



<https://utahcribs.com>

This home is in a popular Ivory Ercanbrack community with a walkout basement & full mother-in-law apartment. Located within a few minutes of I-15, BYU, UVU, shopping and medical care. Inside, plantation shutters adorn the windows, allowing you to control the flow of natural light throughout the open concept living spaces. The kitchen is a chef's [...]

**\$895,000**

- 6 beds
- 2 baths
- Single Family Residence
- Residential
- Active

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2006

**Subdivision Name:** ERCANBRACK

**Parcel Number:** 45-413-0209

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Lot size:** 0.28, 12196.8 acres

**County Or Parish:** Utah

**Zoning:** Single-Family



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# Rooms

**Rooms Total:** 20

**Bathrooms Partial:** 1

**Bathrooms Half:** 1

**Basement Finished:** 100

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# Building Details

**Building Area Total:** 4107 sq ft

**Stories:** 3

**Covered Spaces:** 3

**Basement:** Daylight,Full,Walk-Out Access

**Construction Materials:** Asphalt,Stone,Stucco

**Garage Spaces:** 3

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# Amenities & Features

**Appliances:** Microwave,Range Hood

**Parking Total:** 9

**Cooling:** Central Air

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

**Interior Features:** Bath: Master,Bath: Sep. Tub/Shower,Closet: Walk-In,Den/Office,Disposal,Gas Log,Kitchen: Second,Range/Oven: Free Stdng.,Vaulted Ceilings,Granite Countertops

**Fireplaces Total:** 1

**Architectural Style:** Stories: 2

**Heating:** Forced Air,Gas: Central

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

**Window Features:**  
Blinds,Part,Plantation Shutters

**Open Parking Spaces:** 6

**Roof:** Asphalt

**Exterior Features:** Double Pane Windows,Entry (Foyer),Patio: Open

**Sewer:** Sewer: Connected

**Accessibility Features:** Grip-Accessible Features

**Flooring:** Carpet,Hardwood,Tile

**Laundry Features:** Electric Dryer Hookup

**Water Source:** Culinary

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# School Information



**High School District:** Alpine  
**Elementary School District:** Alpine  
**High School:** Mountain View

**Middle Or Junior School District:** Alpine  
**Elementary School:** Cherry Hill  
**Middle Or Junior School:** Lakeridge

**Miscellaneous**

**Tax Annual Amount:** \$3,260

**View:** Mountain(s)

**Inclusions:** See Remarks, Microwave, Range, Range Hood

**Virtual Tour URL Branded:**  
<https://www.utahrealestate.com/report/display/report/photo/listno/1993780/type/1>

**Listing Terms:** Cash,Conventional,VA Loan

**Vegetation:** Landscaping: Full,Mature Trees

**Lot Features:** Curb & Gutter,Fenced: Part,Road: Paved,Secluded,Sidewalks,Sprinkler: Auto-Full,View: Mountain,Drip Irrigation: Auto-Part,Private

**Exclusions:** See Remarks

**List Office Name:** Summit Realty, Inc.

**Virtual Tour URL Unbranded:**  
<https://www.utahrealestate.com/report/display/report/photo/listno/1993780/type/1/pub/0>

**Property Condition:** Blt./Standing

**Current Use:** Single Family

