

MLS# 1389576 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$151,500
List Price: \$159,000
Address: 10384 S Clarks Hill Dr #104
City: South Jordan, UT 84095
Property Tour: None

Sold Date: 08/29/2016
Status: Sold
Project: DAYBREAK/NORTHSHORE
Type: Condo
NS / EW: 10384 S / 4400 W

Style: Condo; Main Level



Total Sq Ft: 903
Total Beds: 2
Total Baths: 1.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 1 | 0
Exterior: Stucco

Year Built: 2010
Taxes: \$1,189
Acres: 0.00
HOA?: Yes, \$303/Month
Construction Status: Bit./Standing
Finished Basement: 0%

Lot Facts: Sidewalks; Sprinkler: Auto-Full; View: Mountain; View: Valley
Inclusions: Alarm System; Microwave; Range
Features & Info: Alarm: Security; Closet: Walk-In; Great Room; Oven: Gas; Range: Gas
Concessions: \$0

Remarks: HIGHLY SOUGHT AFTER MAINTENANCE FREE SINGLE LEVEL LIVING!! This adorable condo is immaculate and well kept, with a one-owner history. Bright and open concept, this unit gets tons of natural light during the day and also has gorgeous views of the Wasatch Mountains. It is also conveniently located right across the street from a green space! Most of

these condos were built with only one bedroom, so this is a rarely available 2 bedroom unit! Plantation shutters! Spacious full bath! Call today for a private showing.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1388986 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$174,000
List Price: \$169,000
Address: 4557 W Harvest Sun Ln.
City: South Jordan, UT 84095
Property Tour: None

Sold Date: 09/19/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 11800 S / 4557 W

Style: Townhouse; Row-mid



Total Sq Ft: 1400
Total Beds: 3
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 1 | 0

Year Built: 2005
Taxes: \$1,082
Acres: 0.04
HOA?: Yes, \$228/Month
Construction Status: Bit./Standing
Finished Basement: 0%

Exterior: Asphalt Shingles; Clapboard/Masonite
Lot Facts: Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Inclusions: Range; Range Hood; Refrigerator; Window Coverings
Features & Info: Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.
Concessions: \$4,206

Remarks: ***Price Reduced*** Hurry fast on this one!!! Very cute townhome located directly across from Daybreak community center, elementary and Park. Great views of the mountains. Enjoy all the daybreak amenities: parks, pools, lake, trails, dining, concerts in the park...the list goes on!!! New hardwood floors and very clean.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1389171 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$173,000
List Price: \$175,000
Address: 11783 S Currant Dr #108
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 08/03/2016
Status: Sold
Project: DAYBREAK
Type: Condo
NS / EW: 11783 S / 5000 W

Style: Condo; Middle Level



Total Sq Ft: 1344
Total Beds: 3
Total Baths: 2.00
Family Rooms: 0
Fireplace: 1
Garage | Car Port: 0 | 1

Year Built: 2009
Taxes: \$1,183
Acres: 0.01
HOA?: Yes, \$254/Month
Construction Status: Blt./Standing
Finished Basement: 0%

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

Inclusions: Fireplace Insert; Gas Grill/BBQ; Microwave; Range; Refrigerator; Satellite Dish; Window Coverings

Features & Info: Alarm: Fire; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; French Doors; Range/Oven: Free Stndg.

Concessions: \$0

Remarks: THIS IS IT!!! RARELY AVAILABLE - PRIME, COVETED DAYBREAK CONDO WITH 2 PRIVATE COVERED BALCONIES!!! THAT'S RIGHT...RARE 2 BALCONIES!!! BEAUTIFUL, IMMACULATE, MIDDLE LEVEL CONDO WITH LOTS OF UPGRADES, GLASS FRENCH DOORS, 3 TONE PAINT, CITYSCAPE KITCHEN CABINETS, COZY GAS FIREPLACE, UNOBSTRUCTED VIEWS & MORE!!! THIS is the one you've been waiting for!!! Fantastic Light, Bright, Spacious, Open Floor Plan w/Rounded Corners & Awesome Arched Passageways*Large Windows & Sliding Glass Doors Invite Abundant Natural Light Inside*Wonderful Carpeted Living Room w/Cozy Gas Fireplace & Attractive Built-In Shelving*Huge Semi-Formal Dining Area w/Gorgeous Upgraded Laminate Flooring, Plus, Convenient Breakfast Bar Dining at Large Kitchen Island*Spectacular Kitchen w/Beautiful Upgraded Cityscape Cabinets, Under Cabinet Lighting, Built-In Microwave, Large Illuminated Walk-in Pantry, Black & Stainless Appliances Included* Master Suite w/Large Walk-In Closet & Full En Suite Bath*Glass French Doors Invite Entry Into Your 2nd Bedroom/Office*Your 3rd Bedroom Boasts an Enormous Walk-In Closet, Private Access to the Jack'N'Jill Full Bathroom, Plus, Sliding Glass Doors to Your 2nd Private, Covered Balcony*New Tile Flooring in Huge Laundry Room w/Lots of Handy Built-In Shelves*Awesome 3 Tone Paint*Popular Recessed Lighting*Comfortable Central Air*Just in Time for Relaxation & Summer BBQ's on Your 2 Private, Covered Balconies, Plus, Gas BBQ Included*Enjoy the Numerous Amenities of Fabulous Daybreak Including Internet, Community Center, Gym, Exercise Equipment, Track, Splash Pool, Playground Equipment, Basketball, Volleyball, Tennis, Ball Fields, Pavilions, Parks, Trails, Pool, Lake & More!*Great Location Near Mountain View Corridor, The District, Shopping, Bangerter Highway, Restaurants, Schools, Transit, Medical & More!*Square footage figures are provided as a courtesy estimate. Buyer is advised to obtain an independent measurement. Buyer to verify all information.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1386998 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$179,900
List Price: \$179,900
Address: 10354 S Rubicon Rd
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 08/30/2016
Status: Sold
Project: DAYBREAK NORTH SHORE
Type: Townhouse (PUD)
NS / EW: 10354 S / 4860 W

Style: Townhouse; Row-mid



Total Sq Ft: 1162
Total Beds: 2
Total Baths: 2.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0

Year Built: 2009
Taxes: \$1,181
Acres: 0.03
HOA?: Yes, \$244/Month
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior: Clapboard/Masonite; Stucco
Lot Facts: Sidewalks; Sprinkler: Auto-Full

Inclusions: Microwave; Refrigerator

Features & Info: See Remarks; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Range: Gas; Vaulted Ceilings

Concessions: \$3,000

Remarks: Remarkable Daybreak townhome located just off South Jordan Parkway in the North Shore of Daybreak about a block away from the lake. You will love how bright the home is lit with the giant windows in the vaulted living room. The kitchen is to die for with white cabinets and corian countertops. Plus there is a bonus den off the kitchen that could be used as a playroom or office area. The porch right off the entrance is a perfect place to relax and enjoy the views Daybreak has to offer. This home qualifies for down payment assistance. Call us for more info.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1400641 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$175,750
List Price: \$180,000
Address: 10384 Clarks HI ##109
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 09/07/2016
Status: Sold
Project: DAYBREAK
Type: Condo
NS / EW: S / W
Total Sq Ft: 1100
Total Beds: 1
Total Baths: 2.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 1 | 0
Exterior: Stucco

Style: 2-Story

Year Built: 2010
Taxes: \$1,384
Acres: 0.01
HOA?: Yes, \$210/Month
Construction Status: Blt./Standing
Finished Basement: 0%



Lot Facts: Sprinkler: Auto-Full; View: Mountain; View: Valley
Inclusions: Alarm System; Dishwasher: Portable; Range; Satellite Equipment; Satellite Dish
Features & Info: Alarm: Fire; Alarm: Security; Bath: Master; Closet: Walk-In; Kitchen: Updated; Oven: Gas
Concessions: \$0

Remarks: The pictures don't lie. This is an AMAZING home. Floor to ceiling windows, 30 foot ceilings. Unbelievable, unobstructed mountain/valley views. Top of the line finishes. real hardwood. The insurance covered by HOA, wireless internet covered by HOA, gym membership covered by HOA, very energy efficient and no yard maintenance, (all of which save you money). 1/10th of a mile from the lake. It's only a 2-3 minute stroll. HOA covers almost all exterior maintenance as well as snow shoveling. Spend your weekend playing and not doing yard work.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1369119 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$200,000
List Price: \$198,476
Address: 5381 W Bowstring Dr
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 08/04/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 10700 S / 5381 W
Total Sq Ft: 968
Total Beds: 2
Total Baths: 2.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 1 | 0
Exterior: Stucco

Style: Townhouse; Row-end

Year Built: 2016
Taxes: \$1,500
Acres: 0.05
HOA?: Yes, \$242/Month
Construction Status: Blt./Standing
Finished Basement: 0%



Lot Facts: Fenced: Part; Sprinkler: Auto-Full
Inclusions:
Features & Info: Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range/Oven: Free Stdng.; Vaulted Ceilings; Instantaneous Hot Water
Concessions: \$1,500

Remarks: MOVE IN READY!!! New Home just steps away from TRAX. 18 feet ceiling in great room, white cabinetry and quartz countertops in kitchen and bathroom.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1396104 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$199,900
List Price: \$199,999
Address: 10628 S Cave Run Ln
City: South Jordan, UT 84095
Property Tour: None

Sold Date: 08/18/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 10628 S / 4520 W

Style: Townhouse; Row-mid



Total Sq Ft: 1848
Total Beds: 3
Total Baths: 4.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Stucco
Lot Facts: View: Mountain
Inclusions: Microwave; Range
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stdng.
Concessions: \$0
Remarks: Charming 3 bedroom Daybreak Townhome, each bedroom has its own private bathroom! Located across the street from park, has all Daybreak Amenities! This home is move in ready.

Year Built: 2007
Taxes: \$1,360
Acres: 0.03
HOA?: Yes, \$268/Month
Construction Status: Blt./Standing
Finished Basement: 100%

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1386748 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$213,000
List Price: \$209,000
Address: 4573 W Harvest Sun Ln
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 07/27/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 11750 S / 4573 W

Style: Townhouse; Row-end



Total Sq Ft: 2175
Total Beds: 4
Total Baths: 4.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Clapboard/Masonite
Lot Facts: Curb & Gutter; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat
Inclusions: Microwave; Range; Satellite Dish; Window Coverings
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.
Concessions: \$6,300
Remarks: Immaculate Daybreak townhome! Beautiful end-unit with lots of windows and light, 2-car garage, and 4 bedrooms! Spacious floorplan with partially finished basement. Lake, bike and walking trails, swimming pools, tennis courts, gym membership and more are including as

Year Built: 2005
Taxes: \$1,260
Acres: 0.05
HOA?: Yes, \$223/Month
Construction Status: Blt./Standing
Finished Basement: 40%

part of the Daybreak lifestyle.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1375601 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$218,900
List Price: \$219,900
Address: 10376 S Clarks Hill Dr
City: South Jordan, UT 84095
Property Tour: None

Sold Date: 08/15/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 10376 S / 4500 W

Style: Townhouse; Row-end



Total Sq Ft: 1518
Total Beds: 2
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0

Year Built: 2013
Taxes: \$1,476
Acres: 0.03
HOA?: Yes, \$241/Month
Construction Status: Bit./Standing
Finished Basement: 0%

Exterior: Cedar/Redwood; Stucco
Lot Facts: Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat
Inclusions: Microwave; Range; Window Coverings
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Silestone Countertops
Concessions: \$6,000

Remarks: Welcome home! You will absolutely love this warm and inviting contemporary style townhouse! The abundance of windows provides plenty of natural light to fill this open floor plan with tons of energy. Interior features include: a floating staircase, formal entryway, quartz countertops throughout, stainless steel appliances, 2 master bedrooms, large upgraded shower, and much more! Call to schedule your private showing today!

Driving Dir:

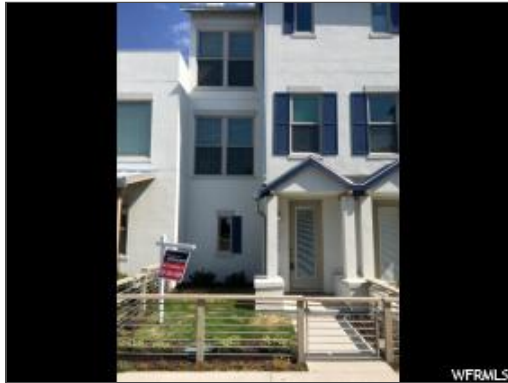
Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1394657 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$231,000
List Price: \$234,900
Address: 11269 S High Crest Ln
City: South Jordan, UT 84009
Property Tour: None

Sold Date: 09/09/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 11269 S / 4530 W

Style: Townhouse; Row-mid



Total Sq Ft: 1498
Total Beds: 2
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0

Year Built: 2016
Taxes: \$475
Acres: 0.02
HOA?: Yes, \$232/Month
Construction Status: Bit./Standing
Finished Basement: 0%

Exterior: Aluminum/Vinyl; Asphalt Shingles
Lot Facts: Fenced: Full; Sidewalks; Sprinkler: Auto-Full; View: Mountain; View: Valley
Inclusions: Microwave; Range; Refrigerator; Water Softener: Own; Window Coverings
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Granite Countertops
Concessions: \$0

Remarks: Priced to sell! Can close quickly. Beautiful open floor plan with 9ft. ceilings. Beautiful granite kitchen with SS appliances, gas range, 42 in cabinets. Double master bedrooms. Upgraded flooring. Close to lake, restaurants, trails, community center. Furniture included new

sofa sectional. Chandelier not included. A MUST SEE!

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1382459 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$232,000
List Price: \$239,000
Address: 10688 S Topview Rd
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 09/07/2016
Status: Sold
Project: DAYBREAK - EASTLAKE
Type: Townhouse
NS / EW: 10688 S / 4465 W
Total Sq Ft: 2175
Total Beds: 4
Total Baths: 4.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Composition; Stone
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Inclusions: Ceiling Fan; Microwave; Range; Range Hood; Window Coverings
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range/Oven: Free Stdng.; Instantaneous Hot Water
Concessions: \$0

Style: Townhouse; Row-end

Year Built: 2009
Taxes: \$1,542
Acres: 0.01
HOA?: Yes, \$252/Month
Construction Status: Blt./Standing
Finished Basement: 98%



Eat at kitchen counter or cozy dining area. Master bedroom suite up with a comfy balcony. Master bath has a spacious tub combined with shower. Completely finished basement with new carpet and plenty of extra storage. Plenty of room in the 2-car garage too and access directly into the townhouse. Easy walk to Eastlake pool, tennis courts and several area parks.

Driving Dir: From South Jordan Parkway (about 10400 South) curve west past 4000 West and turn south on Topview Rd. Couple blocks south is west side of street is 10688 S. Topview Rd.

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1396492 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$245,000
List Price: \$245,000
Address: 11369 S Oakmond Rd
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 09/01/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 11369 S / 4900 W
Total Sq Ft: 1708
Total Beds: 3
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Clapboard/Masonite
Lot Facts: Fenced: Part; Sidewalks
Inclusions: Microwave; Range; Refrigerator; Workbench
Features & Info: Bath: Master; Closet: Walk-In; Den/Office; Range/Oven: Free Stdng.
Concessions: \$2,500

Style: Townhouse; Row-end

Year Built: 2013
Taxes: \$1,835
Acres: 0.04
HOA?: Yes, \$232/Month
Construction Status: Blt./Standing
Finished Basement: 0%



flooring that 's easy to maintain in the kitchen, dining area and living room. The over-sized garage has a great nook with a workbench and extra storage. Other great amenities of Daybreak include home internet, pools, indoor track, weight center, tennis, basketball, sand volleyball, and a beach-front experience at the lake.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1392111 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$240,000
List Price: \$249,900
Address: 11209 S Oakmond Rd
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 09/15/2016
Status: Sold
Project: DAYBREAK GRDNPKTW218
Type: Townhouse
NS / EW: 11209 S / 4800 W

Style: Townhouse; Row-end



Total Sq Ft: 1602
Total Beds: 2
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Cement Board

Year Built: 2010
Taxes: \$1,645
Acres: 0.09
HOA?: Yes, \$228/Month
Construction Status: Bit./Standing
Finished Basement: 0%

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full
Inclusions: Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Washer
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Range: Gas; Range/Oven: Free Stdng.; Granite Countertops
Concessions: \$0

Remarks: Beautiful open concept town home located in desirable daybreak active adult community near lake, walking trails shopping, and walking distance to Trax. Owner traveled frequently for business and this home is in like new condition and move in ready! Home includes range, refrigerator, washer and dryer in the sale. Beech Cabinets, Granite Counter tops, Stainless Steel Appliances, Satin Nickel Hardware and much more! THIS IS A MUST SEE HOME!

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1357154 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$255,000
List Price: \$259,900
Address: 10648 S Oquirrh Lake Rd #25C
City: South Jordan, UT 84095
Property Tour: None

Sold Date: 08/02/2016
Status: Sold
Project: DAYBREAK
Type: Condo
NS / EW: 10648 S / 4565 W

Style: Condo; Main Level



Total Sq Ft: 1556
Total Beds: 2
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Stucco
Lot Facts: Curb & Gutter

Year Built: 2015
Taxes: \$2,599
Acres: 0.01
HOA?: Yes, \$286/Month
Construction Status: Bit./Standing
Finished Basement: 0%

Inclusions:
Features & Info: Bath: Master; Den/Office; Dishwasher, Built-In; Granite Countertops
Concessions: \$0
Remarks: Carefree condo with main floor living. This is our Entertainer floor plan. Light and bright! Granite countertops, laminate flooring, & stainless steel appliances. Lrg 2nd bedroom/guest suite w/spacious walk in closet. Fabulous covered porch with South facing views. Includes your own fenced in yard space too!

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1365402 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$250,000
List Price: \$259,900
Address: 10642 S Oquirrh Lake Rd #26E
City: South Jordan, UT 84009
Property Tour: None

Sold Date: 07/27/2016
Status: Sold
Project: DAYBREAK
Type: Condo
NS / EW: 10642 S / 4500 W
Total Sq Ft: 1813
Total Beds: 2
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0

Style: 2-Story

Year Built: 2016
Taxes: \$1,910
Acres: 0.01
HOA?: Yes, \$286/Month
Construction Status: Blt./Standing
Finished Basement: 0%



Exterior:
Lot Facts: Road: Paved; Sidewalks
Inclusions:
Features & Info:
Concessions: \$0

Remarks: Enjoy our stand alone townhouse-style floor plan. We call it Elevated Living! No shared walls, period. Enjoy single-family living combined with condo convenience. Small fenced in yard--perfect for a pet. Awesome vaulted ceilings and amazingly BIG garage w/windows too! Granite countertops, stainless steel appliances, cool master suite, and a flex room too!

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1397852 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$264,900
List Price: \$264,900
Address: 10981 S Topview Rd
City: South Jordan, UT 84009
Property Tour: None

Sold Date: 08/31/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 10981 /

Style: Townhouse; Row-end

Year Built: 2007
Taxes: \$1,868
Acres: 0.07
HOA?: Yes, \$239/Month
Construction Status: Blt./Standing
Finished Basement: 100%



Total Sq Ft: 2484
Total Beds: 4
Total Baths: 4.00
Family Rooms: 2
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Clapboard/Masonite
Lot Facts: Curb & Gutter; Fenced: Part

Inclusions: Alarm System; Ceiling Fan; Microwave; Refrigerator; Storage Sheds; Water Softener: Own

Features & Info: Alarm: Security; Closet: Walk-In; Dishwasher, Built-In; Oven: Gas; Range: Gas; Granite Countertops
Concessions: \$1,100

Remarks: Priced to sell stunning end unit home in highly desired daybreak community. New hardwood floors, carpet and paint. House has had expensive UV cleaning treatment removing

all germs. House has many upgrades, high end appliances, granite counter tops, breakfast bar, and walk in pantry, Grand Master Suite with walk in closet. This is a must see.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1397178 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$267,000
List Price: \$269,000
Address: 4917 W Daybreak Pkwy
City: South Jordan, UT 84009
Property Tour: None

Sold Date: 09/09/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 11495 S / 4917 W

Style: Townhouse; Row-end



Total Sq Ft: 1670
Total Beds: 3
Total Baths: 3.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 2 | 0

Year Built: 2014
Taxes: \$1,476
Acres: 0.05
HOA?: Yes, \$200/Month
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior: Stucco; Cement Board
Lot Facts: Fenced: Full; Sprinkler: Auto-Full; View: Mountain
Inclusions: Microwave; Refrigerator
Features & Info: Bath: Master; Dishwasher, Built-In; Disposal; Range/Oven: Built-In
Concessions: \$6,000

Remarks: Tired of 'builder grade?' Then come and see 'beautiful' in this classically elegant and tastefully appointed end unit town home. This home has the finishes and details of many single family homes in the \$600's, such as granite with 6cm edges in the kitchen and all baths, euro shower surround in the master, gorgeous hand/scraped hardwood flooring throughout the main level, soft upgraded carpet, elegant fireplace, stainless steel range, upgraded cabinetry and custom built-in cabinetry. Add to this it's convenient location in beautiful Daybreak, oversized 2 car garage and amazing price point to make this home a perfect 10. Bring your pickiest buyers, it looks and feels totally new. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. Buyer is advised to obtain an independent measurement.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1398539 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$269,000
List Price: \$269,000
Address: 4353 W Degray Dr
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 09/13/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 10900 S / 4353 W

Style: Townhouse; Row-end



Total Sq Ft: 2858
Total Beds: 3
Total Baths: 3.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 2 | 0

Year Built: 2009
Taxes: \$1,783
Acres: 0.09
HOA?: Yes, \$258/Month
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior: Asphalt Shingles; Stucco
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Drip Irrigation: Auto-Full
Inclusions: Ceiling Fan; Microwave; Range; Range Hood
Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.
Concessions: \$2,000

Remarks: You come home from a long day, open your garage and pull into your oversized two car garage. You step into the kitchen and are reminded how much you love the bright, white cabinets and beautifully tiled subway backsplash. The natural light in the great room is welcome as you walk to your main floor master. A quick change of clothes in your spacious master closet and you're off to the patio to throw dinner on the grill. As you step outside you let out a sigh since you get to enjoy your beautiful yard and landscape without lifting a finger. The lawn and patio is shaded from the hot sun since it faces east. Friends and family arrive. Some kids run upstairs to gather in two of the nice size bedrooms and loft area, the teens head to the open green space and start tossing a frisbee. Some take off to the lake that's only a block away. Adults gather in the great room, at the table, in the kitchen and on the patio, enjoying each other's company as music plays in the background. This home can be yours, come take a look, it's move in ready and spectacular!

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1387492 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$262,000
List Price: \$270,000
Address: 10622 S Topview Rd
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 09/19/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 10622 S / 4300 W

Style: Townhouse; Row-end



Total Sq Ft: 2332
Total Beds: 4
Total Baths: 4.00
Family Rooms: 2
Fireplace: 0
Garage | Car Port: 2 | 0
Exterior: Cement Board
Lot Facts: Fenced: Full; Sidewalks; Sprinkler: Auto-Full; View: Mountain
Inclusions:
Features & Info: Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range: Gas; Range/Oven: Free Stdng.; Instantaneous Hot Water
Concessions: \$0
Remarks: Hard to find End Unit townhome with privately FENCED YARD and FINISHED BASEMENT. Tile floors and quartz countertops. Well maintained. 4 bed, 3 full baths, 2 car garage. Unlimited access to all of Daybreak's amenities including high speed internet. Square

Year Built: 2013
Taxes: \$1,400
Acres: 0.05
HOA?: Yes, \$261/Month
Construction Status: Blt./Standing
Finished Basement: 100%

footage from builder. Buyer to verify all.

Driving Dir: You can park on Topview Rd right in front of the house.

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1389899 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$272,000
List Price: \$271,000
Address: 10336 S Clarks Hill Dr
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 09/09/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 10336 S / 4560 W

Style: Townhouse; Row-mid



Total Sq Ft: 2502
Total Beds: 4
Total Baths: 4.00
Family Rooms: 1
Fireplace: 1
Garage | Car Port: 2 | 0
Exterior: Cement Board
Lot Facts: Sprinkler: Auto-Full; Terrain, Flat
Inclusions: Fireplace Insert; Microwave; Range
Features & Info: Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.
Concessions: \$5,000
Remarks: Great Daybreak Townhouse, shows like brand new, upgraded throughout, 9' ceilings, private patio, new professionally finished basements. Quartz countertops throughout. Upgraded stainless steel kitchen appliances. Near lake, park, and trails. Square footage from county

Year Built: 2014
Taxes: \$1,575
Acres: 0.05
HOA?: Yes, \$244/Month
Construction Status: Blt./Standing
Finished Basement: 100%

records, buyer and buyers agent to verify.

Driving Dir: Go west on South Jordan Parkway 10400 S. After entering Daybreak, take the first exit on the roundabout on Oquirrh Lake Road North. Go north about a block until you see Chenago Lane. Do not turn there, just park on Oquirrh Lake Road North at 10336 S on foot, head East. It has a sign on the property. It is 10336 S

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1388758 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$270,000
List Price: \$275,000
Address: 10452 S Lake Ave
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 08/12/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse
NS / EW: 10452 S / 4840 W
Total Sq Ft: 2312
Total Beds: 4
Total Baths: 3.00
Family Rooms: 2
Fireplace: 0
Garage | Car Port: 2 | 0

Style: Townhouse; Row-end

Year Built: 2010
Taxes: \$1,764
Acres: 0.09
HOA?: Yes, \$244/Month
Construction Status: Bit./Standing
Finished Basement: 100%



Exterior: Clapboard/Masonite; Stucco
Lot Facts: Corner Lot; Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley
Inclusions: Ceiling Fan; Microwave; Range; Window Coverings
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops
Concessions: \$0

Remarks: MULTIPLE OFFERS. HIGHEST AND BEST DUE TUESDAY, JUNE 28, BY 11:00 A.M. SEE ATTACHED DOCUMENTS. 100% finished! Vaulted ceilings, floor to ceiling windows

look out onto the lake and the Wasatch Mountains. Main Floor Master Suite. Enjoy the extra large patio with it's built-in gas fire pit. END UNIT. Show this to your fussiest buyers. Won't last long.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1385489 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$280,000
List Price: \$289,900
Address: 4716 W Noyo Ln
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 08/26/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 10300 S / 4716 W
Total Sq Ft: 2771
Total Beds: 4
Total Baths: 4.00
Family Rooms: 2
Fireplace: 0
Garage | Car Port: 2 | 0

Style: Townhouse; Row-end

Year Built: 2014
Taxes: \$1,924
Acres: 0.08
HOA?: Yes, \$244/Month
Construction Status: Bit./Standing
Finished Basement: 100%



Exterior: Clapboard/Masonite; Frame
Lot Facts: Cul-de-Sac; Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; Drip Irrigation: Auto-Full
Inclusions: Ceiling Fan; Microwave; Range; Water Softener: Own; Window Coverings
Features & Info: Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Floor Drains; French Doors; Range/Oven: Free Stdng.; Vaulted Ceilings; Instantaneous Hot Water; Granite Countertops
Concessions: \$0

Remarks: PRICED REDUCED \$25,000 Like new Townhouse. Plantation Shutters throughout.

Granite counters throughout. Abundant cabinets in kitchen & stainless appliances. Rope lighting above cabinets. Master has Euro-glass shower. Two laundry rooms. 9 foot ceilings on main & 2-story ceilings in kitchen & main floor family room. Large front porch. Patio off dining w/atrium doors. Upgraded lighting. Basement fully professionally finished. Garage interior professionally finished w/epoxy floor. Utility closets on all 3 floors for storage. Fishing, walking paths, paddle boats, canoes, volleyball, tennis, 2 swimming pools, Community center w/gym, Community gardens, parks & Trax line.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1250698 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$329,000
List Price: \$329,000
Address: 4679 W Daybreak Rim Way #215
City: South Jordan, UT 84095
Property Tour: Tour

Sold Date: 08/11/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 11400 S / 4679 W

Style: Townhouse; Row-mid



Total Sq Ft: 1961
Total Beds: 3
Total Baths: 3.00
Family Rooms: 2
Fireplace: 0
Garage | Car Port: 2 | 0

Year Built: 2013
Taxes: \$1
Acres: 0.03
HOA?: Yes, \$232/Month
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior: Concrete/Glass; Straw Bale
Lot Facts: Curb & Gutter; Sidewalks; Sprinkler: Auto-Full; View: Mountain; View: Valley
Inclusions: Microwave; Range; Range Hood; Refrigerator
Features & Info: Alarm: Security; Bar: Wet; Bath: Master; Central Vacuum; Closet: Walk-In; Dishwasher, Built-In; Oven: Wall; Range: Gas; Low VOC Finishes; Granite Countertops
Concessions: \$1,000

Remarks: Grand SLam Sego MODEL HOME now offered for sale. Seller is using it as model until the end of July, seller will lease back. Loaded with beautiful finishes and AMAZING views from SKY TERRACE. Don't miss this chance to own a professionally designed and decorated

model
Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.

MLS# 1361506 The Gunn Group - Defining Customer Service - 801.541.4388

Sold Price: \$335,000
List Price: \$335,000
Address: 4697 W Daybreak Rim Way
City: South Jordan, UT 84009
Property Tour: Tour

Sold Date: 07/26/2016
Status: Sold
Project: DAYBREAK
Type: Townhouse (PUD)
NS / EW: 11300 S / 4697 W

Style: Townhouse; Row-mid



Total Sq Ft: 2044
Total Beds: 3
Total Baths: 3.00
Family Rooms: 2
Fireplace: 2
Garage | Car Port: 2 | 0

Year Built: 2015
Taxes: \$1,791
Acres: 0.04
HOA?: Yes, \$232/Month
Construction Status: Blt./Standing
Finished Basement: 0%

Exterior: Stucco; Cement Board
Lot Facts: Road: Paved; Sidewalks; View: Mountain; View: Valley
Inclusions: Alarm System; Ceiling Fan; Microwave; Range; Window Coverings
Features & Info: Bar: Wet; Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Updated; Oven: Wall; Range: Gas; Vaulted Ceilings; Low VOC Finishes; Granite Countertops
Concessions: \$5,000

Remarks: Relax in Daybreak with breath taking views from your roof top deck. You have panoramic views of the entire valley from the Sky Terrace living room and one of two roof top decks. This home has more upgrades than the model home. The heated garage has epoxy flooring and a ton of storage space. The kitchen has a gas cook top, wall oven, large island, stacked cabinets with upper cabinet lighting as well as under cabinet lighting, and a touch-less faucet. The stainless steel appliances have easy care finish, so you won't have to worry about every finger print and smudge showing. The balcony off the kitchen has a gas line for your BBQ. The sky terrace completes your entertaining space with a wet bar and fireplace. The nest thermostat gives you ultimate control of the house from your smart phone. The security system has two access pads and a camera on every door giving you ultimate peace of mind. In the desirable Soda Row Village in Daybreak you are within walking distance to shops, restaurants, and entertainment.

Driving Dir:

Copyright © UtahRealEstate.com. All Rights Reserved. Information not guaranteed. Buyer to verify all information.