

**MLS# 1409203 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$245,000      **Tour/Open:** None / Open  
**Price Per:** \$125      **Status:** Active  
**CDOM:**      **List Date:** 09/23/2016  
**DOM:**

**Address:** 4709 W Pale Moon Ln

**NS/EW:** S / 4709 W

**Area:** WJ; SJ; Rvrton; Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** Yes

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-19-352-009

**Taxes:** \$1,672

**Zoning:** RES

**HOA?:** Yes, \$315/Quarter

**HOA Contact:** Daybreak Offices

**HOA Phone:** 801-254-8062

**HOA Amenities:** Biking Trails; Gym Room; Hiking Trails; Playground; Pool; Tennis Court



**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	0	0	0	0	0	0	0	0	0	0	0	0	0
1	980	1	1	0	1	1	0	0	1	0	1	1	0
B	980	2	1	0	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>1960</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2006  
**Effect Yr Blt:** 2015  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing  
**Acres:** 0.10  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Tile

**Window Cov:** Blinds

**Pool?:** No

**Pool Feat:**

**Possession:** 48 hours

**Exterior:** Stucco

**Landscape:** Landscaping: Full; Mature Trees

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

**Exterior Feat:** Double Pane Windows

**Interior Feat:** Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal

**Amenities:** Cable Tv Wired; Clubhouse; Electric Dryer Hookup

**Environm Cert:** Energy Star

**Inclusions:** Ceiling Fan; Microwave; Range

**Exclusions:** See Remarks

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** See Remarks

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

**Zoning:** Single-Family

**Remarks:** This charming home boasts a large master suite and laundry on the main floor. Location can't be beat. Walking distance to school, TRAX station, gym, and a short drive to Mountain View Corridor. Schedule a showing today!

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**MLS# 1405251 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$254,900  
 Price Per: \$134  
 CDOM: 12  
 DOM: 12

Tour/Open: None  
 Status: Active  
 List Date: 09/02/2016

Address: 10336 S Millerton Dr

NS/EW: 10336 S / 4300 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-206-024

Taxes: \$1,485

Zoning:

HOA?: Yes, \$124/Month

HOA Contact: Day break

HOA Phone:

HOA Amenities: Biking Trails; Gym Room; Hiking Trails; Picnic Area;  
 Playground; Pool; Snow Removal; Spa; Tennis Court



Pre-Market:

School Dist: Jordan

Elem: Welby

Sr High: Bingham

Priv Schl:

Jr High: South Jordan  
 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	F		
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	630	2	2	0	0	0	0	0	0	0	1	0
1	630	0	0	0	1	0	0	1	0	1	0	0
B	630	1	1	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>1890</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>

Type: Single Family  
 Style: 2-Story  
 Year Built: 2009  
 Effect Yr Bilt: 2014  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 100%

Const Status: Bilt./Standing  
 Acres: 0.07  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asbestos Shingles

Heating: Electric; Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Plantation Shutters

Pool?: No

Pool Feat:

Possession: Closing

Exterior: Clapboard/Masonite

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Full; Sprinkler: Auto-Full; Terrain, Flat

Exterior Feat: Porch: Open

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Kitchen: Updated; Range/Oven: Built-In

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

Inclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Remarks: BEAUTIFUL 2 STORY HOME! YOU CAN TELL RIGHT AWAY THAT THIS HOME HAS BEEN LOVED. FULLY FINISHED 3 BEDROOM HOME/4 BATHROOMS/WASHER, DRYER AND FRIDGE STAY! KNOTTY ALDER CABINETS/GRANITE COUNTERTOPS/HOA INCLUDES BASIC CABLE AND HIGH SPEED INTERNET,GYM MEMBERSHIP,POOL, HOT TUB, LAKE BOATS, ENDLESS BIKING AND TRAILS!

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**MLS# 1353980 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$263,000      **Tour/Open:** Tour  
**Price Per:** \$114      **Status:** Active  
**Short Sale:** Price previously approved by 3rd Party  
**CDOM:** 604      **List Date:** 02/04/2016  
**DOM:** 232

**Address:** 10368 S Millerton Dr

**NS/EW:** 10368 S / 4300 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham

**City:** South Jordan, UT 84095

**County:** Salt Lake      **Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-206-021      **Taxes:** \$1,661

**Zoning:**      **HOA?:** Yes, \$93/Month

**HOA Contact:** 801-254-8062

**HOA Phone:**

**HOA Amenities:**



**Pre-Market:**

**School Dist:**

**Sr High:**

**Elem:**

**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	938	3	2	0	0	0	0	0	0	0	1	0
1	678	0	0	0	1	0	0	1	1	0	0	0
B	678	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2294</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family

**Style:** 2-Story

**Year Built:** 2009

**Effect Yr Bilt:**

**Deck | Pat:** 0 | 0

**Garage:** 2

**Carpport:** 0

**Prkg Sp:** 0

**Fin Bsmt:** 0%

**Basement:** Full

**Garage/Park:** Attached

**Driveway:** Common Drive; Concrete

**Water:**

**Water Shares:** 0.00

**Spa?:** No      **Community Pool?:**No

**Master Level:**

**Senior Comm:** No

**Animals:**

**Const Status:** Bilt./Standing

**Acres:** 0.08

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No

**Roof:**

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Tile

**Window Cov:**

**Pool?:** No

**Pool Feat:**

**Possession:**

**Exterior:** Asphalt Shingles

**Landscape:** Landscaping: Full

**Exterior Feat:** Porch: Open

**Amenities:** Electric Dryer Hookup; Gas Dryer Hookup

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Basement

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

**Zoning:** Single-Family

**Remarks:** PROPERTY SOLD BY BANKRUPTCY TRUSTEE. PLEASE SEE ATTACHED INSTRUCTION FOR SUBMITTING AN OFFER.

This is a short sale with an offer currently under review by the lender. No showings available at this time. Please contact agent.

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**MLS# 1384054 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$269,900  
 Price Per: \$115  
 CDOM: 113  
 DOM: 113

Tour/Open: None  
 Status: Active  
 List Date: 06/02/2016

Address: 11778 S Oakmond Rd

NS/EW: 11778 S / 4700 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-355-033

Taxes: \$1,480

Zoning: RES

HOA?: Yes, \$300/Quarter

HOA Contact: Daybreak HOA

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge  
 Other Schl:



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	1073	4	2	0	0	0	0	0	0	0	1	0
1	633	0	0	1	0	0	1	1	0	0	0	0
B	633	0	0	0	0	0	0	0	0	0	0	0
Tot	2339	4	2	1	0	0	1	1	0	0	1	0

Type: Single Family  
 Style: 2-Story  
 Year Built: 2006  
 Effect Yr Blt:  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Blt./Standing  
 Acres: 0.06  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: 2 Car Deep (Tandem); Attached; Opener; Rv Parking  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?:No  
 Master Level: 2nd floor  
 Senior Comm: No  
 Animals: See Remarks

Roof: Asphalt Shingles  
 Heating: Forced Air; Gas: Central  
 Air Cond: Central Air; Electric; Central Air; Gas  
 Floor: Carpet; Tile; Vinyl

Window Cov: Blinds; Full

Pool?: Yes

Pool Feat: Concrete/Gunite; In Ground

Possession: Negotiable

Exterior: Clapboard/Masonite

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Double Pane Windows; Outdoor Lighting

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

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

Environm Cert: Home Energy Rating

Inclusions: Ceiling Fan; Microwave; Range; Range Hood; Refrigerator; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Driving Dir: right off 11778 South and 4700 West.

Remarks: Tenant occupied need 24hours to show.

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**MLS# 1394756 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$275,000  
 Price Per: \$103  
 CDOM: 55  
 DOM: 55

Tour/Open: Tour  
 Status: Active  
 List Date: 07/18/2016

Address: 5062 Currant Dr

NS/EW: 11700 S / 5062 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 26-24-452-005

Taxes: \$1,698

Zoning: 1104

HOA?: Yes, \$110/Month

HOA Contact: CCMC

HOA Phone: 801-254-8062

Other (See Remarks); Biking Trails; Club House; Gym

HOA Amenities: Room; Pets Permitted; Picnic Area; Playground; Pool;  
 Snow Removal



**Pre-Market:**

School Dist: Jordan

Elem: Daybreak

Jr High: Elk Ridge

Sr High: Herriman

Priv Schl:

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	1115	3	2	0	0	0	0	0	0	0	1	0
1	712	0	0	0	1	0	0	0	1	0	1	0
B	834	0	0	0	0	0	0	0	0	0	0	0
Tot	2661	3	2	0	1	0	0	0	1	0	1	0

Type: Single Family  
 Style: 2-Story  
 Year Built: 2007  
 Effect Yr Blt: 2012  
 Deck | Pat: 1 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Blt./Standing  
 Acres: 0.07  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: Yes

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric; Central Air; Gas

Floor: Carpet; Linoleum; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Other Wood

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Balcony; Deck; Covered; Outdoor Lighting; Patio: Covered

Interior Feat: Bath: Master; Closet: Walk-In; Disposal; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.

Amenities: See Remarks; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool; Tennis Court

Environm Cert: See Remarks; Energy Star

Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Water Softener: Own

Exclusions: See Remarks; Dryer; Washer

Terms: Cash; Conventional; FHA

Storage: Garage; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Remarks: Come home to DAYBREAK before the SUN SETS on this remarkable stylish home that shouts MODERN AND UP TO DATE!! Move in ready for the most discriminate buyer with EXCITING HOA AMENITIES to thrill all ages. Close to public transportation and great schools. Basement (unfinished) plumbed for add't bathroom could be finished to make home a 4 bed/ 3.5 bath. HUGE cold storage area. Extra insulation. All SS kitchen appliances included. Common grass area in front sets home away from the street. Some amenities are HOA Community amenities. HURRY CALL NOW Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement.

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**MLS# 1403368 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$278,900  
 Price Per: \$123  
 CDOM: 29  
 DOM: 29

Tour/Open: None  
 Status: Active  
 List Date: 08/24/2016

Address: 11748 S Bluerock Ave

NS/EW: 11748 S / W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-354-010

Taxes: \$1,786

Zoning: RES

HOA?: Yes, \$249/Quarter

HOA Contact: Daybreak

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain  
 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	748	3	2	0	0	0	0	0	0	0	1	0
1	764	0	0	0	1	0	0	1	0	0	0	0
B	748	0	0	0	0	0	0	0	0	0	0	0
Tot	2260	3	2	0	1	0	0	1	0	0	1	0

Type: Single Family (PUD)

Style: 2-Story

Year Built: 2005

Const Status: Blt./Standing

Effect Yr Blt: 2011

Acres: 0.15

Deck | Pat: 1 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Full

Garage/Park: Built-In

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 2nd floor

Senior Comm: No

Animals:

Roof: Asphalt Shingles; Fiberglass

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor:

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Arrange

Exterior: Cedar/Redwood; Stucco

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; View: Mountain

Exterior Feat: Balcony; Sliding Glass Doors

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In

Inclusions: Dishwasher: Portable; Microwave; Range; Refrigerator

Exclusions: Dryer; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Remarks: Must see 2 story home with Large Yard in Daybreak! This fantastic home in South Jordan and popular Daybreak community features a front entry balcony, and another balcony off Master bedroom with Amazing views. Location near parks, schools, Lake , and community center. Buyer and Buyer's Agent to verify all listing details.

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**MLS# 1382110 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$295,000  
 Price Per: \$113  
 CDOM: 119  
 DOM: 119

Tour/Open: Tour  
 Status: Active  
 List Date: 05/25/2016

Address: 11682 S Oakmond Rd

NS/EW: 11682 S / 4600 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-353-025

Taxes: \$1,684

Zoning: RES

HOA?: Yes, \$115/Month

HOA Contact: Daybreak

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge

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	1174	4	2	0	0	0	0	0	0	0	1	0
1	718	0	0	0	1	0	0	1	1	0	1	0
B	718	1	1	0	1	0	0	0	0	0	0	0
Tot	2610	5	3	0	2	0	0	1	1	0	1	0

Type: Single Family (PUD)

Style: 2-Story

Year Built: 2005

Const Status: Blt./Standing

Effect Yr Blt:

Acres: 0.07

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carpport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov: Blinds; Full

Pool?: No

Pool Feat:

Possession:

Exterior: Stucco

Landscape: Landscaping: Full

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

Exterior Feat: Double Pane Windows; Outdoor Lighting; Patio: Covered

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stndg.

Amenities: Cable Tv Wired; Clubhouse; Exercise Room; Gas Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

Inclusions: Microwave; Range; Refrigerator; Water Softener: Own; Window Coverings; Workbench

Exclusions: Dryer; Washer

Terms: FHA; VA

Storage: Basement

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

Zoning: Single-Family

Remarks: WOW! WHAT A GREAT PRICE FOR A HOME IN DAYBREAK! BRAND NEW CARPET AND FRESH PAINT THROUGHOUT!

You are not going to want to miss out on this fabulous home located in Daybreak on a corner lot. Home has a great layout with lots to offer and was one of the original model homes. Crown molding throughout the main level, basement and master bedroom; marble counters in master bathroom. Shows well with 4 bedrooms upstairs and one in the basement. Family room downstairs is wired for surround sound and cat-5 wiring throughout. The covered patio is great for enjoying your summer nights. This community truly has it all within walking distance to Soda Row to enjoy the festivities and the gym being across the street, full access to the pools, splash pad and lake rentals! This is a great family community, you will surely be pleased! Close to shopping, food, the movies and much more!

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**MLS# 1399760 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$298,000  
 Price Per: \$104  
 CDOM: 44  
 DOM: 44

Tour/Open: Tour  
 Status: Active  
 List Date: 08/10/2016

Address: 11561 S Kestrel Rise Rd

NS/EW: 11561 S / 4500 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-335-024

Taxes: \$1,690

Zoning: R1

HOA?: Yes, \$86/Month

HOA Contact: CCMC

HOA Phone: 801-254-8062

HOA Amenities: Biking Trails; Gym Room; On Site Property Mgmt; Pet Rules; Playground; Pool; Tennis Court

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl: American Heritage

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	839	3	2	0	0	0	0	0	0	0	0	0
1	1002	0	0	0	1	1	0	0	1	0	0	0
B	1002	0	0	0	0	1	0	0	0	0	0	0
<b>Tot</b>	<b>2843</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

Type: Single Family (PUD)  
 Style: 2-Story  
 Year Built: 2005  
 Effect Yr Blt: 2011  
 Deck | Pat: 0 | 2  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 70%

Const Status: Blt./Standing  
 Acres: 0.07  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov: Blinds; Full

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Clapboard/Masonite

Landscape: Landscaping: Full

Lot Facts: Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Double Pane Windows; Outdoor Lighting; Patio: Covered

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Range/Oven: Free Stdng.

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

Environm Cert: Energy Star

Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Window Coverings

Terms: Cash; Conventional; FHA; VA

Tel Comm: Broadband Cable; DSL; Ethernet; Wired

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

Zoning: Single-Family

Driving Dir: Home Sits Back Off Road.

**Remarks:** Make yourself at home in this amazing 2 story Daybreak charmer with awesome curb appeal and a neutral and elegant color scheme inside and out! Walk in your front door and enjoy the 2 story entry way with lots of light. Find a beautiful room off the entry to use as a Den complete with French doors or a fancy room for a Piano. Enjoy your upgraded kitchen with beautiful solid surface counters, stylish backsplash and stainless appliances. Hang out in your peaceful family room or head upstairs to your 2 spare bedrooms with shared bathroom. The Master suite offers solid surface counters, a separate tub and shower and lots of natural light. Head down the basement for movie night in your spacious open family room/movie room/game room complete with darling built-in window seat. There is room to grow by adding a large 4th bedroom and bathroom in the basement. Just a few steps out your front door you can find yourself at the Elementary School and Daybreak Community Center or one of many parks or pools. Or head up the street for a bike ride, jog or stroll on the many pathways throughout the neighborhood or around the beautiful Lake. Grab a bite to eat or take in the various offerings at popular SoDa Row retail spot.

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**MLS# 1404774 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$298,500      Tour/Open: None  
 Price Per: \$108      Status: Active  
 Short Sale: Price subject to 3rd party approval  
 CDOM: 22      List Date: 08/26/2016  
 DOM: 22

Address: 5069 W Digory Dr

NS/EW: 11770 S / 5069 W

Area: WJ; SJ; Rvrton;  
Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 26-24-457-009

Taxes: \$1,711

Zoning:

HOA?: Yes, \$180/Month

HOA Contact: Daybreak

HOA Phone:

HOA Amenities: Picnic Area; Playground; Pool

Pre-Market:

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

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	1108	3	2	0	0	1	0	0	0	0	1	0
1	820	0	0	0	1	0	0	1	1	0	1	0
B	820	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2748</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>



Type: Single Family  
 Style: 2-Story  
 Year Built: 2009  
 Effect Yr Blt: 2011  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Blt./Standing  
 Acres: 0.08  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No    Community Pool?: No  
 Master Level: 2nd floor  
 Senior Comm: No  
 Animals:

Roof:  
 Heating: Forced Air; Gas: Central  
 Air Cond: Central Air; Electric; Active Solar  
 Floor: Carpet; Tile  
 Window Cov: Blinds  
 Pool?: No  
 Pool Feat:  
 Possession: REC  
 Exterior: Clapboard/Masonite; Stucco  
 Landscape: Landscaping: Full  
 Lot Facts: Fenced: Full; Sprinkler: Auto-Full; Terrain, Flat  
 Interior Feat: Dishwasher, Built-In; Disposal; Range: Gas  
 Amenities: Clubhouse; Electric Dryer Hookup; Park/Playground  
 Inclusions: Ceiling Fan; Range  
 Terms: Cash; Conventional; FHA; VA  
 Storage: Garage; Basement  
 Tel Comm: Fiber Optics  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
 Zoning: Single-Family

Remarks: Located in Daybreak right off Mtn. View. Corridor, enjoy all Daybreak has to offer. Contemporary design with a homey feel. Allow 72 hours for seller to respond to offers. Short sale with one mortgage.

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**MLS# 1401799 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$299,900  
 Price Per: \$120  
 CDOM: 36  
 DOM: 36

Tour/Open: Tour  
 Status: Active  
 List Date: 08/18/2016

Address: 11543 S Oakmond Rd

NS/EW: 11543 S / 4250 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-309-024

Taxes: \$1,551

Zoning: RES

HOA?: Yes, \$109/Month

HOA Contact:

HOA Phone:

HOA Amenities: Barbecue; Hiking Trails; Pets Permitted; Picnic Area;  
 Playground; Pool; Snow Removal



Pre-Market:

School Dist: Jordan

Elem: Daybreak

Jr High: Elk Ridge

Sr High: Bingham

Priv Schl: Challenger School

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	F		
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	956	3	2	0	0	1	0	0	0	0	0	0
1	767	0	0	0	1	1	0	0	1	0	0	0
B	767	1	0	0	0	1	0	0	0	0	0	0
<b>Tot</b>	<b>2490</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

Type: Single Family  
 Style: 2-Story  
 Year Built: 2006  
 Effect Yr Blt: 2008  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 95%

Const Status: Blt./Standing  
 Acres: 0.08  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stucco

Landscape: Landscaping: Full

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

Exterior Feat: Balcony; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered

Interior Feat: Alarm: Fire; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.

Amenities: See Remarks; Cable Tv Available; Electric Dryer Hookup; Park/Playground

Inclusions: Ceiling Fan; Microwave; Refrigerator; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Wireless Broadband

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

Zoning: Single-Family

Remarks: Charming Cottage Bungalow style home with relaxing covered patios perfect for enjoying the beautiful mountain views. Interior features include; fully finished basement with 4 bedrooms and 3 bathrooms, huge bonus room on 2nd floor, and open floor plan. Side yard is open courtyard play area. Easy access to TRAX and tons of shopping nearby. Must see will be gone quickly! Schedule your appointment today. Sq. ft. per country records, buyer to verify all. HOA includes: Century link internet, common area yard maintenance, fitness center, pools, lake access and rentals, basketball courts, gardens, and volleyball courts.

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**MLS# 1400151 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$300,000      Tour/Open: None / Open  
 Price Per: \$120              Status: Active  
 CDOM: 43                      List Date: 08/11/2016  
 DOM: 43

Address: 4352 W Pentenwell Ln

NS/EW: 10650 S / 4352 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-408-016

Taxes: \$1,731

Zoning: RES

HOA?: Yes, \$124/Month

HOA Contact:

HOA Phone:

HOA Amenities:

Pre-Market:

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge

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	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	1090	3	2	0	0	0	0	0	0	0	1	0	0
1	705	0	0	0	1	1	0	0	1	1	0	1	0
B	705	0	0	1	0	1	0	0	0	0	0	0	0
Tot	2500	3	2	1	1	2	0	0	1	1	0	1	0

Type: Single Family  
 Style: 2-Story  
 Year Built: 2009  
 Effect Yr Blt: 2011  
 Deck | Pat: 1 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 90%

Const Status: Blt./Standing  
 Acres: 0.09  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles  
 Heating: Forced Air; Gas: Central  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Laminate; Tile  
 Window Cov: Blinds; Draperies

Basement: Full; See Remarks  
 Garage/Park: Attached; Extra Height; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No    Community Pool?: No  
 Master Level: 2nd floor  
 Senior Comm: No  
 Animals:

Pool?: No  
 Pool Feat:  
 Possession: TBD  
 Exterior: Stucco  
 Landscape: Landscaping: Full  
 Lot Facts: Corner Lot; Curb & Gutter; Sidewalks; Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors  
 Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stndg.  
 Amenities: Cable Tv Wired; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool  
 Inclusions: Microwave; Range; Refrigerator; Window Coverings  
 Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement  
 Tel Comm: Broadband Cable; DSL  
 Access Feat: Ground Level  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
 Zoning: Multi-Family

Remarks: Don't miss your chance to own this amazing home in Daybreak! New Granite, open floor plan; and located right next to a park. Great master suite, with a HUGE bonus room upstairs. Kitchen and living room are a dream. Come experience everything this neighborhood has to offer!

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**MLS# 1387991 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$301,900      **Tour/Open:** None  
**Price Per:** \$118      **Status:** Active  
**CDOM:** 97      **List Date:** 06/18/2016  
**DOM:** 97  
**Address:** 10605 Beach Comber Way #116  
**NS/EW:** 10616 S / 4845 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** Yes  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** None      **Taxes:** \$1  
**Zoning:**      **HOA?:** Yes, \$126/Month  
**HOA Contact:** Erin      **HOA Phone:** 801-254-8062  
**HOA Amenities:**



**Pre-Market:** Yes      **HOA Remarks:** [Remarks]  
**School Dist:** Jordan      **Elem:** Daybreak      **Jr High:** Copper Mountain  
**Sr High:** Herriman      **Priv Schl:** Juan Diego Catholic High      **Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	869	3	2	0	0	0	0	0	0	0	1	0
1	869	0	0	0	1	0	0	1	1	0	1	0
B	804	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2542</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family (PUD)  
**Style:** 2-Story  
**Year Built:** 2016  
**Effect Yr Bilt:**  
**Deck | Pat:** 0 | 1  
**Garage:** 2  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%  
**Basement:** Full  
**Garage/Park:** Attached  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**Const Status:** To Be Built  
**Acres:** 0.01  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Vinyl  
**Window Cov:** None  
**Pool?:** No  
**Pool Feat:**  
**Possession:** closing  
**Exterior:** Asphalt Shingles; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Sidewalks; Sprinkler: Auto-Full; View: Lake; View: Mountain; View: Valley; Drip Irrigation: Auto-Full  
**Exterior Feat:** Double Pane Windows; Patio: Covered  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.  
**Amenities:** See Remarks; Cable Tv Available; Clubhouse; Electric Dryer Hookup; Exercise Room; Home Warranty; Park/Playground; Swimming Pool; Tennis Court; Workshop  
**Environm Cert:** Energy Star  
**Inclusions:** Microwave; Range  
**Terms:** Cash; Conventional; FHA; VA  
**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired  
**Utilities:** Gas: Available; Power: Available; Sewer: Available; Water: Available  
**Zoning:** Single-Family  
**Remarks:** Amazing opportunity under \$300,000 one block up from the Lake in Daybreak. Choose your own finishes and colors now!!! These are the most affordable single family homes in DAYBREAK. Lots are available now. Come see the amenities of Lake Village! This home has an amazing open plan with huge great room open to the kitchen and dining area. 9' ceilings on the main floor offer a spacious feel. Master suite with HUGE walk in closet and second floor laundry as well. Basement offers possibility of a 4th bedroom and additional Family Room or Rec room.

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**MLS# 1398772 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$309,900  
**Price Per:** \$121  
**CDOM:** 49  
**DOM:** 49

**Tour/Open:** Tour / Open  
**Status:** Active  
**List Date:** 08/05/2016

**Address:** 4922 W Calton Ln

**NS/EW:** 11740 S / 4922 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 26-24-479-016

**Taxes:** \$1,878

**Zoning:** RES

**HOA?:** Yes, \$99/Month

**HOA Contact:**

**HOA Phone:**

**HOA Amenities:**

**Pre-Market:**

**School Dist:** Jordan

**Elem:** Daybreak

**Sr High:** Bingham

**Priv Schl:** Hawthorne Academy

**Jr High:** Elk Ridge

**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	900	4	2	0	0	0	0	0	0	0	1	0
1	828	0	0	0	1	0	0	0	0	0	1	0
B	828	1	1	0	0	0	0	0	0	0	0	0
Tot	2556	5	3	0	1	2	0	0	0	0	1	0

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2007  
**Effect Yr Blt:** 2013  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing  
**Acres:** 0.06  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Tile

**Window Cov:** Blinds; Part; Plantation Shutters

**Pool?:** No

**Pool Feat:**

**Possession:** Arrange

**Exterior:** Cement Board

**Landscape:** Landscaping: Full

**Lot Facts:** Fenced: Full; Sprinkler: Auto-Full; Terrain, Flat

**Exterior Feat:** Double Pane Windows; Porch: Open

**Interior Feat:** Bath: Master; Dishwasher, Built-In; Disposal; Granite Countertops

**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Exercise Room; Home Warranty; Park/Playground

**Inclusions:** Microwave; Range

**Exclusions:** Dryer; Washer

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** This Stunning Craftsman Style 2-Story is sure to impress, with contrasting Neutral colors throughout. Updated custom tile and carpeting. Cozy kitchen with knotty alder cabinetry and Stainless steel appliances. A one of a kind Master with a Luxury size suite including a granite counter, built in book cases, computer area and separate tub/shower. An abundance of natural lighting with Plantation shutters. Fully finished basement. Custom home automation and build in surround sound. A built in safe. Private patio along with an Immaculately maintained courtyard with very little upkeep. Shows like a Model! Must see to appreciate!!

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**MLS# 1387996 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$310,400      **Tour/Open:** None  
**Price Per:** \$122      **Status:** Active  
**CDOM:** 97      **List Date:** 06/18/2016  
**DOM:** 97  
**Address:** 10627 Lake Terrace Ave #200  
**NS/EW:** 10627 S / 4845 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** None      **Taxes:** \$1  
**Zoning:**      **HOA?:** Yes, \$126/Month  
**HOA Contact:** Erin      **HOA Phone:** 801-254-8062



**HOA Amenities:**      **HOA Remarks:** [Remarks]  
**Pre-Market:** Yes      **Elem:** Daybreak      **Jr High:** Copper Mountain  
**School Dist:** Jordan      **Priv Schl:** Juan Diego Catholic 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	869	3	2	0	0	0	0	0	0	0	1	0
1	869	0	0	0	1	0	0	1	1	0	1	0
B	804	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2542</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family (PUD)  
**Style:** 2-Story  
**Year Built:** 2016      **Const Status:** To Be Built  
**Effect Yr Blt:**      **Acres:** 0.01  
**Deck | Pat:** 0 | 1      **Frontage:** 0.0  
**Garage:** 2      **Side:** 0.0  
**Carpport:** 0      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 0%  
**Basement:** Full  
**Garage/Park:** Attached; Opener  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Vinyl  
**Window Cov:** None  
**Pool?:** No  
**Pool Feat:**  
**Possession:** closing  
**Exterior:** Asphalt Shingles; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Sidewalks; Sprinkler: Auto-Full; View: Lake; View: Mountain; View: Valley; Drip Irrigation: Auto-Full  
**Exterior Feat:** Double Pane Windows; Patio: Covered  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.  
**Amenities:** See Remarks; Cable Tv Available; Clubhouse; Electric Dryer Hookup; Exercise Room; Home Warranty; Park/Playground; Swimming Pool; Tennis Court; Workshop  
**Environm Cert:** Energy Star  
**Inclusions:** Microwave; Range  
**Terms:** Cash; Conventional; FHA; VA  
**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired  
**Utilities:** Gas: Available; Power: Available; Sewer: Available; Water: Available  
**Zoning:** Single-Family  
**Remarks:** Amazing opportunity for a new single family home in Lake Village in the low \$300's!! One block from direct Lakefront!!! Choose your own custom finishes now!! Come see the amenities of Lake Village!! This home has a great open plan with 9' ceilings on the main floor which offers a spacious feel. Master suite with huge walk in closet and second floor laundry! Basement offers lots of room to grow!

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**MLS# 1397413 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$314,900  
**Price Per:** \$97  
**CDOM:** 55  
**DOM:** 55

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 07/30/2016

**Address:** 4398 W South Jordan Pkwy

**NS/EW:** 10400 S / 4398 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84095

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-259-017

**Taxes:** \$2,275

**Zoning:**

**HOA?:** Yes, \$339/Quarter

**HOA Contact:**

**HOA Phone:**

**HOA Amenities:** Biking Trails; Gym Room; Picnic Area; Playground; Pool; Tennis Court



**Pre-Market:**

**School Dist:** Jordan

**Elem:** Eastlake

**Jr High:** Copper Mountain

**Sr High:** Herriman

**Priv Schl:**

**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	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	0	0	0	0	0	0	0	0	0	0	0	0	0
1	1612	3	2	0	1	0	0	1	0	0	1	0	0
B	1612	0	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3224</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

**Type:** Single Family (PUD)  
**Style:** Bungalow/Cottage

**Year Built:** 2011  
**Effect Yr Bilt:** 2014  
**Deck | Pat:** 0 | 1

**Const Status:** Blt./Standing  
**Acres:** 0.14  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Garage:** 2

**Carport:** 0

**Prkg Sp:** 0

**Fin Bsmt:** 0%

**Basement:** Full

**Garage/Park:** Attached

**Driveway:** Common Drive; Concrete

**Water:** Culinary

**Water Shares:** 0.00

**Spa?:** No **Community Pool?:** Yes

**Master Level:** 1st floor

**Senior Comm:** No

**Animals:** Pets < 20 Lbs.

**Roof:** Asphalt Shingles

**Heating:** Gas; Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** Blinds; Full

**Pool?:** No

**Pool Feat:**

**Possession:** Recording

**Exterior:** Cement Board

**Landscape:** Landscaping: Full; Mature Trees

**Lot Facts:** Curb & Gutter; Fenced: Part; Sprinkler: Auto-Full; Drip Irrigation: Auto-Full

**Exterior Feat:** Porch: Open; Patio: Open

**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stdn.; Granite Countertops

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

**Environm Cert:** Energy Star

**Inclusions:** Refrigerator

**Terms:** Assumption: Qualify; Cash; Conventional; FHA

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

**Access Feat:** Ground Level

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

**Zoning:** Single-Family

**Remarks:** Just reduced 10,000! Beautiful home in Daybreak with large front porch. This open floorplan is perfect for entertaining. Granite counter tops, Stainless steel appliances-Fridge Included. Lots of storage, 2 pantries in kitchen. Washer and Dryer are negotiable.

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**MLS# 1405772 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$315,000  
 Price Per: \$118  
 CDOM: 16  
 DOM: 16

Tour/Open: Tour  
 Status: Active  
 List Date: 09/06/2016

Address: 10902 S Weiss Dr  
 NS/EW: 10902 S / 4160 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84009  
 County: Salt Lake  
 Proj/Subdiv: DAYBREAK  
 Tax ID: 27-18-459-024  
 Zoning: RES

Restrictions: No  
 Taxes: \$1,855  
 HOA?: Yes, \$116/Month

HOA Contact: Daybreak  
 Community Associ

HOA Phone: 801-254-8062

**HOA Amenities:**



**Pre-Market:**

School Dist: Jordan

Elem: Eastlake

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	1180	4	2	0	0	0	0	0	0	0	0	1	0
1	740	0	0	0	1	1	0	0	1	1	0	1	0
B	740	1	1	0	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>2660</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>

Type: Single Family  
 Style: 2-Story  
 Year Built: 2007  
 Effect Yr Blt: 2012  
 Deck | Pat: 0 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 95%

Const Status: Blt./Standing  
 Acres: 0.05  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?:No  
 Master Level: 2nd floor  
 Senior Comm: No  
 Animals:

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Closing

Exterior: Stucco

Landscape: Landscaping: Full

Lot Facts: Fenced: Part; Sprinkler: Auto-Full; Terrain, Flat; Drip Irrigation: Auto-Full

Exterior Feat: Double Pane Windows; Porch: Open

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Range/Oven: Free Stdng.

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

Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Water Softener: Own; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Ethernet; Wired

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

Zoning: Single-Family

**Remarks:** Come visit an inviting home where every square foot of yard has been cultivated in a way to offer low-maintenance living. A private outdoor patio off the dining room offers one an extended eating space that naturally flows outdoors. When its time to be inside, let the music set the tone in your home with in-wall speakers throughout the home and garage. A spacious master bedroom with an extended bonus space is separated from three additional rooms upstairs by a loft area. While the bedroom downstairs doesn't have its own built-in closet, it has its own door to a full bathroom. This home's front yard offers a spacious park-like setting. It's the perfect place in which on can enjoy all the amenities of Daybreak. This home is walking distance to parks, pool, elementary school, and sledding hills. Come enjoy all Daybreak has to offer from the comfort of this clean, well-kept home.

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**MLS# 1392069 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$318,500  
 Price Per: \$95  
 CDOM: 65  
 DOM: 65

Tour/Open: None  
 Status: Active  
 List Date: 07/06/2016

Address: 4589 W Warm Canyon Ln

NS/EW: S / 4589 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-330-006

Taxes: \$2,075

Zoning:

HOA?: Yes, \$348/Quarter

HOA Contact:

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge  
 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	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	0	0	0	0	0	0	0	0	0	0	0	0	0
1	1660	3	2	0	1	0	1	1	0	0	1	0	0
B	1660	1	0	0	0	0	0	0	0	0	0	0	0
Tot	3320	4	2	0	1	0	1	1	0	0	1	0	0

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2006  
 Effect Yr Blt: 2010  
 Deck | Pat: 0 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsm: 25%

Const Status: Blt./Standing  
 Acres: 0.14  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?:No  
 Master Level: 1st floor  
 Senior Comm: No  
 Animals: Pets 20 - 75 Lbs.

Roof: Asphalt Shingles; Fiberglass

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov: Blinds

Pool?: Yes

Pool Feat: See Remarks

Possession: Closing

Exterior: Asphalt Shingles; Stucco

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full

Exterior Feat: Double Pane Windows; Secured Parking; Sliding Glass Doors

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

Amenities: Cable Tv Available; Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

Inclusions: Dishwasher: Portable; Microwave; Range; Refrigerator

Exclusions: Dryer; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: DSL; Ethernet; Wired; Fiber Optics

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

Zoning: Single-Family

Remarks: Motivated Seller! Wonderful Daybreak Rambler! This fantastic home in South Jordan's beautiful and most popular Daybreak community is features modern paint tones throughout, spacious living room, master suite with walk-in closet, a partially finished basement with plenty of storage or you can build out your dream basement. Enjoy countless community features like neighborhood playgrounds, splash pad, community garden, sport courts, the relaxing lake, plus fantastic shopping and restaurants at The District! Buyer to verify all.

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**MLS# 1400856 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$319,000  
**Price Per:** \$98  
**CDOM:** 12  
**DOM:** 12

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 08/15/2016

**Address:** 4972 W Topcrest Dr

**NS/EW:** 11500 S / 4972 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingham

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 26-24-427-004

**Taxes:** \$2,153

**Zoning:**

**HOA?:** Yes, \$116/Month

**HOA Contact:** livedaybreak.com

**HOA Phone:**

**HOA Amenities:** Other (See Remarks); Biking Trails; Hiking Trails; Playground; Pool



**Pre-Market:**

**School Dist:** Jordan

**Elem:** Daybreak

**Jr High:** Elk Ridge

**Sr High:** Bingham

**Priv Schl:**

**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	1694	3	2	0	1	0	0	1	0	1	1	1
B	1550	0	1	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3244</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Type:** Single Family (PUD)

**Style:** Bungalow/Cottage

**Year Built:** 2006

**Const Status:** Blt./Standing

**Effect Yr Blt:** 2015

**Acres:** 0.12

**Deck | Pat:** 0 | 0

**Frontage:** 0.0

**Garage:** 2

**Side:** 0.0

**Carpport:** 0

**Back:** 0.0

**Prkg Sp:** 0

**Irregular:** No

**Fin Bsmt:** 20%

**Basement:** Full

**Garage/Park:** Attached; Opener

**Driveway:** Concrete

**Water:** Culinary

**Water Shares:** 0.00

**Spa?:** No **Community Pool?:** Yes

**Master Level:** 1st floor

**Senior Comm:** No

**Animals:**

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet

**Window Cov:**

**Pool?:** No

**Pool Feat:**

**Possession:** arrange

**Exterior:** Cement Board

**Landscape:** Landscaping: Full

**Exterior Feat:** Porch: Open

**Interior Feat:** Bath: Master; Dishwasher, Built-In; Disposal

**Amenities:** Cable Tv Wired

**Terms:** Cash; Conventional

**Storage:** Garage; Basement

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

**Zoning:** Single-Family

**Remarks:** Wonderful Cottage located in the desirable Daybreak Community. This home features neutral tones and a light and flowing floor plan throughout. You will love the open-concept kitchen and inviting family areas that make being at home the perfect place to be. The master suite is complete with a master bath and walk in closet. So much to be enjoyed in this amazing area of the valley. You must see this home today. It will not last long!

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**MLS# 1399815 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$319,900  
**Price Per:** \$123  
**CDOM:** 44  
**DOM:** 44

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 08/10/2016

**Address:** 10624 S Ozarks Dr

**NS/EW:** 10624 S / 4400 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-328-030

**Taxes:** \$1,760

**Zoning:**

**HOA?:** Yes, \$348/Quarter

**HOA Contact:**

**HOA Phone:** 801-254-8062

**HOA Amenities:** Biking Trails; Club House; Gym Room; Pets Permitted;  
Picnic Area; Playground; Pool; Tennis Court



**Pre-Market:**

**School Dist:** Jordan

**Elem:** Eastlake

**Jr High:** Copper Mountain

**Sr High:** Herriman

**Priv Schl:** Juan Diego Catholic High

**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	1084	4	2	0	0	0	0	0	0	0	0	1	0
1	754	0	0	0	1	1	0	0	1	1	0	1	0
B	754	1	1	0	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>2592</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family

**Style:** 2-Story

**Year Built:** 2011

**Effect Yr Bilt:** 2014

**Deck | Pat:** 0 | 0

**Garage:** 2

**Carport:** 0

**Prkg Sp:** 0

**Fin Bsmt:** 100%

**Const Status:** Bilt./Standing

**Acres:** 0.08

**Frontage:** 0.0

**Side:** 0.0

**Back:** 0.0

**Irregular:** No

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** Blinds; Draperies

**Pool?:** No

**Pool Feat:**

**Possession:** Negotiable

**Exterior:** Clapboard/Masonite; Cement Board

**Landscape:** Landscaping: Full

**Lot Facts:** Corner Lot; Curb & Gutter; Fenced: Full; Secluded Yard; Sidewalks; Sprinkler: Auto-Full

**Exterior Feat:** Deck; Covered; Double Pane Windows; Porch: Open

**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Granite Countertops

**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

**Inclusions:** Alarm System; Ceiling Fan; Microwave; Range

**Exclusions:** Dryer; Refrigerator; Washer

**Terms:** Cash; Conventional; FHA

**Storage:** Garage; Basement

**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired

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

**Zoning:** Single-Family

**Remarks:** Spotless, extremely well cared for home located within the Eastlake Daybreak community. Wrap around porch makes home unique. Large, common grassy area gives the smaller lot a large feel. Kitchen features tall, maple cabinets, large island, upgraded stainless appliances and gas range. Perfectly spaced dining area that connects to side porch for barbecuing. Huge master suite has a large walk in closet and master bath featuring separate bath and shower. Fully finished basement includes a nicely sized family room, a full bathroom and fifth bedroom. Oversized garage with huge shelves for additional storage. Control 4 system features home audio, alarm system, auto controlled locks and temperature control. Home shows a 10 and is easy to show, truly a turn-key property.

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**MLS# 1402676 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$323,595  
 Price Per: \$109  
 CDOM: 31  
 DOM: 31

Tour/Open: None  
 Status: Active  
 List Date: 08/23/2016

Address: 10559 S Pipestone Way

NS/EW: 10559 S / 5400 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK 219

Tax ID: 26-13-192-016

Taxes: \$1  
 HOA?: Yes, \$113/Month

Zoning:

HOA Phone: 801-254-8062

HOA Contact: CCMC

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Bingham

Priv Schl:

Jr High: Elk Ridge  
 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	518	2	1	0	0	1	0	0	0	0	0	0
1	1211	1	1	0	1	0	0	0	1	0	1	0
B	1227	0	0	0	0	0	0	0	0	0	0	0
Tot	2956	3	2	0	1	1	0	0	1	0	1	0

Type: Single Family  
 Style: 2-Story  
 Year Built: 2016  
 Effect Yr Blt:  
 Deck | Pat: 1 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Und. Const.  
 Acres: 0.08  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stucco; Cement Board

Landscape:

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks

Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Vaulted Ceilings; Instantaneous Hot Water; Silestone Countertops

Amenities: Clubhouse; Home Warranty; Swimming Pool

Inclusions: Microwave

Terms: Cash; Conventional; FHA; VA

Storage: Basement

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

Zoning: Single-Family

Remarks: This brand new Claybourne European home is a must see! Located in the exclusive Daybreak area near parks, walking trails and lake this home boasts many amenities such as a 2 foot expansion to it's width for more room, 8 foot tall garage doors, satin nickel hardware, maple cabinets with hardware, adult height vanities, stainless steel gas appliances, quartz kitchen countertops, 2 tone paint, textured walls, laminate flooring, craftsman base and casing with square headers and SO much more. Check it out today!

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**MLS# 1392571 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$324,000  
**Price Per:** \$129  
**CDOM:** 76  
**DOM:** 76  
**Address:** 10603 Ozarks Dr  
**NS/EW:** S / W

**Tour/Open:** None  
**Status:** Active  
**List Date:** 07/06/2016



WFRMLS

**City:** South Jordan, UT 84095  
**County:** Salt Lake  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 27-18-405-013  
**Zoning:**

**Area:** WJ; SJ; Rvrton;  
 Herriman; Bingham

**Restrictions:** No

**Taxes:** \$174,270  
**HOA?:** Yes, \$116/Quarter

**HOA Contact:** Daybreak  
 Community Assoc  
**HOA Amenities:** Other (See Remarks)

**HOA Phone:** 801-254-8062

**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Eastlake

**Sr High:** Bingham

**Priv Schl:**

**Jr High:** Elk Ridge  
**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	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	704	4	2	0	0	0	0	0	0	0	1	0	0
1	1100	0	0	0	1	0	0	0	1	0	0	0	0
B	704	1	1	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2508</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

**Type:** Single Family (PUD)  
**Style:** Tri/Multi-Level

**Year Built:** 2009  
**Effect Yr Bilt:** 2013  
**Deck | Pat:** 0 | 0

**Const Status:** Bilt./Standing

**Acres:** 0.06

**Frontage:** 0.0

**Garage:** 2

**Side:** 0.0

**Carpport:** 0

**Back:** 0.0

**Prkg Sp:** 0

**Irregular:** No

**Fin Bsmt:** 100%

**Basement:** Full

**Garage/Park:** Attached; Built-In

**Driveway:** Common Drive; Concrete

**Water:** Culinary

**Water Shares:** 0.00

**Spa?:** No **Community Pool?:**No

**Master Level:** 2nd floor

**Senior Comm:** No

**Animals:**

**Roof:** Asphalt Shingles

**Heating:** Gas; Central; Hot Water

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** Blinds

**Pool?:** No

**Pool Feat:**

**Possession:** Recording

**Exterior:** Cement Board

**Landscape:** Landscaping: Full; Mature Trees

**Lot Facts:** Cul-de-Sac; Sprinkler: Auto-Full; Terrain, Flat

**Interior Feat:** Alarm: Fire; Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Built-In

**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool; Tennis Court

**Environm Cert:** Energy Star

**Inclusions:** Alarm System; Ceiling Fan; Dishwasher: Portable; Dryer; Microwave; Range; Satellite Dish; Washer

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

**Zoning:** Single-Family

**Remarks:** OPEN HOUSE THIS SATURDAY 8/27/16 1-5 PM! Hurry, this GORGEOUS Daybreak home will go FAST!!! This home is all about LOCATION & UPGRADES!! With easy walking distance to East Lake Elementary. Home features: WOOD FLOORS through out the main level, big OPEN KITCHEN with beautiful upgraded white cabinets and quartz through out home. Basement is 100% finished which adds great space to an already spacious home. Master bedroom has a dedicated reading nook as well. One of the neatest features is right out our front/porch. You have a huge lawn area that makes this home's location even better. You are not surrounded by homes, like most other homes in Daybreak. Seller is willing to give possible paint credit or re-paint part of, or all of the home depending on the buyers offer.

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**MLS# 1392127 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$326,720  
**Price Per:** \$122  
**CDOM:** 78  
**DOM:** 78

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 07/07/2016

**Address:** 10492 S Kestrel Rise Rd #142

**NS/EW:** 10492 S / W

**Area:** WJ; SJ; Rvrton; Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** None

**Taxes:** \$922

**Zoning:** R-1

**HOA?:** Yes, \$116/Month

**HOA Contact:** Erin

**HOA Phone:** 801-254-8062

Biking Trails; Gym Room; Hiking Trails; Pets Permitted;  
**HOA Amenities:** Picnic Area; Playground; Pool; Snow Removal; Tennis Court

**Pre-Market:** Yes

**School Dist:** Jordan

**Elem:** Eastlake

**Jr High:** Copper Mountain

**Sr High:** Herriman

**Priv Schl:** Juan Diego Catholic 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	1148	4	2	0	0	0	0	0	0	0	1	0
1	757	0	0	0	1	0	0	1	1	0	1	0
B	757	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2662</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Roof:** Asphalt Shingles; Pitched

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Gas

**Floor:** Carpet; Tile

**Window Cov:** None

**Pool?:** No

**Pool Feat:**

**Possession:** Fund/Rec

**Exterior:** Clapboard/Masonite; Composition

**Landscape:** Landscaping: Part

**Lot Facts:** Curb & Gutter; Sidewalks; Sprinkler: Auto-Part; View: Mountain; Drip Irrigation: Auto-Part

**Exterior Feat:** Bay Box Windows; Double Pane Windows; Porch: Open

**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Built-In; Instantaneous Hot Water; Low VOC Finishes; Granite Countertops

**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool

**Environm Cert:** Built Green; Energy Star; Home Energy Rating

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Shed; Basement

**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired; Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** Fantastic 4 bedroom home is now available! All bedrooms are upstairs. Good sized master bedroom with ape.tub & shower in master bath, double vanity too. Main floor is completely open, kitchen has nice island & great walk in pantry. Hurry in to select all finishes with in house designer.

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**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2016  
**Effect Yr Blt:**  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%

**Const Status:** Und. Const.  
**Acres:** 0.12  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached; Extra Width  
**Driveway:** Common Drive; Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:** Yes  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**MLS# 1398694 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$329,900  
 Price Per: \$85  
 CDOM: 49  
 DOM: 49

Tour/Open: Tour  
 Status: Active  
 List Date: 08/05/2016

Address: 11643 Kestrel Rise Rd

NS/EW: 11643 S / 4500 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-377-025

Taxes: \$2,433

Zoning:

HOA?: Yes, \$245/Month

HOA Contact: CCMC

HOA Phone:

HOA Amenities:

Pre-Market:

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge

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	549	2	1	0	0	0	0	0	0	0	0	0
1	1651	1	2	0	1	1	0	1	0	1	0	2
B	1651	1	1	0	1	1	0	1	0	0	0	0
Tot	3851	4	4	0	2	2	0	2	0	1	0	2

Type: Single Family  
 Style: 2-Story  
 Year Built: 2005  
 Effect Yr Blt: 2006  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 90%

Const Status: Blt./Standing  
 Acres: 0.09  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached; Built-In; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?:No  
 Master Level: 1st floor  
 Senior Comm: No  
 Animals: Pets 20 - 75 Lbs.

Roof: Asphalt Shingles; Pitched  
 Heating: Forced Air; Gas: Central  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Laminate; Linoleum

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession:

Exterior: Cement Board

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Fenced: Part; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; View: Mountain; Drip Irrigation: Auto-Full; Rainwater Collection

Exterior Feat: Balcony; Bay Box Windows; Deck; Covered; Double Pane Windows; Outdoor Lighting; Storm Windows; Triple Pane Windows

Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Jetted Tub; Kitchen: Second; Mother-in-Law Apt.; Oven: Gas; Range:

Interior Feat: Gas; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

Environm Cert: Energy Star

Inclusions: Microwave; Range; Range Hood; Satellite Dish; Water Softener: Own; Window Coverings

Exclusions: Ceiling Fan; Dryer; Gas Grill/BBQ; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; DSL

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

Zoning: Single-Family

Remarks: This a Must See. It has it all. This floor plan is very open, Perfect for entertaining. The Basement is PERFECT for your family to get together. FULL MOTHER-IN-LAW APARTMENT. No seperate entrance. Main floor Master with a large master bath. Main floor Laundry. Upstairs beds have a Jack and Jill bath Great views. Across the street from the fitness center. Save money with the lowest HOA in Daybreak. Owner/AGENT Appointment Needed. Tenant Occupied.

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**MLS# 1408815 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$329,900  
 Price Per: \$123  
 CDOM: 2  
 DOM: 2

Tour/Open: None  
 Status: Active  
 List Date: 09/21/2016

Address: 11386 Skylux Ave

NS/EW: /

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-155-003

Taxes: \$2,031

Zoning: PUD

HOA?: Yes, \$116/Month

HOA Contact: Daybreak HOA  
 CCMC

HOA Phone: 801-254-8062

Biking Trails; Club House; Common RV Parking; Gym  
 Room; On Site Property Mgmt; Pet Rules; Pets Permitted;  
 Picnic Area; Playground; Pool; Snow Removal; Tennis  
 Court

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Jr High: Elk Ridge

Sr High: Herriman

Priv Schl:

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	F		
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	1362	2	1	0	1	0	0	1	0	1	0	0
B	1320	2	2	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>2682</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>



Type: Single Family (PUD)

Style: Rambler/Ranch

Year Built: 2006

Const Status: Blt./Standing

Effect Yr Blt: 2011

Acres: 0.13

Deck | Pat: 1 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Common Drive; Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: Yes

Master Level: 1st floor

Senior Comm: No

Animals: Pets > 75 Lbs.

Roof: Asphalt Shingles; Pitched

Heating: Gas; Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminated; Tile

Window Cov: Blinds; Full

Pool?: Yes

Pool Feat: Fenced; Heated; In Ground

Possession: Negotiable

Exterior: Asphalt Shingles; Stucco

Landscape: Landscaping: Full

Lot Facts: Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat

Exterior Feat: Double Pane Windows; Patio: Covered; Porch: Open

Interior Feat: Alarm: Security; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stdng.

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

Inclusions: Ceiling Fan; Microwave

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Ethernet; Wired; Fiber Optics

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

Zoning: Single-Family

Remarks: Beautiful Daybreak Rambler with open floorplan that includes a very attractive interior appearance and fully finished basement. It comes with a spacious 2 car garage and one of the largest yards in Daybreak. Great location that is close to the lake, shopping, restaurants, and Soda Row events. Close walking distance to parks, trails, schools, UTA trax and community center!! Don't miss this one!!

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**MLS# 1370284 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$330,000

Price Per: \$130

CDOM: 169

DOM: 169

Address: 10541 S Sturgeon Dr #239

NS/EW: 10541 S / 5200 W

City: South Jordan, UT 84009

County: Salt Lake

Proj/Subdiv: DAYBREAK

Tax ID: 26-13-195-005

Zoning:

HOA Contact:

HOA Amenities:

Pre-Market:

School Dist: Jordan

Sr High: Herriman

Tour/Open: Tour

Status: Active

List Date: 04/07/2016

Area: WJ; SJ; Rvrton; Herriman; Bingham

Restrictions: No

Taxes: \$1

HOA?: Yes, \$116/Month

HOA Phone:

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				K	B	F		
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	878	3	2	0	0	0	0	0	0	0	1	0
1	825	0	0	1	1	0	0	1	1	0	0	0
B	825	0	0	0	0	0	0	0	0	0	0	0
Tot	2528	3	2	0	1	0	0	1	1	0	1	0

Type: Single Family

Style: 2-Story

Year Built: 2016

Effect Yr Bilt:

Deck | Pat: 0 | 0

Garage: 2

Carpport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Asphalt

Water:

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level: 2nd floor

Senior Comm: No

Animals:

Const Status: Bilt./Standing

Acres: 0.09

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof:

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Stucco; Cement Board

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Sprinkler: Auto-Full

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty

Environm Cert: See Remarks; Energy Star; Home Energy Rating

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

**Remarks:** Your loved ones deserve a healthier, quieter, more comfortable home. By using roof top solar, active air filtration, on demand hot water heater and leading edge materials behind the walls we are able to offer you a beautiful home that is long lasting with great indoor air quality and consistently comfortable living spaces, all while saving you money each month by using about half the energy of a typical house its size. Adorned with granite counter tops, stainless steel appliances, wood floors, and dripping in natural light our homes work hard to support the life in your lifestyle. Live Different, Live Better. We proudly employ independent third parties to test the performance of each and every home we build. This home reached an amazing HERS index of 47! (Google HERS index to learn more about the rating system)

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**MLS# 1396706 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$330,000  
**Price Per:** \$111  
**CDOM:** 57  
**DOM:** 57

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 07/28/2016

**Address:** 11572 S Harvest Rain

**NS/EW:** 11572 S / 4420 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84095

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-19-336-012

**Taxes:** \$2,110

**Zoning:** RES

**HOA?:** Yes, \$249/Quarter

**HOA Contact:**

**HOA Phone:**

**HOA Amenities:** Barbecue; Biking Trails; Club House; Common RV Parking;  
Hiking Trails; Picnic Area; Playground; Pool; Tennis Court



**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Daybreak

**Sr High:** Herriman

**Priv Schl:**

**Jr High:** Copper Mountain  
**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	1280	3	2	0	1	0	0	0	0	0	1	0
1	840	0	0	0	1	0	1	0	1	0	0	1
B	840	2	1	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>2960</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>

**Type:** Single Family (PUD)  
**Style:** 2-Story  
**Year Built:** 2005  
**Effect Yr Bilt:** 2008  
**Deck | Pat:** 0 | 1  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 2  
**Fin Bsmt:** 98%

**Const Status:** Blt./Standing  
**Acres:** 0.12  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Slate; Vinyl

**Window Cov:** Blinds

**Pool?:** Yes

**Pool Feat:** See Remarks

**Possession:** Rec + 48

**Exterior:** Stucco

**Landscape:** Landscaping: Full

**Lot Facts:** Curb & Gutter; Fenced: Part; Sprinkler: Auto-Full; View: Mountain; View: Valley

**Exterior Feat:** Double Pane Windows; Porch: Open; Sliding Glass Doors

**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Oven: Gas; Range: Gas; Range/Oven: Free Stndg.; Granite Countertops

**Amenities:** Electric Dryer Hookup; Exercise Room; Park/Playground; Swimming Pool; Tennis Court

**Inclusions:** Ceiling Fan; Microwave; Range; Refrigerator; Window Coverings

**Exclusions:** Dryer; Washer

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** DSL

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

**Zoning:** Single-Family

**Remarks:** Large rooms and high ceilings give this home an open, airy feeling! The main floor flows with an archway leading to the kitchen and dining area! Upstairs has a loft area and 3 spacious bedrooms with walk in closets! 2 bedrooms have amazing views of the Wasatch Mountains! The basement is nice and bright! The home is walking distance to the elementary school! Enjoy the hiking and biking trails and all that Daybreak has to offer! # BNG

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**MLS# 1380595 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$333,477      **Tour/Open:** Tour  
**Price Per:** \$128      **Status:** Active  
**CDOM:** 103      **List Date:** 05/19/2016  
**DOM:** 103  
**Address:** 10618 S Beach Comber Way #112  
**NS/EW:** 10618 S / 4845 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingh  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** Yes  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-13-426-017      **Taxes:** \$1  
**Zoning:**      **HOA?:** Yes, \$126/Month  
**HOA Contact:** Erin      **HOA Phone:** 801-254-8062  
**HOA Amenities:**      **HOA Remarks:** [Remarks]  
**Pre-Market:** No      **Elem:** Daybreak  
**School Dist:** Jordan      **Priv Schl:**  
**Sr High:** Herriman



**Jr High:** Copper Mountain  
**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
3	0	0	0	0	0	0	0	0	0	0	0
2	750	3	2	0	0	0	0	0	0	1	0
1	1250	0	0	0	1	0	1	0	1	0	0
B	594	0	0	0	0	0	0	0	0	0	0
Tot	2594	3	2	0	1	0	1	0	1	0	0

**Type:** Single Family (PUD)  
**Style:** 2-Story  
**Year Built:** 2016      **Const Status:** Blt./Standing  
**Effect Yr Blt:**      **Acres:** 0.05  
**Deck | Pat:** 0 | 0      **Frontage:** 0.0  
**Garage:** 2      **Side:** 0.0  
**Carpport:** 0      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 0%  
**Basement:** Full  
**Garage/Park:** Attached; Opener  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**Roof:** Asphalt Shingles  
**Heating:** Gas; Stove; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Laminate; Tile  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:** Closing  
**Exterior:** Asphalt Shingles; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Sidewalks; Sprinkler: Auto-Full; View: Lake; View: Mountain; View: Valley  
**Exterior Feat:** Balcony; Patio: Covered; Porch: Open  
**Interior Feat:** Dishwasher, Built-In; Disposal; Range: Gas; Silestone Countertops  
**Amenities:** Clubhouse; Exercise Room; Home Warranty; Park/Playground; Swimming Pool; Tennis Court  
**Environm Cert:** Energy Star  
**Inclusions:** Microwave; Range  
**Terms:** Cash; FHA; VA  
**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
**Zoning:** Single-Family

**Remarks:** Landscaping is now in!!! Come see the lake view from your front porch! Incredible location near the Lake in Daybreak! This nearly move in ready home is just steps from the lake. Bring your paddle boards and walk them down to the Lake! Upgraded designer touches include beautiful laminate flooring throughout the main floor areas and upgraded carpet and tile as well in the bedrooms and bathroom areas. Counter tops are quartz with under mounted sinks in the bathrooms and kitchens. Master bath has double sink vanity and a large garden tub!

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**MLS# 1404890 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$339,000  
 Price Per: \$107  
 CDOM: 97  
 DOM: 22

Tour/Open: Tour  
 Status: Active  
 List Date: 09/01/2016

Address: 10387 S Lac Vieux Rd

NS/EW: 10387 S / 4510 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-132-019

Taxes: \$2,343

Zoning: RES

HOA?: Yes, \$116/Month

HOA Contact:

HOA Phone: 801-254-8062

HOA Amenities: Playground

Pre-Market:

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain

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	1132	3	2	0	0	0	0	1	0	0	1	0
1	1008	0	0	1	0	0	0	0	0	0	0	0
B	1008	1	1	0	0	0	0	0	0	0	0	0
Tot	3148	4	3	0	1	0	0	1	0	0	1	0

Type: Single Family (PUD)

Style: 2-Story

Year Built: 2009

Const Status: Blt./Standing

Effect Yr Blt: 2013

Acres: 0.10

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carpport: 0

Back: 0.0

Prkg Sp: 4

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Built-In; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Master Level:

Senior Comm: No

Animals:

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor:

Window Cov:

Pool?: No

Pool Feat:

Possession: REC

Exterior: Cement Board

Landscape: Landscaping: Full

Lot Facts: Fenced: Full; Sprinkler: Auto-Full

Exterior Feat: Porch: Open

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Wall; Range: Gas; Range/Oven: Free Stndg.; Granite Countertops

Amenities: Park/Playground

Inclusions: Dishwasher: Portable; Microwave; Range

Terms: Cash; Conventional; FHA; VA

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

Zoning: Single-Family

Remarks: Immaculate 2-story home. Beautiful flooring throughout the entire home. Gorgeous kitchen and a great, open feel in entire home.

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**MLS# 1388810 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$346,745      **Tour/Open:** None  
**Price Per:** \$126      **Status:** Active  
**CDOM:** 93      **List Date:** 06/22/2016  
**DOM:** 93  
**Address:** 5328 W Bowstring Way #232  
**NS/EW:** 10500 S / 5328 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-13-194-011      **Taxes:** \$1  
**Zoning:**      **HOA?:** Yes, \$116/Month  
**HOA Contact:** Live Daybreak      **HOA Phone:** 801-254-8062  
**HOA Amenities:**



**Jr High:** Copper Mountain  
**Other Schl:** Early Light Academy

**Pre-Market:**  
**School Dist:** Jordan      **Elem:** Daybreak  
**Sr High:** Herriman      **Priv 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	1115	3	2	0	0	0	0	0	0	0	1	0
1	814	0	0	0	1	0	0	1	1	0	0	0
B	814	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>2743</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2016  
**Effect Yr Bilt:**  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsm:** 0%

**Const Status:** Bilt./Standing  
**Acres:** 0.07  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached; Opener  
**Driveway:** Asphalt  
**Water:**  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:**

**Roof:**  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Laminate; Tile  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Stucco; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Curb & Gutter; Sprinkler: Auto-Full  
**Exterior Feat:** Double Pane Windows; Sliding Glass Doors  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Silestone Countertops  
**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty  
**Environm Cert:** See Remarks; Energy Star; Home Energy Rating  
**Inclusions:** Microwave; Range  
**Terms:** Cash; Conventional; FHA; VA

**Remarks:** It looks different because it is different. Breathe easy knowing you've chosen to provide a healthier, quieter and more comfortable space for you and your loved ones. Active air filtration combats Salt Lakes notoriously bad air, roof top solar takes advantage of our average 222 sunny days each year, and advanced techniques in framing and insulation keep conditioned air where it should be, on the inside, saving you money each month by using about half the energy of a typical house its size. Draped with natural light and finished with quartz counter tops, wood floors, Italian cabinetry and stainless steel, our homes put more life in your lifestyle. Live Different, Live Better. We proudly employ independent third parties to test the performance of each and every home we build. This home reached an amazing HERS index of 54! (Google HERS index to learn more about the rating system)

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**MLS# 1388827 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$348,213

Price Per: \$125

CDOM: 93

DOM: 93

Address: 5332 W Bowstring Way #231

NS/EW: 10500 S / 5332 W

City: South Jordan, UT 84009

County: Salt Lake

Proj/Subdiv: DAYBREAK

Tax ID: 26-13-194-010

Zoning:

HOA Contact: Live Daybreak

HOA Amenities:

Pre-Market:

School Dist: Jordan

Sr High: Herriman

Tour/Open: None

Status: Active

List Date: 06/22/2016

Area: WJ; SJ; Rvrton; Herriman; Bingh

Restrictions: No

Taxes: \$1

HOA?: Yes, \$116/Month

HOA Phone: 801-254-8062

Elem: Daybreak

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	1113	3	2	0	0	0	0	0	0	0	1	0
1	832	0	0	0	1	0	0	1	1	0	0	0
B	832	0	0	0	0	0	0	0	0	0	0	0
Tot	2777	3	2	0	1	0	0	1	1	0	1	0

Type: Single Family

Style: 2-Story

Year Built: 2016

Effect Yr Blt:

Deck | Pat: 0 | 0

Garage: 2

Carpport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Asphalt

Water:

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level: 2nd floor

Senior Comm: No

Animals:

Const Status: Blt./Standing

Acres: 0.07

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof:

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior: Stucco; Cement Board

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Sprinkler: Auto-Full

Exterior Feat: Double Pane Windows; Sliding Glass Doors

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty

Environm Cert: See Remarks; Energy Star; Home Energy Rating

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Remarks: Not all homes are created equal. Breathe easy knowing you've chosen to provide a healthier, quieter and more comfortable space for you and your loved ones. Active air filtration combats Salt Lakes notoriously bad air, roof top solar takes advantage of our average 222 sunny days each year, and advanced techniques in framing and insulation keep conditioned air where it should be, on the inside, saving you money each month by using about half the energy of a typical house its size. Draped with natural light and finished with quartz counter tops, wood floors, Italian cabinetry and stainless steel, our homes put more life in your lifestyle. Live Different, Live Better. We proudly employ independent third parties to test the performance of each and every home we build. This home reached an amazing HERS index of 51! (Google HERS index to learn more about the rating system)

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**MLS# 1405747 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$350,000      **Tour/Open:** None  
**Price Per:** \$113      **Status:** Active  
**CDOM:** 16      **List Date:** 09/07/2016  
**DOM:** 16  
**Address:** 11634 S Alexandria Dr  
**NS/EW:** 11634 S / 5100 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingh  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-24-459-010      **Taxes:** \$1  
**Zoning:** RES      **HOA?:** Yes, \$116/Month  
**HOA Contact:** Daybreak      **HOA Phone:** 866-254-8062  
 Community Assoc.  
**HOA Amenities:** Other (See Remarks); Biking Trails; Club House; Hiking  
 Trails; Picnic Area; Pool; Spa; Tennis Court



**Jr High:** Elk Ridge  
**Other Schl:** Early Light Academy

**Elem:** Daybreak  
**Priv Schl:** Juan Diego Catholic High

**Pre-Market:**  
**School Dist:** Jordan  
**Sr High:** Bingham

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	1092	3	2	0	0	0	0	0	0	0	1	0
1	985	0	0	0	1	1	1	1	0	0	0	0
B	1013	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3090</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2012  
**Effect Yr Blt:** 2013  
**Deck | Pat:** 1 | 1  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 4  
**Fin Bsmt:** 0%

**Const Status:** Blt./Standing  
**Acres:** 0.10  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asbestos Shingles; Pvc  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric; Active Solar; Seer 16 or higher  
**Floor:** Carpet; Tile  
**Window Cov:** Blinds; Full  
**Pool?:** No

**Basement:** Full  
**Garage/Park:** Attached; Opener; Workbench  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** Yes      **Community Pool?:** Yes  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:**

**Pool Feat:**  
**Possession:** rec+3days  
**Exterior:** Stucco; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Fenced: Full; Sprinkler: Auto-Full; View: Mountain; Private  
**Exterior Feat:** Balcony; Deck; Covered; Double Pane Windows; Porch: Open  
**Interior Feat:** Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Range: Gas; Range/Oven: Free Stndg.; Vaulted Ceilings; Instantaneous Hot Water  
**Amenities:** Cable Tv Wired; Home Warranty  
**Environm Cert:** Built Green; Energy Star; Home Energy Rating  
**Inclusions:** Microwave; Range; Range Hood; Water Softener: Own; Window Coverings  
**Exclusions:** Dryer; Refrigerator; Washer  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Basement  
**Tel Comm:** Fiber Optics; Wireless Broadband  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
**Zoning:** Single-Family  
**Remarks:** Utah Home for sale in Daybreak with fenced back yard and large patio, Big open spaces, gorgeous kitchen and great room for entertaining. High energy efficiency rating with 42 HERS score, Energy Star Certified home, solar panels, tank-less water heater, water softener, big master, 3 bedrooms with room for 2 more in basement, Beautiful modern designer features. You will love this home

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**MLS# 1383120 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$355,000  
**Price Per:** \$109  
**CDOM:** 115  
**DOM:** 115  
**Address:** 10549 S Sturgeon Dr #240  
**NS/EW:** 10549 S / 5400 W  
**City:** South Jordan, UT 84009  
**County:** Salt Lake  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-13-195-006  
**Zoning:**  
**HOA Contact:**  
**HOA Amenities:**  
**Pre-Market:**

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 05/31/2016  
**Area:** WJ; SJ; Rvrton; Herriman; Bingh  
**Restrictions:** No  
**Taxes:** \$1  
**HOA?:** Yes, \$117/Month  
**HOA Phone:**



**Jr High:** Elk Ridge  
**Other Schl:** Early Light Academy

**School Dist:** Jordan  
**Sr High:** Herriman  
**Elem:** Daybreak  
**Priv 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	1628	2	2	0	1	0	0	1	1	0	0	0
B	1628	0	0	0	0	0	0	0	0	0	0	0
Tot	3256	2	2	0	1	0	0	1	1	0	0	0

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2016  
**Effect Yr Blt:**  
**Deck | Pat:** 0 | 0  
**Garage:** 2  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%  
**Const Status:** Blt./Standing  
**Acres:** 0.11  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No  
**Basement:** Full  
**Garage/Park:** Attached; Opener; Parking: Covered  
**Driveway:** Asphalt; Concrete  
**Water:**  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:**No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Laminate  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Stucco; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Sprinkler: Auto-Full  
**Exterior Feat:** Double Pane Windows  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Instantaneous Hot Water; Granite Countertops  
**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty  
**Environm Cert:** Energy Star  
**Inclusions:** Microwave; Range  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Basement  
**Tel Comm:** Broadband Cable  
**Access Feat:** 36" Wide Hallways; Single Level Living

**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
**Remarks:** Don't you deserve a healthier, quieter, more comfortable home? By using roof top solar, active air filtration, an on demand hot water heater and leading edge materials behind the walls we are able to offer you a beautiful home that is long lasting with great indoor air quality and consistently comfortable living spaces, all while saving you money each month by using about half the energy of a typical house its size. Adorned with granite counter tops, stainless steel appliances, wood floors, and dripping in natural light our homes work hard to support the life in your lifestyle. Live Different, Live Better. We proudly employ independent third parties to test the performance of each and every home we build. This home reached an amazing HERS index of 47! (Google HERS index to learn more about the rating system)

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**MLS# 1392120 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$370,390  
**Price Per:** \$108  
**CDOM:** 78  
**DOM:** 78

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 07/07/2016

**Address:** 10496 S Kestrel Rise Rd #143

**NS/EW:** 10496 S / W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingham

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** None

**Taxes:** \$922

**Zoning:** R-1

**HOA?:** Yes, \$116/Month

**HOA Contact:** Erin

**HOA Phone:** 801-254-8062

**HOA Amenities:**

**Pre-Market:** Yes

**School Dist:** Jordan

**Elem:** Eastlake

**Jr High:** Copper Mountain

**Sr High:** Herriman

**Priv Schl:** Juan Diego Catholic High

**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	1000	3	2	0	0	0	0	0	0	0	1	0
1	1208	0	0	1	1	1	1	1	1	0	1	0
B	1200	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3408</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

**Type:** Single Family

**Style:** 2-Story

**Year Built:** 2016

**Const Status:** Und. Const.

**Effect Yr Bilt:**

**Acres:** 0.14

**Deck | Pat:** 1 | 0

**Frontage:** 0.0

**Garage:** 2

**Side:** 0.0

**Carpport:** 0

**Back:** 0.0

**Prkg Sp:** 0

**Irregular:** No

**Fin Bsmt:** 0%

**Basement:** Full

**Garage/Park:** Attached; Extra Width; Opener

**Driveway:** Common Drive; Concrete

**Water:** Culinary

**Water Shares:** 0.00

**Spa?:** No **Community Pool?:** Yes

**Master Level:** 2nd floor

**Senior Comm:** No

**Animals:** Pets > 75 Lbs.



**Roof:** Asphalt Shingles; Pitched

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Gas

**Floor:** Carpet; Tile

**Window Cov:** None

**Pool?:** No

**Pool Feat:**

**Possession:** Fund/Rec

**Exterior:** Clapboard/Masonite; Cement Board

**Landscape:** Landscaping: Part

**Lot Facts:** Corner Lot; Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Part; View: Mountain; Drip Irrigation: Auto-Part

**Exterior Feat:** Deck; Covered; Double Pane Windows; Entry (Foyer); Porch: Open

**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Vaulted Ceilings; Instantaneous Hot Water; Low VOC Finishes

**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool

**Environm Cert:** Built Green; Energy Star; Home Energy Rating

**Inclusions:** Microwave; Storage Sheds

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Shed; Basement

**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired; Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** Wonderful 2 story charmer with a main floor plan to die for! This home has it all! Entry area with sunroom/office, separate from the family & kitchen dining space. Very open but you can't see the sink from the front door. All bedrooms upstairs, with fabulous 2 story volume. 9 ft. Basement is unfinished, with room for 2 more beds, addtl. family room, storage & bath. All finishes are selected by you, the buyer IF YOU HURRY!!! (With help from in-house design team)

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**MLS# 1398031 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$378,600

Price Per: \$118

CDOM: 52

DOM: 52

Address: 5226 W Bowstring Way #231

NS/EW: 10599 S / 5226 W

City: South Jordan, UT 84009

County: Salt Lake

Proj/Subdiv: DAYBREAK

Tax ID: None

Zoning: R-1

HOA Contact: ERIN

HOA Amenities: Mgmt; Pets Permitted; Playground; Pool; Snow Removal; Tennis Court

Tour/Open: Tour

Status: Active

List Date: 08/02/2016

Area: WJ; SJ; Rvrton; Herriman; Bingham

Restrictions: No

Taxes: \$908

HOA?: Yes, \$116/Month

HOA Phone: 801-254-8062



Under Construction

Pre-Market: Yes

School Dist: Jordan

Sr High: Herriman

Elem: Daybreak

Priv Schl: Juan Diego Catholic High

Jr High: Copper Mountain

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	1089	4	2	0	0	0	0	0	0	0	1	0
1	1099	0	0	0	1	1	1	1	1	0	1	0
B	998	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3186</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Gas

Floor: Carpet; Tile

Window Cov: None

Pool?: No

Pool Feat:

Possession: FUND/REC

Exterior: Composition; Stone; Cement Board

Landscape: Landscaping: Full

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part

Exterior Feat: Bay Box Windows; Deck; Covered; Double Pane Windows; Entry (Foyer); Porch: Open; Storm Doors

Interior Feat: Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Great Room; Instantaneous Hot Water; Low VOC Finishes; Granite Countertops

Amenities: Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool

Environm Cert: Built Green; Energy Star; Home Energy Rating

Inclusions: Microwave

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; DSL; Ethernet; Wired; Fiber Optics

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

Zoning: Single-Family

Remarks: ALL INTERIOR PICTURES ARE OF THE FORMER MODEL HOME. HURRY IN TO SELECT ALL OF THE FINISHES WITH IN HOUSE DESIGN TEAM. HOME IS CURRENTLY AT DRYWALL. 60 DAYS TILL COMPLETE. GREAT CORNER LOT WITH GORGEOUS WASATCH MOUNTAIN VIEWS FROM BACK PORCH & YARD.

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Type: Single Family

Style: 2-Story

Year Built: 2016

Effect Yr Blt:

Deck | Pat: 1 | 0

Garage: 2

Carpport: 0

Prkg Sp: 2

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Extra Width; Opener

Driveway: Common Drive; Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: Yes

Master Level: 2nd floor

Senior Comm: No

Animals:

Const Status: Und. Const.

Acres: 0.13

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

**MLS# 1381204 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$379,000  
 Price Per: \$105  
 CDOM: 107  
 DOM: 107

Tour/Open: Tour  
 Status: Active  
 List Date: 05/20/2016

Address: 4749 W Copper Sky Dr

NS/EW: 11600 S / 4749 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-351-007

Taxes: \$2,128

Zoning:

HOA?: Yes, \$110/Month

HOA Contact: Cindy Spillane

HOA Phone: 801-254-8062

HOA Amenities: Club House; Pool; Tennis Court

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:



Jr High: Copper Mountain  
 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	1802	2	2	0	1	1	1	0	1	0	1	1
B	1786	3	1	0	1	1	0	0	0	0	0	0
Tot	3588	5	3	0	2	2	1	0	1	0	1	1

Type: Single Family  
 Style: Bungalow/Cottage  
 Year Built: 2006  
 Effect Yr Blt: 2013  
 Deck | Pat: 1 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 4  
 Fin Bsmt: 100%

Const Status: Blt./Standing  
 Acres: 0.17  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: Yes

Roof: Asphalt Shingles; Pitched

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds; Draperies

Pool?: No

Pool Feat:

Possession: tbd

Exterior: Stone; Stucco

Landscape: Fruit Trees; Landscaping: Full; Mature Trees; Vegetable Garden

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain

Exterior Feat: Double Pane Windows; Porch: Open

Interior Feat: Alarm: Fire; Bath: Master; Closet: Walk-In; Disposal; French Doors; Gas Log; Jetted Tub; Kitchen: Updated; Oven: Double; Oven: Gas; Oven: Wall; Range: Gas; Range/Oven: Built-In

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

Environm Cert: See Remarks

Inclusions: Ceiling Fan; Dryer; Microwave; Range; Range Hood; Refrigerator; Washer; Window Coverings

Exclusions: Swing Set; Trampoline

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; Multiple Phone Lines

Access Feat: 32" Wide Doorways; 36" Wide Hallways; Access To Elec. Outlets; Single Level Living

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

Zoning: Single-Family

Remarks: Your chance to own in Daybreak! 5 bedrooms, 3 full baths, lots of space in your great room up and down for family gatherings. Double ovens, main floor laundry. Newer water heater, roof 10 years old, new paint throughout. Room for veggie garden and kids to play in one of the bigger lots in the neighborhood. Not to mention your in Daybreak...a great community. Buyer to verify all.

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**MLS# 1399678 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$379,900  
 Price Per: \$108  
 CDOM: 44  
 DOM: 44

Tour/Open: Tour  
 Status: Active  
 List Date: 08/08/2016

Address: 11424 S Harvest Crest Way

NS/EW: 11424 / 4500

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-332-005

Taxes: \$2,347

Zoning:

HOA?: Yes, \$83/Month

HOA Contact: Daybreak

HOA Phone: 801-254-8062

HOA Amenities: Barbecue; Biking Trails; Gym Room; Pets Permitted; Picnic Area; Playground; Pool



Pre-Market:

School Dist: Jordan

Elem: Daybreak

Jr High: Elk Ridge

Sr High: Herriman

Priv Schl:

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	1746	2	2	0	1	0	0	1	1	1	0	2
B	1746	2	0	1	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3492</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>

Type: Single Family  
 Style: Bungalow/Cottage  
 Year Built: 2004  
 Effect Yr Bilt:  
 Deck | Pat: 0 | 2  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 95%

Const Status: Bilt./Standing  
 Acres: 0.14  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Electric

Air Cond: Central Air; Electric

Floor: Carpet; Laminate

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Recording

Exterior: Stone; Stucco

Landscape: Landscaping: Full; Mature Trees

Lot Facts: Curb & Gutter; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Rainwater Collection

Interior Feat: Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Wall; Theater Room

Amenities: Cable Tv Wired; Electric Dryer Hookup

Inclusions: Ceiling Fan; Dishwasher: Portable; Gas Grill/BBQ; Microwave; Range; Range Hood; Refrigerator; Satellite Dish

Exclusions: Dryer; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Basement

Zoning: Single-Family

Remarks: Price Reduced!! Beautiful home in Founders neighborhood of Daybreak. The master bedroom closet and theater room will not disappoint. Unique drive thru garage.

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**MLS# 1400761 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$386,680  
 Price Per: \$113  
 CDOM: 39  
 DOM: 39

Tour/Open: Tour  
 Status: Active  
 List Date: 08/15/2016

Address: 10426 Sturgeon Dr #277

NS/EW: 10426 S / W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: None

Taxes: \$987

Zoning: R-1

HOA?: Yes, \$116/Month

HOA Contact: ERIN

HOA Phone: 801-254-8062

HOA Amenities: Biking Trails; Gym Room; Hiking Trails; Pets Permitted;  
 Picnic Area; Playground; Pool; Tennis Court

Pre-Market: Yes

School Dist: Jordan

Elem: Eastlake

Jr High: Copper Mountain

Sr High: Herriman

Priv Schl: Juan Diego Catholic 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	F		
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	481	2	1	0	0	0	0	0	0	0	0	0	
1	1558	1	1	0	1	0	0	1	1	1	0	1	
B	1374	0	0	0	0	0	0	0	0	0	0	0	
<b>Tot</b>	<b>3413</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	

Type: Single Family  
 Style: 2-Story  
 Year Built: 2016  
 Effect Yr Blt:  
 Deck | Pat: 1 | 0  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Und. Const.  
 Acres: 0.12  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles; Metal; Pitched

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Gas

Floor: Carpet; Tile

Window Cov: None

Pool?: No

Pool Feat:

Possession: FUND/REC

Exterior: Clapboard/Masonite; Stone; Cement Board

Landscape: Landscaping: Full

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Bay Box Windows; Deck; Covered; Double Pane Windows; Porch: Open

Interior Feat: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range: Gas; Instantaneous Hot Water; Low VOC Finishes; Granite Countertops

Amenities: Cable Tv Wired; Exercise Room; Home Warranty; Park/Playground; Swimming Pool

Environm Cert: Built Green; Energy Star

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; DSL; Ethernet; Wired; Fiber Optics

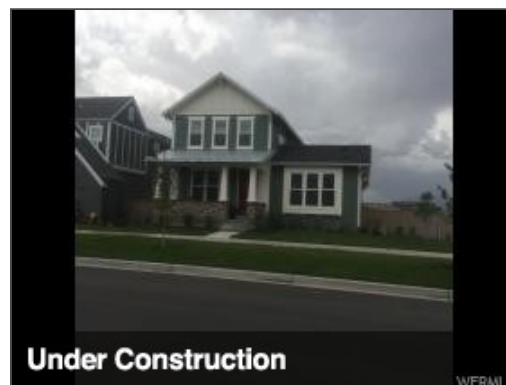
Access Feat: Single Level Living

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

Zoning: Single-Family

Remarks: Incredible Palisades floor plan!!! Brings your indoor/outdoor living together! This plan boasts of an incredibly open main floor living design with tons of natural light, windows galore! (Don't worry about energy bills, because we are Energy Star 3.0, bills are very low.) The master bedroom & bath are very nice sized with a sep. tub & shower & double vanity. Full landscaping is also included on this home because it's a corner lot.

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**MLS# 1408612 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$389,000  
**Price Per:** \$117  
**CDOM:** 2  
**DOM:** 2

**Tour/Open:** Tour / Open  
**Status:** Active  
**List Date:** 09/21/2016



**Address:** 11083 S Sunup Way

**NS/EW:** 11083 S / 4340 W

**Area:** WJ; SJ; Rvrton; Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** Yes

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-19-206-013

**Taxes:** \$2,524

**Zoning:**

**HOA?:** Yes, \$116/Month

**HOA Contact:** Daybreak

**HOA Phone:** 801-254-8294

**HOA Amenities:** Barbecue; Biking Trails; Gym Room; Hiking Trails; Pets Permitted; Picnic Area; Playground; Pool; Tennis Court

**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Eastlake

**Sr High:** Herriman

**Priv Schl:**

**Jr High:** Elk Ridge  
**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	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	1017	4	2	0	0	0	0	0	0	0	0	0	0
1	1258	0	0	0	1	1	0	1	1	1	1	1	0
B	1038	2	1	0	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>3313</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2006  
**Effect Yr Bilt:** 2011  
**Deck | Pat:** 0 | 1  
**Garage:** 2  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 80%

**Const Status:** Blt./Standing  
**Acres:** 0.15  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Tile

**Window Cov:** Part; Plantation Shutters

**Pool?:** No

**Pool Feat:**

**Possession:** Arrange

**Exterior:** Asphalt Shingles; Clapboard/Masonite

**Landscape:** Landscaping: Full

**Lot Facts:** Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

**Exterior Feat:** Double Pane Windows; Outdoor Lighting; Patio: Covered; Sliding Glass Doors

**Interior Feat:** Bath: Sep. Tub/Shower; Closet: Walk-In; Disposal; Great Room; Jetted Tub; Oven: Gas; Range/Oven: Free Stndg.; Granite Countertops

**Amenities:** See Remarks; Cable Tv Available; Electric Dryer Hookup; Gas Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

**Inclusions:** Ceiling Fan; Dishwasher: Portable; Microwave; Range; Water Softener: Own; Window Coverings

**Exclusions:** See Remarks; Dryer; Freezer; Gas Grill/BBQ; Refrigerator; Swing Set; Washer

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** Ethernet; Wired; Wireless Broadband

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

**Zoning:** Single-Family

**Remarks:** This is the home you have been waiting for! Beautiful 2 Story home on a quiet street in Daybreak with a lot of natural light, updated kitchen, custom wainscoting, crown moulding, fresh exterior paint, great back yard. Come see this one before it's gone! No showings until Saturday, September 24th. Open House from 11-4 PM. \*\*Submit offers by 5 PM Monday, September 26th. Offers will be responded to by 10 PM Monday

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**MLS# 1404926 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$389,900  
 Price Per: \$97  
 CDOM: 21  
 DOM: 21

Tour/Open: None  
 Status: Active  
 List Date: 09/02/2016

Address: 11559 S Oakmond Rd

NS/EW: 11559 S / 4612 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-309-029

Taxes: \$2,243

Zoning: R-3

HOA?: Yes, \$87/Month

HOA Contact: Cindy Spillane

HOA Phone: 801-254-8062

HOA Amenities: Barbecue; Biking Trails; Gym Room; Picnic Area;  
 Playground; Pool; Snow Removal; Spa; Tennis Court



**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	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	1530	4	2	0	0	1	0	0	0	0	0	0	0
1	1239	1	1	0	1	0	0	1	1	1	1	0	0
B	1239	1	1	0	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>4008</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>

Type: Single Family  
 Style: 2-Story  
 Year Built: 2006  
 Effect Yr Blt:  
 Deck | Pat: 2 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 95%

Const Status: Blt./Standing  
 Acres: 0.07  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Gas

Floor: Carpet; Linoleum; Tile; Bamboo; Travertine

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: 48 hours

Exterior: Clapboard/Masonite

Landscape: Landscaping: Full

Lot Facts: Sprinkler: Auto-Full; Terrain, Flat

Exterior Feat: Balcony; Porch: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas

Amenities: Exercise Room; Gas Dryer Hookup; Swimming Pool; Tennis Court

Inclusions: Microwave; Range

Exclusions: Refrigerator

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

Access Feat: 32" Wide Doorways

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

Zoning: Single-Family

**Remarks:** This home is in the the heart of Daybreak, just around the corner from Daybreak elementary. It features 6 beds, 4.5 baths, with master on the main. 2nd floor boasts 2 balconies with views of the valley, 4 beds, 2 full baths, family room and loft area. New carpet and fresh 3 tone paint. Open eat-in kitchen w/ SS appliances. Enjoy all Daybreak has to offer with fishing, running/bike trails around the lake, SUP, canoes, sand volleyball, basketball, tennis, swimming pools, and community center w/ full gym. All amenities, internet, and maintenance including snow removal for alley, sidewalks and shared green space all included in the HOA. Close to TRAX line. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.

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**MLS# 1406347 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$395,000  
 Price Per: \$107  
 CDOM: 14  
 DOM: 14

Tour/Open: None  
 Status: Active  
 List Date: 09/09/2016

Address: 4648 W Vermillion Dr

NS/EW: 10200 S / 4648 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: KENNECOTT DAYBREAK

Tax ID: 27-18-105-010

Taxes: \$2,368

Zoning:

HOA?: Yes, \$95/Month

HOA Contact:

HOA Phone:

HOA Amenities:

Pre-Market:

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge

Other Schl:



WFRMLS

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	1056	3	2	0	0	0	0	0	0	0	1	0	0
1	1304	0	0	0	1	0	1	1	0	0	0	0	0
B	1304	2	1	0	0	0	0	1	0	0	0	0	0
Tot	3664	5	3	0	1	2	0	2	0	0	1	0	0

Type: Single Family  
 Style: 2-Story  
 Year Built: 2009  
 Effect Yr Blt: 2009  
 Deck | Pat: 0 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 95%

Const Status: Blt./Standing  
 Acres: 0.14  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Daylight; Full  
 Garage/Park: Attached; Extra Height; Extra Width; Opener  
 Driveway: Concrete  
 Water:  
 Water Shares: 0.00  
 Spa?: No Community Pool?:No  
 Master Level: 2nd floor  
 Senior Comm: No  
 Animals:

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: Blinds; Shades

Pool?: No

Pool Feat:

Possession:

Exterior:

Landscape: Landscaping: Full

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

Exterior Feat: Double Pane Windows; Patio: Covered; Porch: Open; Sliding Glass Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Jetted Tub; Kitchen: Second; Oven: Gas; Vaulted Ceilings

Inclusions: Ceiling Fan; Humidifier; Microwave; Range Hood; Window Coverings

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Shed; Basement

Tel Comm: Broadband Cable; Ethernet; Wired

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

Zoning: Single-Family

Driving Dir:

From Fwy: Take BANGERTER HWY/UT-154 W via EXIT 289 toward RIVERTON [9.5 mi] Turn LEFT onto W 10400 S/W SOUTH JORDAN PKWY/W 104TH S. Continue to follow W SOUTH JORDAN PKWY. (If you reach W 9800 S youve gone about 0.7 miles too far) [1.3 mi] Enter next roundabout and take the 1st exit onto OQUIRRH LAKE RD [0.2 mi] Turn LEFT onto W VERMILLION DR. (If you reach W 10200 S youve gone about 0.1 miles too far)

Remarks: A beautiful family home in Daybreak community. Granite counter tops, hardwood flooring, and vaulted ceilings. Spacious master bedroom with jetted tub. Walking closet in master with window. Finished basement with kitchen.

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**MLS# 1409300 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$399,000  
**Price Per:** \$95  
**CDOM:**  
**DOM:**

**Tour/Open:** None  
**Status:** Active  
**List Date:** 09/23/2016

**Address:** 11772 S Sun Tea Way

**NS/EW:** 11772 S / W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingham

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-19-360-023

**Taxes:** \$2,167

**Zoning:** RES

**HOA?:** Yes, \$116/Month

**HOA Contact:** CCMC

**HOA Phone:** 801-254-8062

**HOA Amenities:** Barbecue; Biking Trails; Club House; Gym Room; Hiking Trails; Picnic Area; Playground; Pool; Tennis Court



**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Daybreak

**Sr High:** Herriman

**Priv Schl:**

**Jr High:** Copper Mountain  
**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	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	0	0	0	0	0	0	0	0	0	0	0	0	0
1	2100	3	2	0	1	0	1	1	0	0	1	0	0
B	2100	3	1	0	1	0	0	0	0	0	0	1	1
<b>Tot</b>	<b>4200</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2006  
**Effect Yr Bilt:** 2010  
**Deck | Pat:** 0 | 1  
**Garage:** 2  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing  
**Acres:** 0.14  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:** Yes  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles

**Heating:** Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** See Remarks; Blinds

**Pool?:** No

**Pool Feat:**

**Possession:** 48 Hours

**Exterior:** Clapboard/Masonite

**Landscape:** Landscaping: Full; Mature Trees

**Lot Facts:** Curb & Gutter; Fenced: Full; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

**Exterior Feat:** Double Pane Windows; Porch: Open; Sliding Glass Doors; Patio: Open

**Interior Feat:** Bath: Master; Closet: Walk-In; Den/Office; Disposal; French Doors; Range/Oven: Free Stndg.; Vaulted Ceilings; Granite Countertops

**Amenities:** Cable Tv Available; Clubhouse; Park/Playground; Swimming Pool; Tennis Court

**Environm Cert:** Energy Star

**Inclusions:** Ceiling Fan; Microwave

**Exclusions:** See Remarks; Dryer; Refrigerator; Swing Set; Washer; Water Softener: Own; Window Coverings

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

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

**Remarks:** WONDERFUL FULLY FINISHED DAYBREAK RAMBLER THAT SHOWS BEAUTIFULLY! NICE OPEN FLOORPLAN WITH VAULTED CEILINGS. GREAT BACKYARD WITH PATIO. BRAND NEW GRANITE COUNTERS, FRESH PAINT, AND NICE HARDWOOD FLOORS. MASTER SUITE WITH A WALK-IN CLOSET. LARGE BASEMENT WITH 9' CEILINGS. FORMAL LIVING ROOM AND OFFICE. LARGE LAUNDRY ROOM WITH SINK. YOU WILL LOVE LOVE THIS HOME WHEN YOU SEE IT! Square footage figures are provided as a courtesy estimate only and were obtained from county records . Buyer is advised to obtain an independent measurement.

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**MLS# 1398027 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$399,293      **Tour/Open:** Tour  
**Price Per:** \$125      **Status:** Active  
**CDOM:** 52      **List Date:** 08/02/2016  
**DOM:** 52  
**Address:** 10609 S Kestrel Rise Rd #307  
**NS/EW:** 10609 S / 5160 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingh  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-13-402-003      **Taxes:** \$1,100  
**Zoning:** R-1      **HOA?:** No  
**Pre-Market:** No



**Jr High:** Copper Mountain  
**Other Schl:**

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

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
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	1089	4	2	0	0	0	0	0	0	0	0	1	0	
1	1099	0	1	0	1	1	1	1	1	0	0	0	1	
B	998	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Tot</b>	<b>3186</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2016      **Const Status:** Blt./Standing  
**Effect Yr Blt:**      **Acres:** 0.12  
**Deck | Pat:** 1 | 0      **Frontage:** 0.0  
**Garage:** 2      **Side:** 0.0  
**Carport:** 0      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 0%  
**Basement:** Full  
**Garage/Park:** Attached; Extra Width  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** Yes      **Community Pool?:** Yes  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles; Pitched  
**Heating:** Forced Air; Gas: Central  
**Air Cond:** Central Air; Gas  
**Floor:** Carpet; Laminate; Tile  
**Window Cov:** Blinds; Full  
**Pool?:** Yes  
**Pool Feat:** Fenced; Heated; In Ground; With Spa  
**Possession:** FUND/REC  
**Exterior:** Composition; Stone; Cement Board  
**Landscape:** Landscaping: Part  
**Lot Facts:** Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Part; View: Mountain  
**Exterior Feat:** Double Pane Windows; Entry (Foyer); Porch: Open  
 Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Great Room;  
**Interior Feat:** Oven: Double; Oven: Gas; Oven: Wall; Range: Countertop; Range: Gas; Instantaneous Hot Water; Low VOC Finishes; Granite Countertops  
**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool  
**Environm Cert:** Built Green; Energy Star; Home Energy Rating  
**Inclusions:** Ceiling Fan; Fireplace Insert; Microwave; Refrigerator; Washer  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Basement  
**Tel Comm:** Broadband Cable; DSL; Ethernet; Wired; Fiber Optics  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family  
**Remarks:** Sale failed, home is ready now. Tons of fantastic Upgrades. Here are just a few: Hardwood laminate throughout main floor, beautiful cabinetry with mud room cabinets too. Great room has an inviting fireplace to mingle around. Blinds throughout. Double ovens, with cooktop stove & 2 sinks in the kitchen.

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**MLS# 1399582 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$409,900      **Tour/Open:** None  
**Price Per:** \$104      **Status:** Active  
**CDOM:** 195      **List Date:** 08/08/2016  
**DOM:** 45  
**Address:** 10454 S Redknife Dr #109  
**NS/EW:** 10454 S / 5200 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingh  
**City:** South Jordan, UT 84009  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-13-182-003      **Taxes:** \$3,156  
**Zoning:** RES      **HOA?:** Yes, \$116/Month  
**HOA Contact:**      **HOA Phone:**  
 Other (See Remarks); Biking Trails; Club House; Gym  
**HOA Amenities:** Room; Picnic Area; Playground; Pool; Snow Removal; Tennis Court



**Pre-Market:** No      **HOA Remarks:** [Remarks]  
**School Dist:** Jordan      **Elem:** Daybreak  
**Sr High:** Herriman      **Priv Schl:**

**Jr High:** Copper Mountain  
**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	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	0	0	0	0	0	0	0	0	0	0	0	0	0
1	1968	3	2	0	1	1	0	1	1	0	1	1	1
B	1968	0	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3936</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2016      **Const Status:** Blt./Standing  
**Effect Yr Blt:** 2016      **Acres:** 0.15  
**Deck | Pat:** 0 | 1      **Frontage:** 0.0  
**Garage:** 2      **Side:** 0.0  
**Carport:** 0      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 0%

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric; Central Air; Gas  
**Floor:** Carpet; Laminate; Tile

**Basement:** Full  
**Garage/Park:** Attached; Extra Width  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:** Yes  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:** Pets < 20 Lbs.; Pets > 75 Lbs.

**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:** FUNDING  
**Exterior:** Asphalt Shingles; Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley; Drip Irrigation: Auto-Part  
**Exterior Feat:** Patio: Covered  
**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Floor Drains; Oven: Gas; Granite Countertops  
**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Home Warranty  
**Environm Cert:** Energy Star; Home Energy Rating  
**Inclusions:** Ceiling Fan; Microwave; Range  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Basement  
**Tel Comm:** Ethernet; Wired; Fiber Optics  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family

**Remarks:** Amazing rambler by David Weekley Homes. 1-2-10 year warranty, Chef's kitchen, 10 ft ceilings, 9' large granite island, great views from large front porch. FULLY LANDSCAPED and ready to move in!

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**MLS# 1390350 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$415,000  
 Price Per: \$104  
 CDOM: 86  
 DOM: 86

Tour/Open: None / Open  
 Status: Active  
 List Date: 06/29/2016

Address: 10381 S Liffey Ln

NS/EW: 10381 S / 5400 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 26-13-106-002

Taxes: \$1

Zoning: R-1

HOA?: Yes, \$116/Month

HOA Contact:

HOA Phone:

HOA Amenities:

Pre-Market:

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain  
 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	1232	4	2	0	0	0	0	0	0	0	1	0
1	1379	0	0	0	1	1	1	1	1	0	1	0
B	1379	0	0	0	0	0	0	0	0	0	0	0
Tot	3990	4	2	0	1	1	1	1	1	0	1	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2016  
 Effect Yr Blt:  
 Deck | Pat: 0 | 1  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Blt./Standing  
 Acres: 0.16  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?:No  
 Master Level: 2nd floor  
 Senior Comm: No  
 Animals:

Roof: Asphalt Shingles  
 Heating: Forced Air  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Laminate; Tile  
 Window Cov: None  
 Pool?: Yes  
 Pool Feat: Concrete/Gunite; Fenced; In Ground; With Spa; Electronic Cover

Possession:  
 Exterior: Asphalt Shingles; Clapboard/Masonite  
 Landscape: Landscaping: Part  
 Lot Facts: Fenced: Part; Sprinkler: Auto-Part; Drip Irrigation: Auto-Part  
 Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors;  
 Interior Feat: Gas Log; Kitchen: Updated; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Low VOC Finishes; Granite Countertops  
 Amenities: Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool; Tennis Court  
 Environm Cert: Energy Star  
 Terms: Cash; Conventional; VA  
 Storage: Garage; Basement  
 Tel Comm: Fiber Optics  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
 Zoning: Single-Family

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**MLS# 1405526 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$415,000  
 Price Per: \$121  
 CDOM: 17  
 DOM: 17

Tour/Open: Tour / Open  
 Status: Active  
 List Date: 09/06/2016

Address: 4403 W Angle Pond Dr

NS/EW: 11400 S / 4400 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-130-003

Taxes: \$2,276

Zoning: RES

HOA?: Yes, \$348/Quarter

HOA Contact: Daybreak  
 Community Assoc

HOA Phone: 180-125-4806

HOA Amenities: Biking Trails; Gym Room; Hiking Trails; Picnic Area; Pool;  
 Tennis Court



Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Eastlake

Jr High: Elk Ridge

Sr High: Bingham

Priv Schl: American Heritage

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	1707	1	1	0	1	1	0	1	1	0	1	1
B	1707	3	1	0	1	0	0	0	0	0	0	1
Tot	3414	4	2	0	1	2	1	1	0	1	1	2

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2007  
 Effect Yr Blt: 2014  
 Deck | Pat: 0 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 5  
 Fin Bsmt: 95%

Const Status: Blt./Standing  
 Acres: 0.16  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Tile

Window Cov: Blinds

Pool?: Yes

Pool Feat: Heated; In Ground; Electronic Cover

Possession: Nego

Exterior: Clapboard/Masonite

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Lake; View: Mountain

Exterior Feat: Bay Box Windows; Double Pane Windows; Entry (Foyer); Patio: Covered

Interior Feat: Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Jetted Tub; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops; Theater Room

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

Inclusions: Alarm System; Ceiling Fan; Electric Air Cleaner; Fireplace Insert; Microwave; Range; Range Hood; Refrigerator; Window Coverings

Exclusions: Dryer; Gas Grill/BBQ; Refrigerator; Satellite Equipment; Satellite Dish; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Remarks: Amazing Light and Bright Open Floor Plan Lg Rambler in Daybreak located 2 houses down from the Lake...Just a Short Walk to SoDa Row, Trax & U of U Hospital. This home was built to entertain with a Lg Kitchen that features a Huge Granite Island, Stainless Appliance and Vaulted Ceiling's. Completely Finished Basement with Large Bedrooms and a Huge Family/Game Room just waiting for its new Owners...A back yard to die for with lush landscaping perfect for those outside get-togethers. Don't forget to check out the extra large garage perfect for all your projects... A great house call today.

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**MLS# 1394166 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$424,900  
 Price Per: \$94  
 CDOM: 172  
 DOM: 70

Tour/Open: Tour  
 Status: Active  
 List Date: 07/15/2016

Address: 11699 S Copper Sky Dr.

NS/EW: 11699 S / 4600 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-359-001

Taxes: \$2,848

Zoning:

HOA?: Yes, \$120/Month

HOA Contact: Daybreak HOA

HOA Phone: 801-254-8062

HOA Amenities: Biking Trails; Playground; Pool; Tennis Court

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain  
 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	784	3	1	0	0	0	0	0	0	0	0	0
1	1852	1	1	0	1	1	1	1	1	1	1	1
B	1852	2	1	0	2	0	0	0	0	0	0	0
Tot	4488	6	3	0	2	0	1	1	1	1	1	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2005  
 Effect Yr Blt: 2010  
 Deck | Pat: 0 | 1  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 100%

Const Status: Blt./Standing  
 Acres: 0.18  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles  
 Heating: Forced Air; Gas: Central  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Hardwood; Tile  
 Window Cov: Blinds; Full; Plantation Shutters  
 Pool?: Yes  
 Pool Feat: Concrete/Gunite; Heated  
 Possession: 48hrs  
 Exterior: Cement Board  
 Landscape: Landscaping: Full  
 Lot Facts: Fenced: Part; Sidewalks; Sprinkler: Auto-Full; View: Mountain  
 Exterior Feat: Attic Fan; Double Pane Windows; Outdoor Lighting; Storm Doors  
 Interior Feat: Bar: Dry; Central Vacuum; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Jetted Tub; Oven: Gas; Granite Countertops; Theater Room  
 Amenities: Cable Tv Available; Cable Tv Wired; Exercise Room; Gas Dryer Hookup; Park/Playground; Swimming Pool  
 Environm Cert: Energy Star  
 Inclusions: See Remarks; Alarm System; Ceiling Fan; Dryer; Microwave; Range; Washer; Window Coverings; Projector  
 Exclusions: Dryer; Refrigerator; Washer  
 Terms: Cash; Conventional; FHA; VA  
 Storage: Garage; Basement  
 Tel Comm: DSL

Basement: Full  
 Garage/Park: Attached; Opener; Parking: Covered  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?: No  
 Master Level:  
 Senior Comm: No  
 Animals:

Remarks: Awesome Price for Home & location!! Stunning Daybreak Living w/ Huge Park & Open Space In Front of Home! Great for family parties & kids to play, sled & picnic. This beautiful home boasts relaxing covered front porch, covered back patio, brazilian cherry hdwd floors & relaxing theater room. Gourmet kitchen w/ granite cntrs, s. steel appl., glazed cab., slate back splash & fireplace. Formal dining & living rooms. Grand Master suite on main w/ soothing jetted tub & walk-in. Audio system in home. Plantation shutters & laundry on main. Awesome theater room w/ projector, screen, sound system & sofa's included. Spacious family room w/ large kitchen area roughed for gas & sink (bsmt fridge included). Play area under stairs. Must see!

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**MLS# 1332743 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$425,000  
 Price Per: \$104  
 CDOM: 384  
 DOM: 201

Tour/Open: Tour  
 Status: Active  
 List Date: 10/06/2015

Address: 4854 W Veeroma Way

NS/EW: 11100 S / 4854 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK GARDEN PARK

Tax ID: 26-24-237-013

Taxes: \$2,502

Zoning: RES

HOA?: Yes, \$217/Month

HOA Contact:

HOA Phone:

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl: St Andrew

Jr High: Copper Mountain

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	1919	2	2	0	0	1	1	1	1	0	1	1
B	2135	3	0	1	0	1	0	0	0	0	0	0
Tot	4054	5	2	1	0	1	1	1	1	0	1	1

Type: Single Family (PUD)

Style: Rambler/Ranch

Year Built: 2010

Const Status: Blt./Standing

Effect Yr Blt: 2013

Acres: 0.15

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carpport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 75%

Basement: Full

Garage/Park: Attached; Opener; Parking: Uncovered

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: Yes

Animals:

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Vinyl; Travertine

Window Cov: Full; Plantation Shutters

Pool?: Yes

Pool Feat: See Remarks; Heated; In Ground

Possession: 72

Exterior: Cement Board

Landscape: Fruit Trees; Landscaping: Full

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

Exterior Feat: Double Pane Windows; Porch: Open; Storm Doors

Alarm: Fire; Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal;

Interior Feat: Gas Log; Great Room; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Instantaneous Hot Water; Granite Countertops

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool

Environm Cert: Energy Star

Inclusions: Alarm System; Ceiling Fan; Range; Range Hood; Window Coverings

Exclusions: Dryer; Freezer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; Ethernet; Wired

Access Feat: 32" Wide Doorways; 36" Wide Hallways; Ramp; Wheelchair Access

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

Zoning: Single-Family

Remarks: FANTASTIC DAYBREAK RAMBLER- NO NEED TO WAIT 6 MONTHS- MOVE IN NOW!! One of the largest back-yards in Garden Park. Walk to Lake, fully fenced, SOUTH FACING, backyard shaded in afternoon, attached garage, room to put large theater room. 55+ community but kids ok. Very large and spacious entertainment area with family room, kitchen, and dining room. Great front porch. ACROSS THE STREET FROM PARK. Lots of storage, Walk-in pantry, wheelchair ramp in garage. Very few stairs. fully fenced, picket fence in front, 27x8 Victorian porch in front, 10x19 patio in back, kitchen counter back splash, 27x8 cold storage, Epoxy paint on garage floor. Second pantry can be bathroom. Seller adding another bathroom on the main level

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**MLS# 1388770 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$426,960  
**Price Per:** \$105  
**CDOM:** 93  
**DOM:** 93

**Tour/Open:** None  
**Status:** Active  
**List Date:** 06/22/2016

**Address:** 5389 W Burntside Ave

**NS/EW:** 10500 S / 5389 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** Yes

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 26-13-191-002

**Taxes:** \$3,500

**Zoning:**

**HOA?:** Yes, \$116/Month

**HOA Contact:**

**HOA Phone:**

**HOA Amenities:**

**Pre-Market:**

**School Dist:** Jordan

**Elem:** Daybreak

**Sr High:** Herriman

**Priv Schl:**

**Jr High:** Copper Mountain

**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	1268	4	2	0	0	0	0	0	0	0	1	0
1	1438	0	0	0	1	1	1	1	1	0	1	0
B	1325	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>4031</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2016  
**Effect Yr Blt:**  
**Deck | Pat:** 0 | 1  
**Garage:** 3  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%

**Const Status:** Und. Const.  
**Acres:** 0.17  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles

**Heating:** Forced Air

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Laminate; Tile

**Window Cov:** None

**Pool?:** Yes

**Pool Feat:** Concrete/Gunite; Fenced; In Ground; With Spa; Electronic Cover

**Possession:**

**Exterior:** Asphalt Shingles; Brick

**Landscape:** Landscaping: Part

**Lot Facts:** Fenced: Part; Sprinkler: Auto-Part; Drip Irrigation: Auto-Part

Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors;

**Interior Feat:** Gas Log; Kitchen: Updated; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings; Low VOC Finishes; Granite Countertops

**Amenities:** Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool; Tennis Court

**Environm Cert:** Energy Star

**Inclusions:** Ceiling Fan; Fireplace Insert; Microwave

**Terms:** Cash; Conventional; VA

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** Two-Story home in beautiful Creekside neighborhood of Daybreak! Home is under construction and will be finished in November, 2016. Call today for more information!

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**MLS# 1407632 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$430,000  
 Price Per: \$95  
 CDOM: 8  
 DOM: 8

Tour/Open: Tour  
 Status: Active  
 List Date: 09/15/2016

Address: 4643 W Pale Moon Ln

NS/EW: 11600 S / 4643 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-353-004

Taxes: \$2,979

Zoning: RES

HOA?: Yes, \$116/Month

HOA Contact: Daybreak

HOA Phone: 801-254-8062

Biking Trails; Club House; Common RV Parking; Gym

HOA Amenities: Room; Hiking Trails; Maintenance Paid; Pet Rules; Picnic Area; Playground; Pool; Tennis Court



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		
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	800	3	1	0	0	0	0	0	0	0	0	0
1	1852	1	1	0	1	0	1	1	1	1	1	1
B	1852	2	1	0	1	0	0	0	0	0	0	0
Tot	4504	6	3	0	1	2	0	1	1	1	1	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2005  
 Effect Yr Blt: 2008  
 Deck | Pat: 0 | 2  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 100%

Const Status: Blt./Standing  
 Acres: 0.17  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central; Gas: Stove; Hot Water; Heat Recovery

Air Cond: Central Air; Gas

Floor: Carpet; Hardwood; Laminate; Tile; Slate

Window Cov: Blinds; Shades

Pool?: No

Pool Feat:

Possession:

Exterior: Cement Board

Landscap: See Remarks; Landscaping: Full; Mature Trees

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Full

Exterior Feat: See Remarks; Attic Fan; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered

See Remarks; Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher,

Interior Feat: Built-In; Disposal; French Doors; Gas Log; Great Room; Jetted Tub; Oven: Gas; Range: Gas; Range/Oven: Free Stndng.; Granite Countertops; Theater Room

Amenities: See Remarks; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Gas Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

Environm Cert: Energy Star

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Remarks: One of the favorite floor plans in Daybreak! Gorgeous mature landscaping, trees, and sits overlooking open space! Short walk to Daybreak elementary and the Community Gym! Relax on your covered front porch letting the ceiling fans blow fresh air on you. Walk inside and enjoy the master on the main level and a spacious great room and kitchen perfect for entertaining. Butler door connects kitchen with a formal dining area. Lots of windows that let in lots of light! Master bath has separate tub from shower and double sinks! Spacious family room downstairs even has a wet bar and wired for theater room! Backyard is fully fenced and spacious and private. Easy to see!

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**MLS# 1387898 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$444,900  
 Price Per: \$102  
 CDOM: 95  
 DOM: 95

Tour/Open: Tour  
 Status: Active  
 List Date: 06/17/2016

Address: 4822 W Firmont Dr

NS/EW: 11600 S / 4822 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 26-24-478-014

Taxes: \$2,728

Zoning: RES

HOA?: Yes, \$116/Month

HOA Contact:

HOA Phone:

HOA Amenities:

Pre-Market:

School Dist: Jordan

Elem: Daybreak

Sr High: Bingham

Priv Schl:

Jr High: Elk Ridge

Other Schl:



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T				K	B	F	S		
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	0	0	0	0	0	0	0	0	0	0	0	0	0
1	2170	3	2	0	1	1	1	1	1	1	1	1	1
B	2170	3	1	0	1	0	0	0	0	0	0	0	0
Tot	4340	6	3	0	2	1	1	1	1	1	1	1	1

Type: Single Family (PUD)

Style: Rambler/Ranch

Year Built: 2006

Const Status: Blt./Standing

Effect Yr Blt:

Acres: 0.15

Deck | Pat: 0 | 0

Frontage: 0.0

Garage: 2

Side: 0.0

Carpport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 100%

Basement: Full

Garage/Park: Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: No

Animals:

Roof: Asphalt Shingles

Heating: Gas: Central

Air Cond: Central Air; Electric

Floor: Carpet; Linoleum

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: Rec+72hrs

Exterior: Clapboard/Masonite

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Sidewalks; Sprinkler: Auto-Part; Private

Exterior Feat: Porch: Open

Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Range/Oven: Free Stndg.

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground

Inclusions: Fireplace Insert; Range

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; FHA; Lease Option Monthly; Lease Option Yearly; Seller Finance; VA

Storage: Garage; Basement

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

Zoning: Single-Family

Remarks: SHOWINGS ONLY WED 12-4PM & SAT 12-4PM BY APPOINTMENT!!! Beautiful rambler completely finished in POPULAR daybreak community! Upgraded cabinets, SS appliances, & LOTS of other upgrades! MUST SEE! 4th bedroom on main floor is used as a large den/office. Huge front porch across from park. FLEXIBLE SELLER FINANCING TERMS AVAILABLE! CALL FOR DETAILS. Owner is an active real estate agent but is not the listing agent.

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**MLS# 1398223 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$465,300  
 Price Per: \$85  
 CDOM: 51  
 DOM: 51

Tour/Open: None  
 Status: Active  
 List Date: 08/03/2016

Address: 11081 S Radicchio Dr

NS/EW: 11081 S / 4900 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK GDNPKEST158

Tax ID: 26-24-237-001

Taxes: \$1

Zoning:

HOA?: Yes, \$223/Month

HOA Contact: CCMC

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Bingham

Priv Schl:

Jr High: Elk Ridge  
 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	2521	2	2	0	1	0	1	0	1	1	1	2
B	2924	0	0	0	0	0	0	0	0	0	0	0
Tot	5445	2	2	0	1	0	1	0	1	1	1	2

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2016  
 Effect Yr Bilt:  
 Deck | Pat: 0 | 0  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Und. Const.  
 Acres: 0.18  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?: Yes  
 Master Level: 1st floor  
 Senior Comm: Yes  
 Animals:

Roof: Asphalt Shingles  
 Heating: Forced Air; Gas: Central; >= 95% efficiency  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Laminate; Tile  
 Window Cov:  
 Pool?: No  
 Pool Feat:  
 Possession: Recording  
 Exterior: Stucco; Cement Board  
 Landscape: Landscaping: Full  
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full  
 Exterior Feat: Double Pane Windows; Porch: Open; Sliding Glass Doors  
 Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Oven: Double; Oven: Gas;  
 Interior Feat: Range: Gas; Vaulted Ceilings; Instantaneous Hot Water; Granite Countertops  
 Amenities: Clubhouse; Exercise Room; Home Warranty; Swimming Pool  
 Inclusions: Ceiling Fan; Microwave  
 Terms: Cash; Conventional; FHA; VA  
 Storage: Basement  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
 Zoning: Single-Family

Remarks: This beautiful new Sycamore Craftsman home plan is located in a great active adult community within Daybreak. Come enjoy the walkways, lake, shopping and more within this area while enjoying a home that boasts can lighting throughout, large base and casing, satin nickel hardware, maple cabinets, adult height vanities, stainless steel gas appliances, granite kitchen counters, textured walls, 2 tone paint, laminate flooring and so much more!

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**MLS# 1396650 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$499,500  
**Price Per:** \$154  
**CDOM:** 43  
**DOM:** 43

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 07/27/2016

**Address:** 10678 S Belleville

**NS/EW:** 10678 S / 4100 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-404-022

**Taxes:** \$2,807

**Zoning:**

**HOA?:** Yes, \$116/Month

**HOA Contact:** Any friendly staff member

**HOA Phone:** 801-254-8062

**HOA Amenities:** Biking Trails; Gym Room; Playground; Pool; Spa; Tennis Court



**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Eastlake

**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	1422	2	1	0	1	0	0	0	0	0	0	0
1	1815	1	1	0	1	1	0	1	1	0	1	2
B	0	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>3237</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2007  
**Effect Yr Blt:** 2012  
**Deck | Pat:** 0 | 1  
**Garage:** 2  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 0%

**Const Status:** Blt./Standing  
**Acres:** 0.17  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles; Pitched

**Heating:** Forced Air; Gas: Central; Hot Water

**Air Cond:** Central Air; Gas

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** Blinds

**Pool?:** Yes

**Pool Feat:** Fenced; In Ground; With Spa

**Possession:** Negotiable

**Exterior:** Stone; Stucco

**Landscape:** Fruit Trees; Landscaping: Full; Mature Trees

**Lot Facts:** Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley; Drip Irrigation: Auto-Full; Private

**Exterior Feat:** Double Pane Windows; Entry (Foyer); Patio: Covered

Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French

**Interior Feat:** Doors; Great Room; Laundry Chute; Oven: Double; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Instantaneous

Hot Water; Granite Countertops

**Amenities:** Cable Tv Available; Cable Tv Wired; Exercise Room; Home Warranty; Swimming Pool; Tennis Court

**Environm Cert:** Built Green

**Inclusions:** Alarm System; Ceiling Fan; Dishwasher: Portable; Gas Grill/BBQ; Microwave; Satellite Dish; Workbench

**Exclusions:** See Remarks; Dryer; Refrigerator; Washer; Water Softener: Own

**Terms:** Cash; Conventional; FHA; VA

**Storage:** See Remarks; Other

**Tel Comm:** Broadband Cable

**Access Feat:** 36" Wide Hallways; Access To Elec. Outlets; Grab Bars; Universal Design

**Utilities:** Gas: Available; Power: Available; Sewer: Available; Water: Available

**Zoning:** Single-Family

**Remarks:** Welcome to this Charming Beautiful Tudor home with an unobstructed Wasatch Mountain view!! Home features large home office with fireplace. \*Open Great Room with fireplace and French doors that open up to a covered patio that is perfect for relaxing in the evening. \*Tall Dark Cherrywood Cabinets with Double Electric ovens. Brand New Jenn-Air microwave, all appliances are stainless steel, granite countertops, and dual cabinets in the island. Backyard has a beautiful pergola with globe strand lighting ready to entertain. \*Main floor master that features large sitting room that is perfect for a gorgeous early morning sunrise if you choose to take in it's beauty. \*Large master bathroom with walkin closet that has a laundry access to laundry room. \*A Fun "Harry Potter" closet for kids or grandkids. \*Large Upstairs Bedrooms with charming ceiling angles and windows. Upstairs bathroom includes Shower/tub combo, toilet, and vanity. Just outside the bathroom is another vanity to make it convenient to share. \*Lg Bonus room for whatever you choose.\*Spacious Family room upstairs that's perfect for movies and games! Come check out all this home has to offer!! Square footage provided as a courtesy, buyer to verify.

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**MLS# 1392509 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$499,900  
**Price Per:** \$118  
**CDOM:** 76  
**DOM:** 76

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 07/08/2016

**Address:** 10388 S Topview Rd

**NS/EW:** 10388 S / 4400 W

**Area:** WJ; SJ; Rvrton; Herriman; Bingh

**City:** South Jordan, UT 84095

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-133-010

**Taxes:** \$3,672

**Zoning:**

**HOA?:** Yes, \$348/Quarter

**HOA Contact:** Daybreak

**HOA Phone:** 801-254-8062

**HOA Amenities:** Other (See Remarks); Biking Trails; Club House; Gym Room; Hiking Trails; Picnic Area; Playground; Pool

**HOA Remarks:** [Remarks]

**Pre-Market:**

**School Dist:** Jordan

**Elem:** Eastlake

**Sr High:** Herriman

**Priv Schl:**

**Jr High:** Copper Mountain  
**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	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	1268	4	2	0	0	0	0	0	0	0	0	1	0
1	1356	0	0	0	1	1	0	1	1	1	1	0	1
B	1608	1	1	0	0	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>4232</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2011  
**Effect Yr Blt:** 2011  
**Deck | Pat:** 0 | 1  
**Garage:** 4  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing  
**Acres:** 0.21  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** 2 Car Deep (Tandem); Detached; Opener  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**Roof:** Asphalt Shingles; Pitched

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Tile

**Window Cov:** None

**Pool?:** Yes

**Pool Feat:** Fenced; In Ground

**Possession:** ARRANGE

**Exterior:** Clapboard/Masonite

**Landscape:** Landscaping: Full

**Lot Facts:** Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part

**Exterior Feat:** Double Pane Windows; Entry (Foyer); Porch: Open; Sliding Glass Doors

**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Oven: Double; Range: Countertop; Range: Gas; Granite Countertops

**Amenities:** Cable Tv Wired; Clubhouse; Park/Playground; Swimming Pool; Tennis Court

**Environm Cert:** Energy Star

**Inclusions:** Ceiling Fan; Microwave; Refrigerator; Swing Set

**Exclusions:** Dryer; Washer; Window Coverings

**Terms:** Cash; Conventional

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** This charming Daybreak two-story is ready for immediate occupancy. Tastefully decorated, this home is an fantastic place for gatherings. The two front rooms can be used for formal dining, a formal living room, or an office. The spacious kitchen is the perfect place to congregate around the large kitchen island with granite countertops. Invite everyone outside to enjoy the summer nights on the large stamped concrete patio while the little ones swing and slide on the playset. Need room for an extra car or two? The attached four-car garage has plenty of room for a workshop or a couple of extra toys. Or, you can take the party to enjoy all of the amenities that Daybreak has to offer including trails, pools, playgrounds, and the lake. Square footage figures are provided as a courtesy estimate only and were obtained from Salt Lake County records. Buyer is advised to obtain an independent measurement.

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**MLS# 1402212 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$499,934  
**Price Per:** \$110  
**CDOM:** 34  
**DOM:** 34

**Tour/Open:** None  
**Status:** Active  
**List Date:** 08/20/2016

**Address:** 4956 S Kitsap Way

**NS/EW:** 4956 S / 10700 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** Yes

**Proj/Subdiv:** DAYBREAK

**Tax ID:** None

**Taxes:** \$0

**Zoning:** R-1

**HOA?:** Yes, \$116/Month

**HOA Contact:**

**HOA Phone:**

**HOA Amenities:** Other (See Remarks); Biking Trails; Playground; Pool; Snow Removal; Tennis Court

**Pre-Market:** Yes

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Daybreak

**Sr High:** Herriman

**Priv 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	813	3	1	0	0	0	0	0	0	0	0	0
1	1852	1	1	0	1	1	0	1	1	0	1	1
B	1852	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>4517</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>

**Roof:** Asphalt Shingles

**Heating:** Forced Air

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** None

**Pool?:** Yes

**Pool Feat:** Concrete/Gunite; Fenced; Heated; In Ground; With Spa; Electronic Cover

**Possession:**

**Exterior:** Asphalt Shingles; Cement Board

**Landscape:** Landscaping: Part

**Lot Facts:** Fenced: Part; Sprinkler: Auto-Part; Drip Irrigation: Auto-Part

Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Granite Countertops

**Interior Feat:** Gas Log; Kitchen: Updated; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings; Low VOC Finishes;

**Amenities:** Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool; Tennis Court

**Environm Cert:** Energy Star

**Inclusions:** Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood

**Terms:** Cash; Conventional; VA

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** New Hillsboro plan in the new Height's Park Village of Daybreak! Across the street from new view park and minutes to Daybreak's largest park and lake. Home is under construction and will be completed December, 2016. Call today for more information.

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**Jr High:** Copper Mountain  
**Other Schl:**

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2016  
**Effect Yr Blt:**  
**Deck | Pat:** 0 | 1  
**Garage:** 3  
**Carpport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

**Const Status:** Und. Const.  
**Acres:** 0.16  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached  
**Driveway:** Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:** Yes  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**MLS# 1383077 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$509,900  
**Price Per:** \$107  
**CDOM:** 107  
**DOM:** 107

**Tour/Open:** None  
**Status:** Active  
**List Date:** 05/30/2016

**Address:** 4469 W Vermillion Dr.

**NS/EW:** 10416 S / 4469 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** Yes

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-130-007

**Taxes:** \$2,900

**Zoning:** RES

**HOA?:** Yes, \$348/Quarter

**HOA Contact:** Website:  
livedaybreak.com

**HOA Phone:** 801-254-8062

**HOA Amenities:**

**HOA Remarks:** [Remarks]

**Pre-Market:**

**School Dist:** Jordan

**Elem:** Eastlake

**Sr High:** Herriman

**Priv Schl:**

**Jr High:** Copper Mountain  
**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	2363	3	2	0	1	0	1	1	1	0	0	1
B	2363	3	2	0	0	1	0	0	0	0	0	0
<b>Tot</b>	<b>4726</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 2008  
**Effect Yr Blt:** 2013  
**Deck | Pat:** 0 | 1  
**Garage:** 3  
**Carport:** 0  
**Prkg Sp:** 2  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing  
**Acres:** 0.21  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Basement:** Full  
**Garage/Park:** Attached; Opener  
**Driveway:** Asphalt; Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No **Community Pool?:**No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** Plantation Shutters

**Pool?:** Yes

**Pool Feat:** See Remarks

**Possession:** RECORDING

**Exterior:** Asphalt Shingles; Clapboard/Masonite

**Landscape:** Landscaping: Full

**Lot Facts:** Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; Private

**Exterior Feat:** Double Pane Windows; Entry (Foyer); Porch: Open

**Interior Feat:** Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Great Room; Oven: Wall; Range: Gas; Vaulted Ceilings; Granite Countertops

**Amenities:** Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool; Tennis Court

**Inclusions:** See Remarks; Alarm System; Ceiling Fan; Compactor; Dryer; Fireplace Insert; Microwave; Range; Range Hood; Washer; Water Softener: Own; Window Coverings

**Exclusions:** Refrigerator

**Terms:** Cash; Conventional; FHA; VA

**Storage:** Garage; Basement

**Tel Comm:** Broadband Cable; Ethernet; Wired; Fiber Optics

**Access Feat:** Ground Level; Single Level Living

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

**Zoning:** Single-Family

**Remarks:** MUST SELL - BEST DEAL in Daybreak !!!! Bring us an offer. BIG, BIG, BIG Price Reduction, along with the NEW Updates, make this the BEST BUY around. Come enjoy the Lifestyle Daybreak has to offer w/this Beautiful North Shore Craftsman Home; Great Floor Plan & Views; 9-ft Ceiling/vaults; Lg Kit w/ Gas, Granite, Stainless; 2 Furnaces, 2 ACs, 2 Thermostats, Plantation Shutters; Water Purification System, Instant Hot Water w/65 gal tank. Recent updates include Quarter-sawn Oak Floors; New Paint & Carpet; Built-ins in Great Room & Family Room; Wall-mounted TVs included, plus Washer/Dryer. This LARGE yard is fully Fenced/Landscaped w/Stamped Concrete Patio. 3rd Garage Bay is Tandem. Daybreak offers open-spaces, walking trails & lake, along w/ gym, sport fields & courts, swimming pools, & playgrounds. Square footage provided as a courtesy estimate only; obtained from county records. Buyer advised to obtain an independent measurement. Agent related to Seller.

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**MLS# 1352132 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$515,560  
 Price Per: \$117  
 CDOM: 244  
 DOM: 244

Tour/Open: Tour  
 Status: Active  
 List Date: 01/23/2016

Address: 4632 W Crosswater Rd #115

NS/EW: 10725 S / 4632 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: None

Taxes: \$1,100

Zoning: R-1

HOA?: Yes, \$126/Month

HOA Contact: Erin

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market: Yes

School Dist: Jordan

Elem: Daybreak

Jr High: Copper Mountain

Sr High: Herriman

Priv Schl: Juan Diego Catholic 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	2197	3	2	1	0	1	0	1	1	0	1	1
B	2187	0	0	0	0	0	0	0	0	0	0	0
Tot	4384	3	2	1	0	1	0	1	1	0	1	1

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2016  
 Effect Yr Bilt:  
 Deck | Pat: 1 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Und. Const.  
 Acres: 0.15  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles; Metal; Pitched

Heating: Forced Air; Gas: Central; >= 95% efficiency

Air Cond: Central Air; Gas

Floor: Carpet; Laminate; Tile

Window Cov: None

Pool?: Yes

Pool Feat: Fenced; Heated; In Ground

Possession: FUND/REC

Exterior: Clapboard/Masonite; Composition; Cement Board

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; View: Mountain; Drip Irrigation: Auto-Part

Exterior Feat: Deck; Covered; Double Pane Windows; Entry (Foyer); Porch: Open; Storm Doors

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Great Room; Range/Oven: Free Stndg.; Vaulted Ceilings; Instantaneous Hot Water; Low VOC Finishes; Granite Countertops

Amenities: Cable Tv Available; Electric Dryer Hookup; Home Warranty; Swimming Pool; Tennis Court

Environm Cert: Built Green; Energy Star; Home Energy Rating

Inclusions: Fireplace Insert; Microwave; Range

Terms: Cash; Conventional; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; DSL; Ethernet; Wired; Fiber Optics

Access Feat: Single Level Living

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

Zoning: Single-Family

Remarks: HOME HAS NOW BEEN DESIGNED BY IN HOME DESIGN TEAM WITH ALL CUSTOM SELECTIONS ADDED IN THE PRICE! FABULOUS NEW RAMBLER PLAN WITH AN UNFINISHED 9FT. BASEMENT. HOME HAS 3 FIN. BEDROOMS, 2.5 BATHS, VERY OPEN PLAN WITH NICE GREAT ROOM WITH A FIREPLACE & DEN ALL ON THE MAIN FLOOR. BEAUTIFUL WOODWORKING ON THE CEILING, FIREPLACE WITH GORGEOUS HALLWAY SHELIVING! LOTS OF ROOM TO GROW IN THE UNFINISHED BASEMENT. LANDSCAPING & FENCING INC.

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**MLS# 1402210 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$527,120  
 Price Per: \$106  
 CDOM: 34  
 DOM: 34

Tour/Open: None  
 Status: Active  
 List Date: 08/20/2016

Address: 4944 W Kitsap Way

NS/EW: 10700 S / 4944 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: None

Taxes: \$0

Zoning: R-1

HOA?: Yes, \$116/Month

HOA Contact:

HOA Phone:

HOA Amenities: Other (See Remarks); Gym Room; Playground; Pool; Snow Removal; Tennis Court

Pre-Market: Yes

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain  
 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	903	3	1	0	0	0	0	0	0	0	0	0
1	2022	1	1	0	1	0	1	1	1	0	1	1
B	2022	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>4947</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Laminate; Tile

Window Cov: None

Pool?: Yes

Pool Feat: Concrete/Gunite; Fenced; In Ground; With Spa; Electronic Cover

Possession:

Exterior: Asphalt Shingles; Cement Board

Landscape: Landscaping: Part

Lot Facts: Corner Lot; Fenced: Part; Sprinkler: Auto-Part; Drip Irrigation: Auto-Part

Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log;

Interior Feat: Kitchen: Updated; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings; Low VOC Finishes; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground; Swimming Pool; Tennis Court

Environm Cert: Energy Star

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood

Terms: Cash; Conventional; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Remarks: Beautiful Clearwater floor plan in Daybreak! Homes is across from new park and just minutes from Daybreak's largest park and lake. Home is under construction and will be finished December, 2016. Call today for more information! Pictures are of previously built Clearwater floor plan. Color selections may vary.

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Type: Single Family  
 Style: 2-Story  
 Year Built: 2016  
 Effect Yr Blt:  
 Deck | Pat: 1 | 0  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Und. Const.  
 Acres: 0.17  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Full  
 Garage/Park: Attached  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?: Yes  
 Master Level: 1st floor  
 Senior Comm: No  
 Animals:

**MLS# 1406207 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$535,000  
**Price Per:** \$106  
**CDOM:** 15  
**DOM:** 15

**Tour/Open:** Tour  
**Status:** Active  
**List Date:** 09/08/2016

**Address:** 10581 S Wild Rice Dr

**NS/EW:** 10581 S / 5100 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingh

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 26-13-251-011

**Taxes:** \$3,265

**Zoning:** RES

**HOA?:** Yes, \$113/Month

**HOA Contact:** Daybreak

**HOA Phone:** 801-254-8062

Biking Trails; Club House; Common RV Parking; Gym

**HOA Amenities:** Room; Hiking Trails; Pets Permitted; Picnic Area;  
Playground; Pool; Tennis Court



**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Daybreak

**Jr High:** South Jordan

**Sr High:** Herriman

**Priv Schl:**

**Other Schl:**

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T				K	B	F	S		
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	305	1	1	0	0	0	0	0	0	0	0	0	0
1	2357	3	3	0	1	0	0	1	1	0	1	1	1
B	2357	0	0	0	0	0	0	0	0	0	0	0	0
<b>Tot</b>	<b>5019</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Roof:** Asphalt Shingles

**Heating:** Forced Air; Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Hardwood; Tile

**Window Cov:** Blinds; Full

**Pool?:** No

**Pool Feat:**

**Possession:**

**Exterior:** Asphalt Shingles; Clapboard/Masonite; Stucco

**Landscape:** Landscaping: Full

**Lot Facts:** Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Full

**Exterior Feat:** Porch: Open; Patio: Open

Alarm: Fire; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; French Doors; Gas Log;

**Interior Feat:** Kitchen: Updated; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings; Instantaneous Hot Water;  
Low VOC Finishes; Granite Countertops

**Amenities:** Cable Tv Wired; Clubhouse; Exercise Room; Park/Playground; Swimming Pool; Tennis Court

**Environm Cert:** Energy Star

**Inclusions:** Ceiling Fan; Microwave; Range

**Terms:** Cash; Conventional

**Storage:** Garage; Basement

**Tel Comm:** Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** Charming! Private front porch with built in pergola to relax and enjoy your mornings! West facing home provides shade and enjoyable evenings in your spacious backyard that boasts of plenty of grass and patio living areas. Garage lovers envy this garage that can fit lots of cars and toys. Inside is a spectacular floor plan with tall vaults and a unique way of giving individual bedrooms a feeling of independence while still being connected to the great room. Full unfinished basement framed and studded for an additional 4 bedrooms, and plumbed for a full kitchen and 2 baths. Call now to see it before it's gone.

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**Type:** Single Family (PUD)

**Style:** 2-Story

**Year Built:** 2015

**Const Status:** Blt./Standing

**Effect Yr Blt:**

**Acres:** 0.25

**Deck | Pat:** 0 | 1

**Frontage:** 0.0

**Garage:** 6

**Side:** 0.0

**Carport:** 0

**Back:** 0.0

**Prkg Sp:** 0

**Irregular:** No

**Fin Bsmt:** 0%

**Basement:** Full

**Garage/Park:** 2 Car Deep (Tandem); Attached; Extra Height; Extra Width; Opener; Extra Length

**Driveway:** Concrete

**Water:** Culinary; Irrigation

**Water Shares:** 0.00

**Spa?:** No **Community Pool?:** Yes

**Master Level:** 1st floor

**Senior Comm:** No

**Animals:**

**MLS# 1379802 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$542,370      **Tour/Open:** None  
**Price Per:** \$120      **Status:** Active  
**CDOM:** 130      **List Date:** 05/16/2016  
**DOM:** 130  
**Address:** 5441 W Copper Needle Way #4-338  
**NS/EW:** 10445 S / 5441 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham  
**City:** South Jordan, UT 84009      **Restrictions:** Yes  
**County:** Salt Lake  
**Proj/Subdiv:** DAYBREAK      **Taxes:** \$4,100  
**Tax ID:** 26-13-152-005      **HOA?:** Yes, \$117/Month  
**Zoning:** RES      **HOA Phone:**



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

**Jr High:** Copper Mountain  
**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	1280	3	2	0	0	0	0	0	0	0	1	0
1	1490	0	0	0	1	1	1	1	1	1	0	1
B	1730	2	1	0	0	0	0	0	0	0	0	0
Tot	4500	5	3	0	1	2	1	1	1	1	1	1

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2016      **Const Status:** Und. Const.  
**Effect Yr Blt:**      **Acres:** 0.18  
**Deck | Pat:** 0 | 0      **Frontage:** 0.0  
**Garage:** 3      **Side:** 0.0  
**Carpport:** 0      **Back:** 0.0  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 0%  
**Basement:** Full  
**Garage/Park:** Attached; Opener  
**Driveway:** Common Drive; Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Hardwood; Tile  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat  
**Exterior Feat:** Balcony; Double Pane Windows; Patio: Covered; Porch: Open  
**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Disposal; Great Room; Oven: Double; Range: Countertop; Range: Gas; Granite Countertops  
**Amenities:** Cable Tv Available; Electric Dryer Hookup; Home Warranty  
**Environm Cert:** Energy Star  
**Inclusions:** Ceiling Fan; Microwave; Range Hood  
**Terms:** Cash; Conventional; VA  
**Storage:** Basement  
**Tel Comm:** Fiber Optics  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family  
**Remarks:** \*\*HOME WILL BE COMPETED IN APPROX 1 WEEK\*\* The Arlington is one of the favorites in the Rainey collection and the balcony overlooking the green space won't disappoint! This home is a 3 bedroom, 2.5 bath, open floor plan is perfect for family or entertaining. Amenities include grand master suite, large kitchen w/oversized island, granite counters throughout, hardwood floors, white cabinets, stainless steel appliances, 9' basement ceilings, cold storage and much more. Please call today to view this home. Model Home Hours: 10:00am-6:00pm, Mon - Sat.  
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**MLS# 1401253 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$575,000  
 Price Per: \$114  
 CDOM: 37  
 DOM: 37

Tour/Open: Tour  
 Status: Active  
 List Date: 08/17/2016

Address: 10522 S Mccloud Ln

NS/EW: 10522 S / 5050 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 26-13-251-015

Taxes: \$3,393

Zoning: RES

HOA?: Yes, \$348/Quarter

HOA Contact:

HOA Phone:

Other (See Remarks); Barbecue; Biking Trails; Club House;  
 HOA Amenities: Gym Room; Pets Permitted; Picnic Area; Playground; Pool;  
 Security; Tennis Court



Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain  
 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	305	1	1	0	0	0	0	0	0	0	0	0
1	2357	3	3	0	1	0	1	1	0	1	0	1
B	2357	2	1	0	0	0	0	0	0	0	0	0
Tot	5019	6	5	0	1	0	1	1	0	1	0	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2014  
 Effect Yr Blt:  
 Deck | Pat: 1 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 100%

Const Status: Blt./Standing  
 Acres: 0.22  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles; Pitched

Heating: >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Shades

Pool?: No

Pool Feat:

Possession: TBD

Exterior: Stucco

Landscape: Landscaping: Full

Lot Facts: Corner Lot; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Awnings; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Porch: Open

Interior Feat: Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log; Instantaneous Hot Water; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Park/Playground

Environm Cert: Built Green; Energy Star; Home Energy Rating

Inclusions: Alarm System; Ceiling Fan; Dishwasher: Portable; Fireplace Equipment; Fireplace Insert; Microwave; Range; Range Hood; Window Coverings

Exclusions: Dryer; Electric Air Cleaner; Freezer; Gas Grill/BBQ; Refrigerator; Washer; Trampoline

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

Remarks: Don't miss out on this one of a kind home in Daybreak! It is only one of three Destination Home's Upper Mill floorplans in the community, located on a corner lot. The home features an open floorplan with lots of natural light and 15' vaulted ceilings, plantation shutters, 2-toned paint, base & case molding, hand-scraped hardwood floors, granite counter tops throughout, and stainless steel appliances. The master bedroom has his and her closets, jetted master tub, double shower heads, and 12' ceilings. The home is fully equipped with 3 furnaces, 2 AC units, and a 50 gallon water tank, garage built with extra width, height, and length. The basement has 9' ceilings and a fully finished multi level theatre room. The backyard has a multi level Trex deck perfect for entertaining. Call for a showing today!

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**MLS# 1399742 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$589,900  
 Price Per: \$130  
 CDOM: 44  
 DOM: 44

Tour/Open: Tour  
 Status: Active  
 List Date: 08/08/2016

Address: 4252 W Belleville Way

NS/EW: S / W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-410-009

Taxes: \$3,355

Zoning:

HOA?: Yes, \$116/Month

HOA Contact: Cindy

HOA Phone: 801-254-8062

HOA Amenities: Gym Room; Picnic Area; Playground; Pool; Spa

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl:

Jr High: Copper Mountain  
 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	1303	4	2	0	0	0	0	0	0	0	1	0
1	1617	0	0	0	1	2	1	0	1	1	1	0
B	1591	3	1	0	0	1	0	0	0	0	0	0
Tot	4511	7	3	0	1	3	1	0	1	1	1	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2007  
 Effect Yr Bilt: 2012  
 Deck | Pat: 0 | 1  
 Garage: 4  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 100%

Const Status: Blt./Standing  
 Acres: 0.25  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central; Gas: Stove; Heat Pump; Hot Water

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds; Draperies; Full; Plantation Shutters

Pool?: Yes

Pool Feat: Fenced; In Ground; With Spa

Possession: Negotiable

Exterior: Asphalt Shingles; Clapboard/Masonite; Stone

Landscape: Fruit Trees; Landscaping: Full; Mature Trees; Pines; Terraced Yard; Vegetable Garden

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; Drip Irrigation: Auto-Full

Exterior Feat: Double Pane Windows; Entry (Foyer); Outdoor Lighting; Porch: Open; Skylights; Patio: Open

Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French

Interior Feat: Doors; Great Room; Jetted Tub; Oven: Double; Oven: Wall; Range: Countertop; Range: Gas; Range/Oven: Built-In;

Instantaneous Hot Water; Granite Countertops

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Exercise Room; Home Warranty

Environm Cert: Energy Star

Inclusions: See Remarks; Ceiling Fan; Dishwasher: Portable; Fireplace Insert; Microwave; Refrigerator; Satellite Dish; Window Coverings; Trampoline

Exclusions: See Remarks; Dryer; Gas Grill/BBQ; Refrigerator; Washer

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable

Utilities: Gas: Available; Power: Available; Sewer: Available; Water: Available

Zoning: Single-Family

Remarks: Welcome to this Beautiful Arts and Crafts home that is surrounded by lush landscape that has over 30 mature trees and a front porch that is perfect for reconnecting with what matters most. Located on one of Eastlake's coveted streets and only 5 minutes away from grocery stores, shopping, movie theaters, and so much more makes this home all about LOCATION!!! This charming traditional floor plan is perfect for entertaining guests with its formal dining room, great room, and sunroom. Private office has wood beams and built in shelving ready for you to fill with your belongings. Enjoy all the custom beautiful moldings throughout that give it such charm! The bright white kitchen boasts granite countertops, double electric stainless ovens, custom lighting, and a spacious pantry. Cooking will be a delight as you can cut your own herbs and fresh produce from the garden out back for fresh delicious dishes! Enjoy coming and going from the mudroom that has lockers and can house all your belongings. 4 car garage has plenty of room with over head storage and cabinets that line the back. This oversized garage can hold all your toys and your vehicles! Master Suite is large and the perfect sanctuary for you to retreat to every night. Laundry room is upstairs for convenience but also plumbed in mudroom if your prefer. Custom lighting throughout. Nine foot ceilings in Basement and is only two years old. Built with the best materials, thoughtfully designed, totalling \$50K. Backyard was renovated a few years ago that now features wood burning stone fireplace, built in seating, stamped concrete, in Ground trampoline, slide, raised garden bed, and gorgeous landscape totalling \$45K. One of the bigger lots in Daybreak (.25) and gives you plenty of room entertaining! Elementary school is only a short walk away and Junior High and High school are top notch. This home has been well cared for and given much attention to detail.

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**MLS# 1408837 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$595,000  
 Price Per: \$119  
 CDOM: 1  
 DOM: 1

Tour/Open: None  
 Status: Active  
 List Date: 09/22/2016

Address: 4377 W Blackshear Dr

NS/EW: S / 4377 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-208-002

Taxes: \$3,472

Zoning:

HOA?: Yes, \$348/Quarter

HOA Contact:

HOA Phone:

Other (See Remarks); Barbecue; Biking Trails; Club House;  
 Fire Pit; Gym Room; Hiking Trails; On Site Property Mgmt;  
 Pets Permitted; Picnic Area; Playground; Pool; Spa; Tennis  
 Court

HOA Amenities:



Pre-Market:

School Dist: Jordan

Elem: Eastlake

Jr High: Copper Mountain

Sr High: Herriman

Priv Schl:

Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	1600	4	3	0	0	0	0	0	0	0	0	0
1	1600	0	0	1	1	0	1	0	0	0	1	1
B	1775	3	1	0	1	1	0	0	0	0	0	0
Tot	4975	7	4	0	1	2	1	1	0	0	0	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2006  
 Effect Yr Blt:  
 Deck | Pat: 0 | 1  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 100%

Const Status: Blt./Standing  
 Acres: 0.24  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: Electric; Forced Air; Gas: Central; Gas: Stove; Hot Water; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Plantation Shutters

Pool?: No

Pool Feat:

Possession:

Exterior:

Landscape: Landscaping: Full; Mature Trees; Vegetable Garden

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Terrain, Flat; View: Lake; View: Mountain; Drip Irrigation: Auto-Full; Private

Exterior Feat: Awnings; Double Pane Windows; Entry (Foyer); Patio: Covered; Patio: Open

Interior Feat: Alarm: Fire; Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher; Built-In; Disposal; Floor Drains; French Doors; Gas Log; Great Room; Jetted Tub; Oven: Double; Oven: Wall; Range: Gas; Granite Countertops; Theater Room

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Park/Playground; Sauna/Steam Room; Swimming Pool; Tennis Court

Inclusions: Alarm System; Basketball Standard; Ceiling Fan; Dishwasher: Portable; Dryer; Fireplace Insert; Freezer; Gas Grill/BBQ; Microwave; Play Gym; Range; Range Hood; Refrigerator; Satellite Dish; Tv Antenna; Washer; Window Coverings; Projector; Trampoline

Storage: Garage; Other; Basement

Tel Comm: DSL; Ethernet; Wired; Fiber Optics; Wireless Broadband

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

Zoning: Single-Family

Remarks: This is a beautiful home that has been loved, well maintained, and upgraded by the owners. This home was the most popular model home in Daybreak in 2007, but Daybreak only allowed so many of them to be built. Because it was built as a model home, no expenses were spared. Some of the most important features are: • High grade walnut wood flooring throughout entire 1st floor. • \$30,000 of after-market expert finish carpentry (French doors, transom windows, crown molding, coffered ceiling, new balusters, wainscoting, etc). • 3 large cold storage rooms in the basement. • 2 family rooms. • a formal dining room. • a formal music/living room with two sets of incredible custom French doors and transoms. • a large open upgraded kitchen with island and granite counter tops. • upgraded cabinets (tons of cabinet space). • GE profile appliances (including double oven and 5 burner stove). • a walk through butler's pantry with matching cabinetry for even more storage. • a beautiful sun room off of the main family with French doors that can be used for an office or playroom for the kids. • Floor to ceiling cabinets in the mudroom off of garage (cabinets match kitchen). • gorgeous floor to ceiling stone fireplace and mantle in the family room. • high end white plantation shutters. • Home Theater with 12 foot diagonal projection and in wall/ceiling surround sound. • 9 foot ceilings in the basement. • the home is wired with premium speakers in the main rooms... including the master bedroom. • \$18,000 yard renovation that features a large patio with a pergola and lights, as well as a drop down shade screen, beautiful blossoming trees, a ground level trampoline, and 100 sq ft garden box. • brand new carpet that makes the home feel brand new. • private driveway, which is very rare in daybreak. It has a prime location on a quiet street just a few lots away from

Oquirrh Lake and close walking distance to at least 5 different parks, pool, walking trails, elementary school, LDS temple and open green space.

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**MLS# 1332086 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$599,000  
 Price Per: \$122  
 CDOM: 357  
 DOM: 357

Tour/Open: Tour  
 Status: Active  
 List Date: 10/02/2015

Address: 4271 W Iron Mountain Dr

NS/EW: 10400 W / 4271 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-407-008

Taxes: \$3,077

Zoning:

HOA?: Yes, \$113/Month

HOA Contact: Daybreak

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge  
 Other Schl:



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
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	640	1	0	1	1	0	0	0	0	0	0	0
1	2130	3	2	0	1	1	0	1	1	1	0	2
B	2130	0	0	0	0	0	0	0	0	0	0	0
Tot	4900	4	2	1	2	1	0	1	1	1	0	2

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2008  
 Effect Yr Blt: 2012  
 Deck | Pat: 0 | 2  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 4  
 Fin Bsmt: 0%

Const Status: Blt./Standing  
 Acres: 0.28  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Basement: Daylight; Entrance; Full  
 Garage/Park: Attached; Heated; Parking: Uncovered; Workbench  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?: No  
 Master Level: 1st floor  
 Senior Comm: No  
 Animals: See Remarks

Roof: Asbestos Shingles  
 Heating: Forced Air; Gas: Central; Gas: Stove  
 Air Cond: Central Air; Gas  
 Floor: Carpet; Hardwood; Tile; Travertine  
 Window Cov: Blinds; Full; Plantation Shutters  
 Pool?: Yes  
 Pool Feat: Heated  
 Possession: 24 Hr  
 Exterior: Asphalt Shingles; Brick; Cement Board  
 Landscape: Landscaping: Full  
 Lot Facts: Corner Lot; Fenced: Part; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; Terrain: Grad Slope; View: Mountain; View: Valley  
 Exterior Feat: Basement Entrance; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Walkout  
 Alarm: Security; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; French Doors; Jetted Tub; Kitchen:  
 Interior Feat: Updated; Vaulted Ceilings; Instantaneous Hot Water; Silestone Countertops  
 Amenities: See Remarks; Home Warranty  
 Environm Cert: Energy Star  
 Inclusions: Alarm System; Hot Tub; Humidifier; Microwave; Range; Water Softener: Own; Window Coverings  
 Terms: Cash; Conventional; FHA; Seller Finance; VA  
 Storage: Garage; Other; Basement  
 Tel Comm: Fiber Optics; Multiple Phone Lines; Wireless Broadband  
 Access Feat: 32" Wide Doorways; Single Level Living  
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
 Zoning: Single-Family

Remarks: Exquisite English Romantic home in Daybreak. The original owner is sad to move, after paying OVER \$250K IN CUSTOM UPGRADES, OVER BASE PRICE OF BUILDING THE HOME. Schedule a showing today and you will understand how the elegance, quality and design make this home -- a rare find. Prestige curb appeal w/ side driveway and garage. Oversized lot. Beautifully landscaped. Kitchen w/ glazed cherry wood cabinets, silestone counters, oil rubbed bronze hardware, recessed lighting, double pantry. 18" Travertine floors. 2 double French doors off dining area. Hand crafted rod iron & wood banisters. Interior wood trim throughout. 36" doors. Plantation shutters. 2 sets W/D hookups. Sweeping master, walk in closet, large in-suite bath features double vanity, double shower heads in beautiful cultured granite surround shower & Jacuzzi tub. Control 4 whole house audio system, amazing sound. 2 water heaters w/instant hot water, 2 furnaces, 2 Air conditioners. Endless possibilities in 2130 sq. ft. unfinished Basement, 9' foundation, plumbed for bath. Secluded court yard off master bdrm. Covered lrg. patio w/lighting, stereo speakers, & Bullfrog hot tub. Tons of storage. Extra lrg. insulated garage, wired for workshop. Energy Star .03. HOME WARRANTY included. Extra detail and beauty all through this lovely home. Spectacular views of the mountains. There is no home in Daybreak that compares. A must see!!! Seller financing considered.

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**MLS# 1399333 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$610,000  
 Price Per: \$117  
 CDOM: 46  
 DOM: 46

Tour/Open: None  
 Status: Active  
 List Date: 08/08/2016

Address: 10239 S Millerton Dr

NS/EW: 10239 S / 4255 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-207-004

Taxes: \$3,234

Zoning: RES

HOA?: Yes, \$116/Month

HOA Contact:

HOA Phone: 801-254-8062

HOA Amenities: Other (See Remarks); Barbecue; Biking Trails; Club House;  
 Gym Room; Hiking Trails; Playground; Pool



Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl: American Heritage

Jr High: Elk Ridge  
 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	F	S		
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	994	3	1	0	0	0	0	0	0	0	0	0	0	
1	2096	1	1	0	1	1	1	1	0	1	0	1	1	
B	2096	3	2	0	1	0	1	1	1	0	0	1	0	
Tot	5186	7	4	0	1	2	1	2	2	1	1	0	2	

Type: Single Family  
 Style: 2-Story  
 Year Built: 2014  
 Effect Yr Bilt: 2016  
 Deck | Pat: 1 | 1  
 Garage: 2  
 Carport: 0  
 Prkg Sp: 4  
 Fin Bsmt: 100%

Const Status: Bilt./Standing  
 Acres: 0.19  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles

Heating: See Remarks; >= 95% efficiency

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: NEG

Exterior: Clapboard/Masonite

Landscape: Landscaping: Full

Lot Facts: Sprinkler: Auto-Full; View: Mountain

Exterior Feat: Balcony; Basement Entrance; Deck; Covered; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Sliding Glass Doors; Walkout

Interior Feat: Alarm: Security; Basement Apartment; Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; French Doors; Gas Log; Great Room; Kitchen: Second; Mother-in-Law Apt.; Oven: Gas; Range: Gas; Range/Oven: Built-In; Granite Countertops

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

Environm Cert: Energy Star

Inclusions: Alarm System; Ceiling Fan; Compactor; Microwave; Range; Range Hood; Water Softener: Own; Window Coverings

Exclusions: Dryer; Refrigerator; Washer

Terms: Cash; Conventional; VA

Storage: Garage; Basement

Tel Comm: DSL

Access Feat: Single Level Living

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

Zoning: Single-Family

Remarks: The spacious Ambrose plan was designed for entertaining with a formal dining room, massive great room and gourmet kitchen and breakfast nook. The main floor also offers a private study, a luxurious master suite with deluxe bath and walk-in closet and a covered deck. Upstairs, you'll find three generous bedrooms. This Home also has an awesome Mother-in-law apt! With spacious kitchen, Huge Master bedroom with full bath! Its own laundry room, Huge living room! Its own thermostat , its dedicated A/C, Furnace, and water Heater! ALL BRAND NEW! This is a Home you have to come SEE for yourself! Plus enjoy all the amenities that Daybreak Offers! Square footage figures are provided as a courtesy estimate only and were obtained from County. Buyer is advised to obtain an independent measurement.

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**MLS# 1389000 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$619,000  
 Price Per: \$130  
 CDOM: 92  
 DOM: 92

Tour/Open: None  
 Status: Active  
 List Date: 06/23/2016

Address: 4674 W Crosswater Rd

NS/EW: 10695 S / 4674 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK

Tax ID: 27-18-303-035

Taxes: \$1,305

Zoning: R-1

HOA?: Yes, \$141/Month

HOA Contact: Any friendly staff

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl: Challenger School

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
3	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0
1	2373	3	2	0	1	1	1	1	0	1	1
B	2360	0	0	0	0	0	0	0	0	0	0
Tot	4733	3	2	0	1	1	1	1	0	1	1

Type: Single Family  
 Style: Rambler/Ranch  
 Year Built: 2014  
 Effect Yr Blt: 2015  
 Deck | Pat: 0 | 1  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 0  
 Fin Bsmt: 0%

Const Status: Blt./Standing  
 Acres: 0.16  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: No

Roof: Asphalt Shingles; Metal; Pitched

Heating: Forced Air; Gas; Central

Air Cond: Central Air; Gas

Floor: Carpet; Laminate; Tile

Window Cov: Blinds; Draperies

Pool?: No

Pool Feat: Fenced; Heated; In Ground

Possession: rec

Exterior: Clapboard/Masonite; Composition; Cement Board

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; View: Lake; View: Mountain; Drip Irrigation: Auto-Full

Exterior Feat: Bay Box Windows; Double Pane Windows; Entry (Foyer); Patio: Covered; Porch: Open

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Great Room; Oven: Gas; Range: Gas; Vaulted Ceilings; Instantaneous Hot Water; Low VOC Finishes; Granite Countertops

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Home Warranty; Swimming Pool

Environm Cert: Built Green; Energy Star; Home Energy Rating

Inclusions: Fireplace Insert; Microwave; Range

Exclusions: Refrigerator

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Broadband Cable; DSL; Ethernet; Wired; Fiber Optics

Access Feat: Single Level Living

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

Zoning: Single-Family

Driving Dir: Take 104th South west to Oquirrah Lake Road head west (towards the lake) on Crosswater, home on Right

Remarks: You awake before anyone else in the house and tiptoe down your long, bookcase flanked hallway to your chefs dream of a kitchen. You grab the coffee pot to fill it full of water and take a moment to pause and enjoy the fabulous lake view from your kitchen window. The sun reflecting off the lake would be a gorgeous picture! The gleaming granite counter tops shine nicely from the light pouring in your home from the abundance of windows. You enter your massive pantry and decide pancakes will be the breakfast of choice today. You get the batter mixed up on your handy kitchen island (complete with veggie sink) and move to your wonderful 5 burner stainless steel cooktop. Your daughter drifts into the kitchen by the smell of yummy pancakes. She sits down at the breakfast bar ready to eat. You tell her she has to wait for her brother who has made a quick stop in their Jack & Jill bathroom (2 sinks, granite counter tops, pretty cabinetry and handy drawer pulls) He wanders in moments later and takes a seat next to his sister. You serve up their breakfast and notice one of their friends paddle boarding out on the lake. You ask them what their plans are for the day. Your daughter plans on heading over to the private beach area to work on her tan and your son will be joining his friends for some paddle boarding. You open all of the windows to let the fresh, cool lake air in, then turn the ceiling fans on (in living room and all bedrooms) to circulate that cool breeze. You saunter into the master retreat to make sure your spouse is awake and ready for the day. You head into your closet (he has his own) and grab some shorts and your running shoes. In your master ensuite your hubby is mumbling something while he's brushing his teeth at the dual sink vanity....more toothpaste - got it! You stroll into your home office, through the double french doors (another set leads to your picturesque porch) and grab your iPod. You remember you have to water your plants and head to your private backyard and give them a good soaking. Once that task is complete, you follow your spouse to your over-sized 3 car garage and send them off for the day. You traipse back through your cute rambler to exit your front door and are hit with the smell of summer. You start your jog around the lake (only steps from your front door) and think, life is good!



**MLS# 1393522 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$649,900  
 Price Per: \$198  
 CDOM: 71  
 DOM: 71

Tour/Open: None  
 Status: Active  
 List Date: 07/13/2016

Address: 4131 W Lake Bridge Dr

NS/EW: 11000 S / 4100 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-227-015

Taxes: \$3,318

Zoning: RES

HOA?: Yes, \$348/Quarter

HOA Contact: Daybreak  
 Community Associ

HOA Phone: 801-254-8062

HOA Amenities: Biking Trails; Club House; Hiking Trails; Pool; Tennis Court



Pre-Market:

School Dist: Jordan

Elem: Daybreak

Jr High: Elk Ridge

Sr High: Bingham

Priv Schl:

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	840	2	2	0	0	0	0	0	0	0	0	0
1	1215	0	0	0	1	0	0	1	0	0	1	2
B	1215	2	1	0	1	0	0	0	0	0	0	1
Tot	3270	4	3	0	1	2	0	1	0	0	1	3

Type: Single Family (PUD)

Style: 2-Story

Year Built: 2007

Const Status: Blt./Standing

Effect Yr Blt: 2012

Acres: 0.19

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 4

Side: 0.0

Carpport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 90%

Roof: Asphalt Shingles

Basement: Full

Heating: Forced Air; Gas: Central; >= 95% efficiency

Garage/Park: 2 Car Deep (Tandem); Attached; Extra Length; Workshop

Air Cond: Central Air; Electric

Driveway: Concrete

Floor: Carpet; Hardwood; Tile

Water: Culinary

Window Cov: Blinds; Draperies; Full

Water Shares: 0.00

Pool?: No

Spa?: Yes Community Pool?: Yes

Pool Feat:

Possession: Neg

Master Level:

Exterior: See Remarks; Cement Board

Senior Comm: No

Animals:

Landscape: Landscaping: Full; Mature Trees; Waterfall

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Full; Secluded Yard; Sprinkler: Auto-Full; View: Mountain; View: Valley; Drip Irrigation: Auto-Full

Exterior Feat: Bay Box Windows; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Porch: Open; Stained Glass Windows

Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Dishwasher, Built-In; Disposal; Jetted Tub; Laundry Chute; Oven: Double; Vaulted Ceilings

Amenities: Clubhouse; Home Warranty; Park/Playground; Swimming Pool; Workshop

Environm Cert: Energy Star

Inclusions: Alarm System; Ceiling Fan; Dryer; Fireplace Insert; Freezer; Gas Grill/BBQ; Microwave; Washer; Water Softener: Own; Window Coverings

Terms: Cash; Conventional

Storage: Garage; Basement

Access Feat: Grab Bars

Utilities: Sewer: Connected

Zoning: Single-Family

Remarks: 2007 Parade of Homes Winner. Absolutely beautiful 2 story home in the perfect Daybreak Location. Unobstructed view of the Wasatch Mountain Range and the Oquirrh Mountain Temple. Architectural Detail with Transom Windows, Columns, bump out window with bench seat and Crown Molding. Beautiful Formal Entry with Gas Fireplace. Heated and Air Conditioned Shop in Garage. Surround Sound on Main Floor and in Bsmt. Newly Painted Exterior in 2015. Secluded Yard and upgraded sound resistant windows. Patio with retractable cover. 3 Gas Fireplaces. Both T.V.s stay. Garage is Approx 43/21. Instant Hot Water in bathrooms.

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**MLS# 1372270 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$698,000  
 Price Per: \$147  
 CDOM: 153  
 DOM: 153

Tour/Open: None  
 Status: Active  
 List Date: 04/15/2016

Address: 4661 W Bywater Way

NS/EW: 11000 S / 4661 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingh

City: South Jordan, UT 84095

County: Salt Lake

Restrictions: No

Proj/Subdiv: DAYBREAK LAKE VILLAG

Tax ID: 27-18-303-037

Taxes: \$3,493

Zoning: RES

HOA?: Yes, \$131/Month

HOA Contact: any friendly staff

HOA Phone: 801-254-8062

HOA Amenities:

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Daybreak

Sr High: Herriman

Priv Schl: Hawthorne Academy

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				K	B	F		
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	2373	3	2	0	1	0	1	1	1	0	1	1
B	2360	3	1	0	1	1	0	0	0	0	1	1
Tot	4733	6	3	0	1	2	1	1	1	0	1	2

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric; Seer 16 or higher

Floor: Carpet; Hardwood

Window Cov: Blinds

Pool?: Yes

Pool Feat: Fenced; Heated; In Ground

Possession: poss

Exterior: Asphalt Shingles

Landscape: Landscaping: Full

Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sprinkler: Auto-Full; Terrain, Flat; View: Lake; View: Mountain; Private

Exterior Feat: Double Pane Windows; Outdoor Lighting; Patio: Covered; Porch: Open

Interior Feat: Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Great Room; Oven: Double; Oven: Gas; Range: Gas; Range/Oven: Built-In; Vaulted Ceilings; Granite Countertops

Amenities: Cable Tv Wired; Clubhouse; Electric Dryer Hookup

Environm Cert: Energy Star

Inclusions: Alarm System; Dishwasher: Portable; Humidifier; Microwave; Water Softener: Own; Window Coverings

Terms: Cash; Conventional; FHA; VA

Storage: Garage; Basement

Tel Comm: Fiber Optics

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

Zoning: Single-Family

**Remarks:** The warm breeze and sounds of summer drift through your 31 windows, while you prepare the kids lunch in your glorious chefs kitchen (huge pantry, 5 burner gas stainless steel range, farmhouse sink) You head down your amazing bookshelf flanked hallway to the master retreat (his and hers closets) and grab some shorts and a tank top for the beach. Inside your ensuite (custom soaking tub, chic square sinks, pebble shower flooring) you quickly change and grab your book. You wander into the 2 main floor bedrooms (featuring a handy Jack & Jill bathroom) to retrieve the flip flops the kids have left behind. You grab their backpacks they left on their floors and hang them up in the mud room. You stroll downstairs to your fabulously finished basement, complete with a huge TV room, a separate pool table area, a kitchenette, half bath, 3 HUGE bedrooms and a full bathroom. You grab the ice chest out of your large storage area and pass your teenagers bedrooms, every inch is covered in clothes (and the rooms are large)...Yikes, you close those doors quickly! Back upstairs you stop in the multi-purpose room (home office, formal family room, sitting area) and grab your sunglasses off your desk. You load lunch, drinks and snacks up in the ice chest and head out your front door. You pause on your porch to admire the incredible views of the Wasatch Mtns. 56 steps later your feet sink into the warm sand of Lake Villages private beach. You hear your kids playing in the sand as you settle into the hammock to enjoy your book. You think to yourself, life is good....

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**MLS# 1389743 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$759,000      **Tour/Open:** None  
**Price Per:** \$126      **Status:** Active  
**CDOM:** 88      **List Date:** 06/27/2016  
**DOM:** 88  
**Address:** 5468 W Copper Needle Way  
**NS/EW:** 10482 S / 5468 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham  
**City:** South Jordan, UT 84009      **Restrictions:** No  
**County:** Salt Lake      **Taxes:** \$5,250  
**Proj/Subdiv:** DAYBREAK      **HOA?:** Yes, \$120/Month  
**Tax ID:** 26-13-154-021      **HOA Phone:**  
**Zoning:** RES



**HOA Contact:**  
**HOA Amenities:**  
**Pre-Market:**  
**School Dist:** Jordan      **Elem:** Eastlake  
**Sr High:** Herriman      **Priv Schl:**

**Jr High:** Copper Mountain  
**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	F	S		
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	1632	3	2	0	0	0	0	0	0	0	1	0	
1	1928	0	0	0	1	1	0	1	1	1	0	1	
B	2440	2	1	0	1	0	0	0	0	0	0	0	
Tot	6000	5	3	0	1	2	1	1	1	1	1	1	

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2015      **Const Status:** Blt./Standing  
**Effect Yr Blt:**      **Acres:** 0.25  
**Deck | Pat:** 0 | 2      **Frontage:** 0.0  
**Garage:** 4      **Side:** 0.0  
**Carpport:** 0      **Back:** 0.0  
**Prkg Sp:** 6      **Irregular:** No  
**Fin Bsmt:** 95%  
**Basement:** Full  
**Garage/Park:** Attached; Extra Height; Opener  
**Driveway:** Common Drive; Concrete  
**Water:** Culinary  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 2nd floor  
**Senior Comm:** No  
**Animals:** Pets > 75 Lbs.

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Hardwood; Tile  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Cement Board  
**Landscape:** Landscaping: Full  
**Lot Facts:** Corner Lot; Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Private  
**Exterior Feat:** Double Pane Windows; Patio: Covered  
**Interior Feat:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Great Room; Oven: Double; Range: Countertop; Range: Gas; Granite Countertops  
**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Home Warranty  
**Inclusions:** Ceiling Fan; Microwave; Range Hood; Refrigerator  
**Terms:** Cash; Conventional  
**Storage:** Garage; Other; Basement  
**Tel Comm:** Fiber Optics  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family  
**Remarks:** 2015 Parade of Homes show home. Expansive views of Oquirrh and Wasatch mountains. Immaculately detailed chef's kitchen, with butler's pantry and large walk in pantry, spacious great room w/fireplace, dining room, formal living room/den, mudroom, garage w/epoxy floor, spacious laundry/craft room, exquisite master suite w/dbl showers & soaker tub, central vacuum, water softener, sound system, huge storage room, covered wrap around porch.

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**MLS# 1393256 The Gunn Group - Defining Customer Service - 801.541.4388**

List Price: \$799,900  
 Price Per: \$94  
 CDOM: 72  
 DOM: 72

Tour/Open: Tour  
 Status: Active  
 List Date: 07/13/2016

Address: 4282 W Open Crest Dr

NS/EW: 11220 S / 4282 W

Area: WJ; SJ; Rvrton;  
 Herriman; Bingham

City: South Jordan, UT 84009

County: Salt Lake

Restrictions: Yes

Proj/Subdiv: DAYBREAK

Tax ID: 27-19-252-001

Taxes: \$4,978

Zoning: RES

HOA?: Yes, \$240/Quarter

HOA Contact: Daybreak

HOA Phone:

HOA Amenities: Biking Trails; Picnic Area; Playground; Pool; Tennis Court

Pre-Market:

HOA Remarks: [Remarks]

School Dist: Jordan

Elem: Eastlake

Sr High: Herriman

Priv Schl:

Jr High: Elk Ridge  
 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	1823	2	1	1	0	0	0	0	0	0	0	0
1	3216	2	1	1	1	1	1	1	0	1	1	1
B	3464	1	0	0	0	0	0	0	0	0	0	0
Tot	8503	5	2	2	1	1	1	1	0	1	1	1

Type: Single Family  
 Style: 2-Story  
 Year Built: 2005  
 Effect Yr Blt: 2011  
 Deck | Pat: 0 | 1  
 Garage: 3  
 Carport: 0  
 Prkg Sp: 3  
 Fin Bsmt: 15%

Const Status: Blt./Standing  
 Acres: 0.37  
 Frontage: 0.0  
 Side: 0.0  
 Back: 0.0  
 Irregular: Yes

Roof: Asphalt Shingles  
 Heating: Forced Air; Gas: Central  
 Air Cond: Central Air; Electric  
 Floor: Carpet; Hardwood; Tile  
 Window Cov: Blinds; Full  
 Pool?: No

Basement: Entrance; Full; Walkout  
 Garage/Park: Attached; Extra Width; Opener  
 Driveway: Concrete  
 Water: Culinary  
 Water Shares: 0.00  
 Spa?: No Community Pool?: Yes

Pool Feat:  
 Possession: Arrange  
 Exterior: Brick; Stone; Stucco

Master Level:  
 Senior Comm: No  
 Animals:

Landscape: Fruit Trees; Landscaping: Full; Mature Trees; Pines; Vegetable Garden; Waterfall

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley; Wooded

Exterior Feat: Bay Box Windows; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Porch: Open; Sliding Glass Doors; Triple Pane Windows; Walkout

Interior Feat: Alarm: Fire; Alarm: Security; Bar: Dry; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Great Room; Oven: Double; Range: Countertop; Vaulted Ceilings; Instantaneous Hot Water; Granite Countertops; Silestone Countertops

Amenities: Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup; Park/Playground; Swimming Pool; Tennis Court

Inclusions: Alarm System; Ceiling Fan; Microwave; Range; Range Hood; Window Coverings

Exclusions: Dryer; Freezer; Refrigerator; Washer; Water Softener: Own; Workbench

Terms: Cash; Conventional

Storage: Garage; Basement

Tel Comm: Wireless Broadband

Access Feat: 32" Wide Doorways; 36" Wide Hallways; Elevator; No-Step Entry; Wheelchair Access

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

Zoning: Single-Family

Remarks: Exquisite Custom Dream Home with Spectacular Unobstructed Mountain & Valley Views! Beautifully built, this stunning home will impress everyone and even has a private elevator for all 3 floors! (wheelchair accessible)Gorgeous staircase, columns & archways. Gourmet kitchen w/ tiered custom cabinets, huge granite island, dbl ovens, raised d/washer & huge pantry. 10' & 12' ceilings. Timeless knotted hickory hardwood floors. Cozy wood f. place ( stubbed gas) Private library & formal living room. Grand Master suite on main w/ soothing champagne bubble tub, dbl head walk-in shower, heated bidet & huge closet. 2nd Master suite upstairs. Loft w/ views from every window. Wheelchair access. features thorough out, wide doors & hallwys. Fire sprinkler system through out. Bsmt has 9" clngs, one large bedroom and walk-out. Relaxing cov. front porch w/ amazing views. Best lot in Daybreak w/ secluded & private yard. Tons of mature trees. Double waterfall feature, stamped concrete patio & garden area. Some oil paintings will be included in sale. Furnace on each floor. Lifetime Milgard windows & Hunter Douglas wood blinds. Intercom & audio system. Much, much more!!

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**MLS# 1336407 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$829,900      **Tour/Open:** None  
**Price Per:** \$167      **Status:** Active  
**CDOM:** 482      **List Date:** 10/27/2015  
**DOM:** 332  
**Address:** 4802 W Crosswater Rd #150  
**NS/EW:** 10665 S / 4802 W      **Area:** WJ; SJ; Rvrton; Herriman; Bingham  
**City:** South Jordan, UT 84095  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DAYBREAK  
**Tax ID:** 26-13-429-004      **Taxes:** \$4,800  
**Zoning:** R-1      **HOA?:** Yes, \$126/Month  
**HOA Contact:**      **HOA Phone:**



**Jr High:** Copper Mountain  
**Other Schl:** Early Light Academy

**Pre-Market:**  
**School Dist:** Jordan      **Elem:** Daybreak  
**Sr High:** Herriman      **Priv 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	998	2	2	0	0	0	0	0	0	0	0	0
1	1972	1	1	0	1	0	0	1	1	0	1	1
B	1972	2	0	1	1	0	0	0	0	0	0	0
<b>Tot</b>	<b>4942</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>

**Type:** Single Family  
**Style:** 2-Story  
**Year Built:** 2015  
**Effect Yr Blt:**  
**Deck | Pat:** 2 | 2  
**Garage:** 3  
**Carport:** 0  
**Prkg Sp:** 0  
**Fin Bsmt:** 100%

**Const Status:** Blt./Standing  
**Acres:** 0.20  
**Frontage:** 0.0  
**Side:** 0.0  
**Back:** 0.0  
**Irregular:** No

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric  
**Floor:** Carpet; Hardwood; Tile

**Basement:** Full  
**Garage/Park:**  
**Driveway:** Common Drive; Concrete  
**Water:**  
**Water Shares:** 0.00  
**Spa?:** No      **Community Pool?:**No  
**Master Level:** 1st floor  
**Senior Comm:** No  
**Animals:**

**Window Cov:**  
**Pool?:** No  
**Pool Feat:**

**Possession:**  
**Exterior:** Asphalt Shingles; Stucco  
**Landscape:** Landscaping: Full

**Lot Facts:** Corner Lot; Fenced: Part; Sprinkler: Auto-Part; Terrain, Flat; View: Lake; View: Mountain; Drip Irrigation: Auto-Part  
**Exterior Feat:** Deck; Covered; Double Pane Windows; Entry (Foyer); Porch: Open; Sliding Glass Doors

**Interior Feat:** See Remarks; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Gas Log; Oven: Gas; Vaulted Ceilings; Granite Countertops; Theater Room

**Amenities:** See Remarks; Cable Tv Wired; Home Warranty; Park/Playground

**Environm Cert:** Energy Star

**Inclusions:** See Remarks; Dryer; Microwave; Range; Range Hood; Refrigerator; Washer

**Storage:** Basement

**Tel Comm:** See Remarks; Fiber Optics

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

**Zoning:** Single-Family

**Remarks:** Our Amazing High Dining model home available for purchase with a 12-18 month leaseback. Grand staircase open from the basement to the 2nd story. Hickory wood floors set in a herringbone pattern throughout majority of the main floor. Vaulted ceiling in kitchen/Dining area with beams in the rafters. Covered side deck and large entertaining deck with an outdoor fireplace, all with views of the lake and panoramic of the wasatch range! 2 Bifold doors that completely open up to the side deck and a large full sliding glass door that opens up to the large rear deck. 10 foot tall ceilings in the basement with movie theater, snack bar, 2 bedrooms and family room!

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**MLS# 1398346 The Gunn Group - Defining Customer Service - 801.541.4388**

**List Price:** \$1,050,000  
**Price Per:** \$134  
**CDOM:** 51  
**DOM:** 51

**Tour/Open:** None  
**Status:** Active  
**List Date:** 08/03/2016

**Address:** 4377 W Vermillion #235

**NS/EW:** 10350 S / 4377 W

**Area:** WJ; SJ; Rvrton;  
Herriman; Bingham

**City:** South Jordan, UT 84009

**County:** Salt Lake

**Restrictions:** No

**Proj/Subdiv:** DAYBREAK

**Tax ID:** 27-18-133-002

**Taxes:** \$6,110

**Zoning:** P-C

**HOA?:** Yes, \$116/Month

**HOA Contact:** Daybreak  
Community Assoc

**HOA Phone:** 801-254-8062

**HOA Amenities:**

**Pre-Market:**

**HOA Remarks:** [Remarks]

**School Dist:** Jordan

**Elem:** Eastlake

**Jr High:** Elk Ridge

**Sr High:** Herriman

**Priv Schl:** Challenger School

**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	1890	3	2	0	1	1	0	0	0	0	0	0	0
1	3248	1	2	0	1	1	1	1	1	1	1	1	1
B	2672	3	1	0	1	0	0	1	0	0	0	0	0
<b>Tot</b>	<b>7810</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Roof:** Asphalt Shingles

**Heating:** Gas: Central

**Air Cond:** Central Air; Electric

**Floor:** Carpet; Tile; Bamboo

**Window Cov:** Blinds; Plantation Shutters

**Pool?:** Yes

**Pool Feat:** See Remarks; Heated; In Ground; Indoor; With Spa; Electronic Cover

**Possession:**

**Exterior:**

**Landscap:** Fruit Trees; Landscaping: Full; Vegetable Garden

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

**Exterior Feat:** Balcony; Double Pane Windows; Outdoor Lighting; Patio: Covered; Porch: Open

**Interior Feat:** Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Great Room; Intercom; Jetted Tub; Kitchen: Second; Kitchen: Updated; Vaulted Ceilings; Granite Countertops; Theater Room

**Amenities:** Cable Tv Wired; Clubhouse; Home Warranty; Park/Playground; Swimming Pool; Tennis Court

**Inclusions:** Ceiling Fan; Fireplace Insert; Microwave; Range; Range Hood

**Exclusions:** Water Softener: Own

**Terms:** Cash; Conventional

**Storage:** See Remarks; Garage; Basement

**Tel Comm:** Broadband Cable; Fiber Optics

**Access Feat:** 36" Wide Hallways

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

**Zoning:** Single-Family

**Remarks:** Luxury home in gorgeous Daybreak. Perfectly positioned to enjoy the spectacular panoramic view from the balcony, private office, and upstairs guest bedroom. Crafted by the owners unlimited imagination, this open floor plan contains high end upgrades from the master bathroom, kitchen, formal dining, cold storage, to the charming fireplace. Entertainment is at the core with a house sound and intercom system, family rooms, game room, theater room, balcony, and a FULL basement kitchen. The gem is the INDOOR endless pool and spa with TV and surround sound entertainment. This rare addition is to be enjoyed all year long. The outside has a soothing fountain, a secluded patio, a beautiful stone gas fire pit. This is a unique property with very open grounds. Close to the airport, shopping centers, theaters, restaurants, park city, ski resorts, rivers, national parks, etc. A must see!

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WFRMLS