

MLS# 1378408 The Gunn Group - Defining Customer Service - 801.541.4388

List Price: \$159,900 **Tour/Open:** Tour
Price Per: \$118 **Status:** Active
Short Sale: Price subject to 3rd party approval; Offer Under 3rd Party Review
CDOM: 136 **List Date:** 05/10/2016
DOM: 136
Address: 5043 W Calton Ln #105
NS/EW: 11740 S / 5043 W **Area:** WJ; SJ; Rvrton; Herriman; Bingh
City: South Jordan, UT 84095
County: Salt Lake **Restrictions:** Yes
Proj/Subdiv: DAYBREAK
Tax ID: 26-24-454-038 **Taxes:** \$1,025
Zoning: RES **HOA?:** Yes, \$233/Month
HOA Contact: Cindy Spillane **HOA Phone:** 801-254-8062
HOA Amenities:



Pre-Market:
School Dist: Jordan **Elem:** Daybreak
Sr High: Herriman **Priv Schl:**

Jr High: Copper Mountain
Other Schl: Early Light Academy

| 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 | 1344 | 3 | 2 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 1 | 1 |
| B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tot | 1344 | 3 | 2 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 1 | 1 |

Type: Condo
Style: Condo; Middle Level
Year Built: 2009 **Const Status:** Blt./Standing
Effect Yr Blt: 2013 **Acres:** 0.01
Deck | Pat: 1 | 0 **Frontage:** 0.0
Garage: 0 **Side:** 0.0
Carport: 1 **Back:** 0.0
Pkrg Sp: 0 **Irregular:** No
Fin Bsmt: 0%

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Laminate; Tile
Window Cov: Blinds
Pool?: Yes
Pool Feat: In Ground; With Spa
Possession: Negotiable
Exterior: Stucco

Basement: None/Crawl Space
Garage/Park:
Driveway: Concrete
Water: Culinary
Water Shares: 0.00
Spa?: No **Community Pool?:**No
Master Level: 1st floor
Senior Comm: No
Animals:

Landscape: Landscaping: Full
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full
Exterior Feat: Deck; Covered; Double Pane Windows; Outdoor Lighting
Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Range/Oven: Built-In
Amenities: Cable Tv Available; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool; Tennis Court

Environm Cert: See Remarks; Energy Star; Home Energy Rating
Inclusions: Ceiling Fan; Microwave; Range; Range Hood; Window Coverings
Terms: Cash

Storage: Carport
Tel Comm: Fiber Optics
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Multi-Family

Remarks: Absolutely a fantastic condo in popular Daybreak! Modern open floor plan with rare fireplace! Daybreak offers a great lake, walking trails, parks, swimming, a spa and gym! Spacious family room/ kitchen combo with knotty alder cabinets and stainless steel appliances. HOA includes all amenities plus fiber optic internet. Hurry this one wont last long!

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MLS# 1381183 The Gunn Group - Defining Customer Service - 801.541.4388

List Price: \$160,000

Price Per: \$186

CDOM: 126

DOM: 126

Address: 4528 W South Jordan Pkwy

NS/EW: 10400 S / 4528 W

City: South Jordan, UT 84009

County: Salt Lake

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-134-025

Zoning: RES

HOA Contact: 801-256-0465

HOA Amenities:

Pre-Market:

School Dist: Jordan

Str High: Bingham

Tour/Open: Tour

Status: Active

List Date: 05/20/2016

Area: WJ; SJ; Rvrton; Herriman; Bingham

Restrictions: Yes

Taxes: \$1,194

HOA?: Yes, \$299/Month

HOA Phone: 801-256-0465

HOA Remarks: [Remarks]

Elem: Eastlake

Priv Schl:



Jr High: Elk Ridge

Other Schl: Early Light Academy

| 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 | 856 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 0 |
| B | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tot | 856 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 0 |

Type: Condo

Style: Condo; Main Level

Year Built: 2010

Effect Yr Blt: 2013

Deck | Pat: 0 | 1

Garage: 1

Carpport: 0

Prkg Sp: 2

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: Built-In; Extra Width; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 1st floor

Senior Comm: No

Animals:

Const Status: Blt./Standing

Acres: 0.01

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Rubber (EPDM)

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: neg.

Exterior: Stucco

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Patio: Covered

Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.

Amenities: Cable Tv Available; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool

Environm Cert: Energy Star

Inclusions: Microwave; Range

Exclusions: Refrigerator

Terms: Cash

Storage: Garage

Tel Comm: Fiber Optics; Wireless Broadband

Access Feat: 36" Wide Hallways; Frnt-Cntrld Stove/Oven; Fully Accessible; Grab Bars; Ground Level; No-Step Entry; Single Level Living; Wheelchair Access

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Zoning: Single-Family

Remarks: Cash offers only! Do not disturb tenant. Offers subject to inspections. Wonderful open and spacious ground floor condo. The condo features a great room with 2 big and spacious bedrooms. Walking distance to Daybreak lake and miles and miles of trails. This unit has been built for handicap access as well.

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MLS# 1278797 The Gunn Group - Defining Customer Service - 801.541.4388

List Price: \$205,000 Tour/Open: None
 Price Per: \$93 Status: Active
 Short Sale: Price previously approved by 3rd Party
 CDOM: 599 List Date: 01/30/2015
 DOM: 599

Address: 11389 S Oakmond Rd

NS/EW: 11389 S / 4870 W

Area: WJ; SJ; Rvrton;
Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-155-010

Taxes: \$1,485

Zoning: RES

HOA?: Yes, \$314/Month

HOA Contact: Daybreak
Community Assoc.

HOA Phone: 866-244-2262

HOA Amenities: Other (See Remarks); Trash Paid; Water Paid

Pre-Market: HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:



Jr High: Copper Mountain
Other Schl: Early Light Academy

| Lvl | Approx Sq Ft | Bed Rms | Bath | | | Fam | Den | Formal Living Rm | Kitchen Dining | | | Laun dry | Fire place |
|-----|--------------|---------|------|---|---|-----|-----|------------------|----------------|---|---|----------|------------|
| | | | F | T | H | | | | K | B | F | | |
| 4 | 0 | 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 | 0 |
| 2 | 742 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 720 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 |
| B | 720 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tot | 2182 | 4 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 0 | 1 | 0 |

Type: Condo
 Style: 2-Story
 Year Built: 2006
 Effect Yr Blt: 2013
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 81%

Const Status: Blt./Standing
 Acres: 0.01
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Linoleum

Window Cov:

Pool?: No

Pool Feat:

Possession: RECORDING

Exterior: Stone; Stucco; Cement Board

Landscape:

Exterior Feat: Balcony; Sliding Glass Doors

Interior Feat: Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.

Amenities: Clubhouse; Exercise Room; Park/Playground; Swimming Pool; Tennis Court

Terms: Cash; Conventional; FHA

Storage: Garage

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Zoning: Multi-Family

Remarks: Excellent end unit with a two car garage. Spacious and well maintained. Small fenced in patio off of kitchen, large front porch to put your chairs on and a balcony off of the master bedroom. This is a short sale.

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