

**MLS# 1347146**

**List Price:** \$299,999      **Tour/Open:** None  
**Price Per:** \$187      **Status:** Active  
**CDOM:** 172      **List Date:** 12/11/2015  
**DOM:** 1  
**Address:** 5260 W VILLAS DR #3-302  
**NS/EW:** 1 N / 5260 W      **Area:** N Hrmny; Hrcn; Apple; LaVerk  
**City:** Hurricane, UT 84737  
**County:** Washington      **Restrictions:** No  
**Proj/Subdiv:**  
**Tax ID:** H-VAS-2-3-302      **Taxes:** \$1  
**Zoning:** RES      **HOA Fee:** \$255/Month  
**HOA Contact:**      **HOA Phone:**  
**Pre-Market:**  
**School Dist:** Washington      **Elem:**  
**Sr High:**      **Priv Schl:**



**Jr High:**  
**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0
1	1600	3	3	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>1600</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Type:** Condo (PUD)  
**Style:** Condo; Main Level  
**Year Built:** 2014      **Const Status:** Blt./Standing  
**Effect Yr Blt:**      **Acres:** 0.00  
**Deck | Pat:** 0 | 0      **Frontage:** 0.0  
**Garage:** 0      **Side:** 0.0  
**Carpport:** 2      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 0%  
**Basement:** None/Crawl Space  
**Garage/Park:** Detached; Rv Parking  
**Driveway:** Common Drive  
**Water:** Culinary  
**Water Shares:** 0.00  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Flat  
**Heating:** Electric  
**Air Cond:** Central Air; Electric  
**Floor Cov:** Carpet; Tile  
**Window Cov:**  
**Pool Feat:** Concrete/Gunite; Fenced; Heated; In Ground; With Spa  
**Possession:** Recording  
**Exterior:** Stucco  
**Landscape:** Landscaping: Full  
**Lot Facts:** Curb & Gutter; Road: Paved; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley  
**Exterior Feat:** Double Pane Windows; Outdoor Lighting; Patio: Covered  
**Interior Feat:** Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.  
**Amenities:** Cable Tv Wired  
**Inclusions:** Ceiling Fan; Dryer; Microwave; Refrigerator; Washer  
**Terms:** Cash; Conventional  
**Access Feat:** Elevator  
**Utilities:** Power: Connected; Sewer: Connected; Water: Connected  
**Zoning:** Single-Family  
**Driving Dir:** Sand Hollow Parkway, past water feature at roundabout, drive down to the 3 buildings on your left. 2nd building on your left  
**Remarks:** Remarkable views from 3rd level of golf course, sand dunes, unbelievable red rock formations, Pine Valley, Zion Nat'l Park!  
 Condo includes stainless steel appliances, granite counters, huge deck with aerial views. Elevator access. Voted one of the top golf courses in Utah. Condo is available for overnight rental if desired for supplemental income. Boating nearby at Sand Hollow Reservoir, ATV riding, golfing! 16,000 acres of sand dunes for ATV.  
**Agt Remarks:** There is shown by appointment only. Please give 24 hours advance notice.  
**Show Inst:** Call Agent/Appt; Key Box: Electronic

**Owner:** On Record      **Owner Type:** Property Owner  
**Contact:** Dave Barton      **Contact Type:** Agent      **Ph 1:** 801-580-9383      **Ph 2:** 801-580-9383  
**L/Agent:** David Barton      **Email:** davebarton@timerealestate.com      **Ph:** 801-580-9383      **Cell:** 801-580-9383  
**Co-Agent:** Rod Packer      **Email:** pack@sginet.com      **Ph:** 435-680-2562      **Cell:** 435-680-2562  
**L/Office:** Time Real Estate & Development, LC      **Ph:** 801-563-8280      **Fax:** 801-563-8179  
**L/Broker:** Adam C Griffiee  
**BAC:** 2.5%      **Dual/Var:** No      **List Type:** ERS  
**Comm Type:** Gross      **Wthdrwn Dt:**      **Off Mkt Dt:**      **Exp Dt:** 04/30/2016

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