

# Client Full

Stanley Kozlowski Jr  
435-729-9244  
CooperWynn Real Estate

PARK CITY BOARD OF REALTORS  
Vacant Land

08/21/2018 12:17 PM

Status: **Active** MLS #: **11805124** [7092 Canyon](#)  
Book Headline: **Secluded, Flat Building Spot at the Top of Pinebrook! Adjacent to hiking/biking trails!**



## General Information

List Price:	<b>\$389,000</b>	Current Price/FSF:		Type:	<b>Acreeage</b>
Area:	<b>15 - Pinebrook 15</b>	Original Price:	<b>\$389,000</b>	DOM:	<b>26</b>
Subdivision:	<b>Pineridge</b>	Price Sold:		Apx Lot Acres:	<b>0.89</b>
Address:	<b>7092 Canyon</b>	Block:		Taxes:	<b>\$1,843</b>
Lot #:	<b>116</b>	Plat:		HOA Dues:	<b>\$25</b>
Unassigned Street:	<b>No</b>	Township:		Dues Freq:	<b>Monthly</b>
City:	<b>Park City</b>	Range:			
State:	<b>UT</b>	Section:			
County:	<b>Summit</b>				
Zip:	<b>84098</b>				

## Property Information

Lot Number:	<b>116</b>	Apx Lot Dimensions:	
Apx Lot Acres:	<b>0.89</b>	Apx Lot Sq Ft:	<b>38,768</b>
Acreeage/SqFt Source:		Lot Size Source:	<b>County Records</b>
Access:	<b>Year Round</b>	Access Type:	<b>Dirt, Paved</b>
Legal Description:			
Property Description:	<b>Adj Public Land, Level, Secluded, Wooded/Partially</b>		
Property Features:			
View:	<b>Mountain</b>		

## Utilities

Culinary Water Co:	<b>Mountain Regional</b>	Total Acre Feet:	
Culinary Co. Shares:		Irrigation Type:	
Irrigation Water Co:			
Irrigation Shares:			
Drainage Basin Name:			
Utilities:	<b>Electricity, Natural Gas</b>		
Water & Sewage:	<b>Culinary - County, Sewer</b>		

## Other Information

School District:	<b>Park City</b>
Documents On File:	
Common Area Amen:	<b>Pets Allowed, Tennis Courts</b>
Recreation Access:	<b>Hike/Bike Trail-Adj Prop</b>

## Tax/Financial Information

Tax ID:	<b>PB-PR-116</b>	Tax Year:	<b>2017</b>
Additional Tax IDs:		Dues Frequency:	<b>Monthly</b>
Taxes:	<b>\$1,843</b>		
HOA Dues:	<b>\$25</b>		
HOA Dues Include:	<b>Com Area Insurance, Com Area Landscaping, Com Area Maintenance, Com Area Taxes, Management Fees, Reserve/Contingency Fund</b>		
Assessments:	<b>None</b>		
Terms Offered for Sale:	<b>Cash, Conventional</b>		

## Public Remarks

**Nestled in the trees at the top of Pinebrook, this mountain retreat has direct access to Park City's award-winning trails. This lot offers plenty of space for your dream home with plans and permits readily available for an additional fee. Pinebrook offers beautiful parks, tennis courts, shopping and restaurants within 20 minutes of Park City's world class ski resorts and within 30 minutes from Salt Lake International Airport. All while offering a serene, quiet place to call home!**

## Contact Information

HOA Dues YN:	<b>Yes</b>	HOA Contact Phone:	<b>435-649-2327</b>
HOA Contact:	<b>Cory McNeely</b>		
Owner/Agent:	<b>No</b>		

## Status/Historical Information

Listing Status:	<b>Active</b>	Days On Market:	<b>26</b>
Date Loaded:	<b>07/26/2018</b>	Update Date:	
Listing Start Date:	<b>07/26/2018</b>	Pending Date:	

## Sale Information

Sale Price:		Sale Date:	
Contract Accept. Date:			
Finance Type (Sold):			
Sales Remarks:			

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

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