Exterior Feat:** Entry (Foyer)  
**Interior Feat:** See Remarks; Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Vaulted Ceilings; Granite Countertops  
**Amenities:** Cable Tv Wired; Home Warranty; Park/Playground  
**Inclusions:** See Remarks  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Other  
**Tel Comm:** Broadband Cable

**Access Feat:** 32" Wide Doorways; No-Step Entry  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family

**Driving Dir:** Here are driving directions. Take I-15 exit 278 (Pioneer Crossing/American Fork Main St.) and head west. Turn left onto Mill Pond Road (about 850 East) and head south. Keep right and turn right onto 1520 South into the community.

**Remarks:** MUST SEE! Beautiful newly finished home, which is complete with many upgrades including, granite countertops, upgraded cabinets, with tons of storage/closet space and amazing views out the back. Appliances will be chosen by the purchaser of this home, and delivered and installed prior to funding.

**Agmt Remarks:** 3% Commission shall be paid on accepted price only. Commissions shall not be paid on closing costs, lot premiums nor on upgrades chosen by the buyer. Buyer to verify square footage, estimate per the builder's plans, only

**Show Inst:** Agent Has Key; Call Agent/Appt

**Contact:** Hillary M Craig      **Contact Type:** Agent      **Owner Type:** REO/Foreclosure/Bank Owned  
**L/Agent:** Hillary M Craig      **Ph:** 801-558-3272      **Ph 1:** 801-558-3272      **Ph 2:** 801-766-4442  
**L/Office:** Flagship Real Estate LLC      **Fax:** 801-766-3337      **Fax:** 801-766-3337  
**L/Broker:** Daniel G Gifford      **Cell:** 801-558-3272  
**BAC:** 3%      **Dual/Var:** No      **List Type:** ERS  
**Comm Type:** Net      **Withdrwn Dt:**      **Off Mkt Dt:**      **Exp Dt:** 11/27/2014

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