

# Client Full

Stanley Kozlowski Jr  
435-729-9244  
CooperWynn Real Estate

PARK CITY BOARD OF REALTORS  
Single Family

08/29/2018 10:50 AM

Status: **Active**      MLS #: **11805751**      [1375 Park Ave](#)

Book Headline: **Old Town New Build + Rooftop Deck with Hot Tub, Views, and ... Parking!**

## New Listing!



Next OH: **Open House: Wed Aug 29, 12:00PM-3:00PM**

### General Information

List Price:	<b>\$2,289,000</b>	List Price/FSF:	<b>\$783</b>	Type:	<b>Single Family</b>
Area:	<b>01 - Old Town 01</b>	Original Price:	<b>\$2,289,000</b>	DOM:	<b>2</b>
Subdivision:	<b>Old Town Area</b>	Price Sold:		Terms:	<b>Cash, Conventional</b>

Address:	<b>1375 Park Ave</b>	Total Bedrooms:	<b>4</b>	Apx. Yr Built:	<b>2016</b>
City:	<b>Park City</b>	Total Bathrooms:	<b>4</b>	Apx. Yr Remodeled:	
State:	<b>UT</b>	Total Fireplaces:	<b>2</b>	Access:	<b>Year Round</b>
County:	<b>Summit</b>	Apx. Total SqFt:	<b>2,925</b>	Taxes:	<b>\$9,808</b>
Zip:	<b>84060</b>	Apx. Total Finished SqFt:	<b>2,925</b>	HOA Dues:	
Culinary Water Shares:		Apx. Lot Sq Ft:	<b>3,920</b>	Dues Freq:	
Irrigation Water Shares:		Apx Acres Owned:			
Apx. Acres Irrigated:		Apx Acres Leased:			

### Property Profile

Level	Bed	Bath Full	Bath 3/4	Bath 1/2	Kit	GR	FR	DR	Loft	Stdy Ofc Den	Ldry	Fpl	Media Room
Up1	4	3										1	
Main				1	1	1	1				1	1	
Totals	4	3	0	1	1	1	1	0	0	0	1	2	0

### Property Information

Tax ID:	<b>1375-PA-1</b>	Additional Tax IDs:	
Lot Number:		Access Type:	<b>Paved, Public</b>
Apx Lot Acres:	<b>0.09</b>	Lot Size Source:	<b>County Records</b>
Access:	<b>Year Round</b>	Block:	
Legal Description:		Plat:	
Property Description:	<b>Level, On Bus Route</b>		
View:	<b>Mountain, Ski Area</b>		
Land Leases:			
Ranch Amenities:			
Environmental Cert:			

### Interior

Apx. Total SqFt:	<b>2,925</b>	SqFt Source:	<b>Appraiser</b>
Total Finished SqFt:	<b>2,925</b>	Total Unfinished SqFt:	<b>0</b>
Fireplaces:	<b>Fireplace - Gas Starter</b>	Apx % Unfinished SqFt:	
Dining Area:	<b>Breakfast Bar, Breakfast Nook, Semi-Formal Dining</b>		
Other Rooms:	<b>Ski Prep Room, Storage, Study/Office/Den</b>		
Interior Features:	<b>Ceiling Fan, Ceiling(S)/9 Ft. Plus, Ceiling(S)/Vaulted, Fire Sprinklers, Flooring - Wood, Jetted Bath Tub(S), Pantry, Ski Storage, Washer/Dryer Hookup</b>		
Appliances:	<b>Dishwasher, Dryer - Electric, Freezer, Microwave, Oven/Double, Range - Gas, Refrigerator, Washer</b>		
Equipment Included:	<b>Fire Pressure System, Garage Door Opener, Humidifier, Smoke Alarm, Water Softener - Owned</b>		
Heating Cooling:	<b>Air Conditioning, Fireplace, Forced Air, Radiant Heat - Floor</b>		

### Exterior

Style:	<b>Mountain Contemporary</b>
Garage Type:	<b>2 Car</b>
# Covered Spaces:	<b>2</b>
Other Parking Type:	<b>Two Car</b>
Exterior Features:	<b>Balcony, Deck(S), Landscaped - Fully, Spa/Hot Tub</b>
Other Structures:	
Exterior:	<b>Wood</b>
Construction:	<b>Frame/Wood</b>
Foundation:	<b>Crawl Space</b>
Roof:	<b>Asphalt</b>
Recreation Access:	<b>Other/See Remarks</b>

New Construction: **N**      Status: **Complete**      Completion Date:

### Utilities

Culinary Water Co:	Culinary Acre Feet:
Culinary Co. Shares:	Irrigation Type:
Irrigation Water Co:	Irrigation Acre Feet:
Irrigation Shares:	

Water Comments:  
Utilities: **Cable Tv Available, Electricity, Internet - High Speed, Natural Gas, Telephone**  
Water & Sewage: **Culinary - City, Sewer**

Other Information

School District: **Park City**

Common Area Amen:

Documents On File:

Farm Equipment:

Growing Crops:

Currently Occupied: **Call Listing Agent**

Nightly Rental: **Y**

Tax/Financial Information

Taxes: **\$9,808**

Tax Year: **2017**

HOA Dues:

HOA Dues Include:

Assessments: **None**

Ranch Fees:

Terms Offered: **Cash, Conventional**

Tax ID: **1375-PA-1**

Primary Resident:

Dues Frequency:

Public Remarks

**Located across the street from City Park and ideally situated between Main Street and Park City Mountain Resort on a flat parcel. Walk into this timeless, mountain contemporary home and kick up your feet because the work is all done. Wood burning fireplace, vaulted ceilings, hardwood floors and high end finishes will have you loving life. The open floor plan and stunning kitchen on the main level make this home ideal for entertaining. The second level living spaces include two bedrooms with shared bath, one bedroom with ensuite bath and the master suite. Walk up the spiral staircase to take in the Park City views from your rooftop deck that includes oversized hot tub after a day on the slopes. Tastefully built in 2016, this home has strong rental numbers with potential bookings into 2019. The two car garage with two additional parking spaces in the driveway is a rare find in Old Town. Come see to appreciate!**

Contacts

Owner/Agent: **No**

HOA Contact:

HOA Contact Phone:

Mgmt Co:

Mgmt Phone:

Status/Historical Information

Listing Status: **Active**

Date Loaded: **08/27/2018**

Listing Start Date: **08/27/2018**

Days On Market: **2**

Update Date:

Pending Date:

Sale Information

Sale Price:

Contract Accept. Date:

Finance Type (Sold):

Sellr/Buyr Pd Concessions:

Sales Remarks:

Sale Date:

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\* For statistical purposes, properties reported as Undisclosed Sales Price are calculated at 95% of List Price.

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