



**\$2,495,000**

## **3863 E ALTA APPROACH RD**

<https://utahcribs.com>

Forever views of the Salt Lake valley and Little Cottonwood canyon! A turn key mountain retreat on a private drive at the mouth of LCC. Warm custom woodwork highlight the views from the open kitchen, dining and sunken living room. Main level owners suite with 2 guest bedrooms and full bath on west end. Radiant [...]

- 7 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2005

**Subdivision Name:** ALTA APPROACH PUD

**Parcel Number:** 28-12-328-001

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Lot size:** 1.4, 60984 acres

**County Or Parish:** Salt Lake

**Zoning:** Single-Family



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# Rooms

**Rooms Total:** 20

**Basement Finished:** 90

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# Building Details

**Building Area Total:** 5716 sq ft

**Stories:** 2

**Covered Spaces:** 2

**Basement:** Walk-Out Access

**Construction Materials:** Composition,Other

**Garage Spaces:** 2

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# Amenities & Features

**Appliances:**  
Dryer,Microwave,Refrigerator,Washer,Water Softener  
Owned

**Parking Total:** 8

**Cooling:** Central Air

**Parking Features:** Parking: Uncovered

**Exterior Features:** Balcony,Basement Entrance,Deck;  
Covered,Entry (Foyer),Lighting,Sliding Glass  
Doors,Storm Windows,Walkout,Patio: Open

**Sewer:** Sewer: Connected

**Architectural Style:** Rambler/Ranch

**Heating:** Gas: Central,Radiant Floor

**Patio And Porch Features:** Patio: Open

**Water Source:** Culinary

**Window Features:**  
Blinds,Drapes,Shades

**Open Parking Spaces:** 6

**Roof:** Metal

**Utilities:** Natural Gas  
Connected,Electricity Connected,Sewer  
Connected,Water Connected

**Interior Features:** Accessory  
Apt,Alarm: Fire,Bath: Master,Closet:  
Walk-In,Den/Office,Kitchen:  
Second,Oven: Gas,Range: Gas,Granite  
Countertops,Video Camera(s)

**Fireplaces Total:** 1

**Flooring:** Carpet,Hardwood,Tile

**Laundry Features:** Gas Dryer Hookup

**Security Features:** Fire Alarm

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# School Information



**High School District:** Canyons  
**Elementary School District:** Canyons  
**High School:** Alta

**Middle Or Junior School District:** Canyons  
**Elementary School:** Granite  
**Middle Or Junior School:** Albion

**Miscellaneous**

**Tax Annual Amount:** \$9,175

**Association Amenities:** Other,Gated,Pets Permitted,Snow Removal

**View:** Lake,Mountain(s),Valley

**Inclusions:** See Remarks, Dryer, Hot Tub, Microwave, Range, Refrigerator, Washer, Water Softener: Own, Projector, Video Camera(s)

**Virtual Tour URL Branded:**  
<http://tours.tourfactory.com/utahrealestate.asp?m=1971449>

**Listing Terms:** Cash,Conventional

**Vegetation:** See Remarks,Landscaping: Part,Mature Trees,Scrub Oak,Terraced Yard

**Association Fee:** \$1,500

**Association Name:** Joshua S. Kanter

**Lot Features:** Cul-De-Sac,Sprinkler: Auto-Part,Terrain: Hilly,View: Lake,View: Mountain,View: Valley,Drip Irrigation: Auto-Part,Private

**Exclusions:** See Remarks

**List Office Name:** Equity Real Estate (Solid)

**Virtual Tour URL Unbranded:**  
<http://tours.tourfactory.com/wfrmls.asp?m=1971449>

**Property Condition:** Blt./Standing

**Current Use:** Single Family

