

**MLS# 1053942 Dennis Parry 435-755-3021**

List Price: \$149,900      Tour/Open: None  
 Price Per: \$74              Status: Active  
 CDOM: 181                  List Date: 09/09/2011  
 DOM: 3

Address: 1113 W 2450 S

NS/EW: 2450 S / 1113 W

Area: Logan; Nibley;  
River Heights

City: Nibley, UT 84321

County: Cache

Restrictions: Yes

Proj/Subdiv: SUNRISE MEADOWS

Tax ID: 03-174-0045

Taxes: \$536

Zoning: SFR

HOA Fee: \$0

HOA Contact:

HOA Phone:

HOA Remarks:

Pre-Market:

School Dist: Cache

Elem: Nibley

Sr High: Mountain Crest

Priv Schl:



Jr High: Spring Creek  
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	1008	2	1	0	1	0	0	1	1	0	1	0
B	1008	0	0	0	0	0	0	0	0	0	1	0
Tot	2016	2	1	0	1	0	0	1	1	0	1	0

Type: Single Family  
Style: Rambler/Ranch

Year Built: 2011

Const Status: Und. Const.

Effect Yr Blt: 2011

Acres: 0.28

Deck | Pat: 0 | 1

Frontage: 105.0

Garage: 2

Side: 108.0

Carport: 0

Back: 90.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Daylight; Full  
Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares:

Master Level:

Senior Comm: No

Animals: Pets < 20 Lbs.

Roof: Asphalt Shingles

Heating: Forced Air; Gas: Central

Air Cond:

Floor Cov: Carpet; Linoleum

Window Cov:

Pool Feat:

Possession: at Closing

Exterior: Aluminum/Vinyl; Brick

Landscape:

Lot Facts: Curb & Gutter; Sidewalks; Terrain, Flat; View: Mountain; View: Valley

Exterior Feat: Double Pane Windows

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

Amenities: Cable Tv Wired; Electric Dryer Hookup

Inclusions: Microwave; Range

Exclusions:

Terms: Cash; Conventional; FHA; VA

Storage:

Tel Comm: Broadband Cable; DSL

Access Feat:

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

Zoning: Single-Family

Driving Dir:

Remarks: SOUTH FACING ON .28 ACRE LOT! Brand New Home in Nibley! 2 Bedrooms and 1 bathroom with room for 2 more bedrooms & 1 more bathroom in the unfinished basement. Main floor great room, nice kitchen with knotty alder space cabinets, brick and vinyl siding & 2 car garage!

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