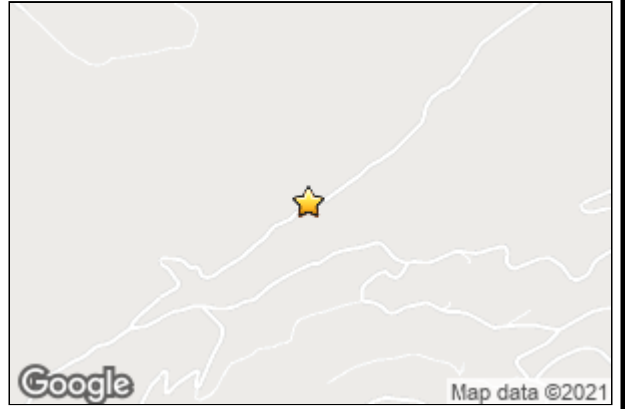




46 Kent Canyon
 Lot #:36,37,45,46,47
 Wanship, UT 84017
 Active MLS#: 12004888
 County: Summit
 DOM/CDOM: 118
Latest Price:
\$1,600,000
 Last List Price: \$1,600,000



Highlights

Sub-Type: Acreage

Size and Costs

List Price/Acre: 15,912.48
 Apx Acres: 100.55

Source of Lot Measurements: Public Records

Tax ID: Rr-A-36, Rr-A-37,Rr-A-45,Rr-A-46,Rr-A-47

Apx Taxes: \$4,102
 HOA Dues: Yes \$750 Annually

Location and Vicinity

Geographic Area: Coalville, Wanship, Hoytsville
Major Area: Wanship, Hoytsville, Coalville, Echo, Henefer
Area: 54 - Wanship, Hoytsville, Coalville, Rockport
Subdivision: Rockport Ranches
Lot #: 36,37,45,46,47
School District: North Summit
Access: Year Round
Road Frontage Type: Private Road
Road Surface Type: Gravel

Property Description

Interior:

Infrastructure:

PC Soil Ordinance: No
 Water Irrigation Info: Water Culinary Company: Weber Basin Water; Water Irrigation Company: Weber Basin Water

Exterior - Utilities - Miscellaneous:

Tax/Financial Info:

Property Description: Gradual Slope; Horse Property; Secluded; South Facing; Steep; Wooded/Partially
 Views: Lake; Meadow; Mountain(s); River; Ski Area; Trees/Woods; Valley
 Utilities: Other; See Remarks
 Water: Well; See Remarks
 Sewage: Septic Tank; See Remarks
 Water Irrigation Info: Water Culinary Company: Weber Basin Water; Water Irrigation Company: Weber Basin Water

Apx Taxes: 4,101.58
Tax Year: 2020
 Assessments: Transfer Fee - Buyer Pays
 Association Fees Include: Insurance; Management Fees
HOA Dues: Yes \$750 Annually
Membership Amenities: Membership Available: No

Features and Amenities:

Remarks - Public Headline: 100+ Acres, min from Park City's world class ski resorts, stunning views of the Wasatch Mountains.
Public Remarks: This 100 acre south facing parcel is made up of 5 lots in Rockport Ranches. Year round access from Kent Canyon Dr. 20 min from Main St Park City and just a mile from Rockport Reservoir. Views of Park City Mountains and Rockport Reservoir. Lot 45 has a driveway cut into the hill side up to a building site with a well and septic already in place, lot 46 also has a well in place. Perc test has been done on lot 37 in one of the many building locations. Water is available for all lots. Video soon to come!
Showing Instructions: See Confidential Remarks
HOA Contact: Carol Stedman
HOA Contact Phone: 801-253-7973

Listing Information:

Sold Information:

Sold Price:
SP/LP Ratio:
Seller Concessions:
Special Seller Circumstances:
Owner/Agent: No

Listing courtesy of:

Stanley Kozlowski
CooperWynn Real Estate
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#206
Park City, UT 84098



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