

Client Full

Gretchen Hudgens
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CooperWynn Real Estate

PARK CITY BOARD OF REALTORS
Single Family

11/19/2018 2:41 PM

Status: **Active** MLS #: **11807936** [1459 E Kristianna](#)
Book Headline: **Beautifully remodeled 6-bed home, close to it all!**

New Listing!



General Information

List Price:	\$1,195,000	List Price/FSF:	\$221	Type:	Single Family
Area:	59 - Other Utah 59	Original Price:	\$1,195,000	DOM:	10
Subdivision:	Other(Areas 23-41)	Price Sold:		Terms:	Cash, Conventional

Address:	1459 E Kristianna	Total Bedrooms:	6	Apex. Yr Built:	1987	
City:	Salt Lake City	Total Bathrooms:	5	Apex. Yr Remodeled:	2018	
State: UT	County: SL-Cty	Zip: 84103	Total Fireplaces:	2	Access:	Year Round
Culinary Water Shares:		Apex. Total SqFt:	5,499	Taxes:	\$6,537	
Irrigation Water Shares:		Apex. Total Finished SqFt:	5,400	HOA Dues:		
Apex. Acres Irrigated:		Apex. Lot Sq Ft:	11,326	Dues Freq:		
		Apex. Acres Owned:				
		Apex. 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	
DN1	2	1				1	1					1	
Totals	6	4	0	1	1	2	2	1	0	0	1	2	0

Property Information

Tax ID:	09-33-128-021-0000	Additional Tax IDs:	
Lot Number:		Access Type:	Paved, Public
Apex Lot Acres:	0.26	Block:	
Access:	Year Round	Plat:	
Legal Description:		Lot Size Source:	County Records
Property Description:	Cul-De-Sac		
View:	Mountain, Valley		
Land Leases:			
Ranch Amenities:			
Environmental Cert:			

Interior

Apex. Total SqFt:	5,499	SqFt Source:	Appraiser
Total Finished SqFt:	5,400	Total Unfinished SqFt:	99
Fireplaces:	Fireplace - Gas	Apex % Unfinished SqFt:	
Dining Area:	Eat-In Kitchen, Formal Dining		
Other Rooms:			
Interior Features:	Ceiling(S)/9 Ft. Plus, Ceiling(S)/Vaulted, Flooring - Tile, Flooring - Wood, Storage - Interior		
Appliances:	Dishwasher, Oven/Double, Range - Gas		
Equipment Included:	Central Vacuum, Garage Door Opener, Smoke Alarm, Thermostat - Programmable, Water Heater - Gas		
Heating Cooling:	Ac/Central, Fireplace, Furnace - Energy Star, Radiant Heat - Floor		

Exterior

Style:	Contemporary, Multi-Story
Garage Type:	4 Car or More, Oversized Garage
# Covered Spaces:	5
Other Parking Type:	Four Car or More
Exterior Features:	Deck(S), Fenced - Fully, Landscaped - Fully, Lawn Sprinkler - Full, Patio(S)
Other Structures:	
Exterior:	Rock/Stone, Stucco
Construction:	Concrete
Foundation:	Concrete
Roof:	Asphalt, Shingle
Recreation Access:	

New Construction: **N** Status: 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**
Water & Sewage: **Culinary - City, Sewer**

Other Information

School District: **Other**
Common Area Amen:
Documents On File:
Farm Equipment:
Growing Crops:
Currently Occupied: **Vacant**

Nightly Rental:

Tax/Financial Information

Taxes: **\$6,537** Tax ID: **09-33-128-021-0000**
Tax Year: **2017** Primary Resident:
HOA Dues: Dues Frequency:
HOA Dues Include:
Assessments: **None**
Ranch Fees:
Terms Offered: **Cash, Conventional**

Public Remarks

This Arlington Park home is a meticulously updated gem, located on a quiet, dead-end street with a private neighborhood park. Featuring a smart floorplan with multiple living spaces, four bedrooms upstairs and two more on the lower level, mature landscaping, and a 5 car garage, this is a perfect family home. Additional features include radiant heating in the master bathroom, a Viking double-oven with 6 burners and a grill, a new mudroom, mahogany cabinets, quartz countertops, a brand new furnace, on-demand hot water and tons of storage throughout. Conveniently located between the Tomahawk Natural Area, in the foothills of the Wasatch mountains, and the University of Utah campus, you'll enjoy the best of both worlds in this fantastic home with its proximity to the outdoors and downtown amenities.

Contacts

Owner/Agent: **Yes**
HOA Contact: Mgmt Co:
HOA Contact Phone: Mgmt Phone:

Status/Historical Information

Listing Status: **Active** Days On Market: **10**
Date Loaded: **11/13/2018** Update Date:
Listing Start Date: **11/09/2018** Pending Date:

Sale Information

Sale Price:
Contract Accept. Date: Sale Date:
Finance Type (Sold):
Sellr/Buyr Pd Concessions:
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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