

MLS# 906203 Presented By: Anne Ferris 801-390-8908

List Price: \$240,000 **Tour/Open:** Tour
Price Per: \$80.40 **Status:** Active
CDOM: 249 **List Date:** 08/12/2009
DOM: 249
Address: 3196 W 5625 S
NS/EW: 5625 S / 3196 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: WHISPERING MEADOWS
Tax ID: 09-558-0018 **Taxes:** \$1
Zoning: Res **HOA Fee:** \$0
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**



Jr High: Roy
Other Schl:

School Dist: Weber **Elem:** Roy
Sr High: Roy **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	1480	3	2	1	1	0	0	0	0	0	0	0
B	1505	0	0	0	0	0	0	0	0	0	0	0
Tot	2985	3	2	1	1			0	0	0	0	0

Type: Single Family
Style: Rambler/Ranch
Year Built: 2009 **Const Status:** To Be Built
Effect Yr Blt: **Acres:** 0.30
Deck | Pat: 1 | 1 **Frontage:** 0
Garage: 3 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 0 **Irregular:** No
Fin Bsmt: 0%
Basement: Full
Garage/Park:
Driveway:
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet
Window Cov: None
Pool Feat:
Possession:
Exterior: Aluminum/Vinyl; Stone; Stucco
Landscape:
Lot Facts:
Exterior Feat: Bay Box Windows; Outdoor Lighting
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Jetted Tub; Range/Oven: Free Stndg.; Vaulted Ceilings
Amenities:
Inclusions: Ceiling Fan; Microwave; Range; Range Hood
Exclusions:
Terms: Cash; Conventional; Exchange; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:

Remarks: To be built homes. Choose all colors, energy star builder. Unbelievable pricing for square footage w/3 car garage. Lots & floor plans available in Davis & Weber county. Contact agent to see furnished model and plans.

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MLS# 904342 Presented By: Anne Ferris 801-390-8908

List Price: \$245,000 **Tour/Open:** Tour
Price Per: \$69.76 **Status:** Active
CDOM: 257 **List Date:** 08/04/2009
DOM: 257
Address: 3552 W 5350 S
NS/EW: 5350 S / 3552 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv:
Tax ID: 09-073-0005 **Taxes:** \$1,734
Zoning: RE-1 **HOA Fee:** \$0
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**



Jr High: Roy
Other Schl:

School Dist: Weber **Elem:** Country View
Sr High: Roy **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	725	3	1	1	0	0	0	0	0	0	0	0
1	2062	0	0	1	0	1	0	1	1	0	1	1
B	725	1	0	0	1	0	0	0	0	0	0	0
Tot	3512	4	1	2	0	2		1	1	0	1	1

Type: Single Family
Style: Tri/Multi-Level
Year Built: 1983 **Const Status:** Blt./Standing
Effect Yr Blt: **Acres:** 0.43
Deck | Pat: 0 | 1 **Frontage:** 0
Garage: 2 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 7 **Irregular:** No
Fin Bsmt: 100%

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric; Evap. Cooler: Window
Floor Cov: Carpet; Linoleum; Tile
Window Cov: Blinds; Full
Pool Feat: Above Ground; Concrete/Gunite
Possession: RECORDING
Exterior: Aluminum/Vinyl; Brick
Landscape: Fruit Trees; Landscaping: Full; Mature Trees
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Terrain, Flat; View: Mountain
Exterior Feat: Double Pane Windows; Entry (Foyer); Out Buildings; Outdoor Lighting; Porch: Open; Storm Windows
Interior Feat: Bath: Master; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Range/Oven: Free Stdng.
Amenities: Cable Tv Wired; Electric Dryer Hookup; Swimming Pool
Inclusions: Ceiling Fan; Fireplace Equipment; Range Hood; Satellite Dish; Storage Sheds; Window Coverings; Wood Stove
Exclusions:
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:

Basement: Full
Garage/Park: Attached; Extra Width; Opener; Rv Parking
Driveway: Concrete; Gravel
Water: Culinary; Irrigation: Pressure; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Remarks: Great, well built home with tons of character. Large family rooms and bedrooms. Immaculate backyard with beautiful landscaping. Sun room just waiting for a Hot Tub. This home is an absolute must see. Come and see it today.

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MLS# 956085 Presented By: Anne Ferris 801-390-8908

List Price: \$249,000 **Tour/Open:** None
Price Per: \$93.75 **Status:** Active
CDOM: 6 **List Date:** 04/12/2010
DOM: 6
Address: 3096 W 4600 S
NS/EW: 4600 S / 3096 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: **Taxes:** \$1
Tax ID: 08-407-0001 **HOA Fee:** \$0
Zoning: R **HOA Phone:**
HOA Contact: **Pre-Market:**
HOA Remarks:



Jr High:
Other Schl:

School Dist: Weber **Elem:** Midland
Sr High: Roy **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	1310	3	2	0	0	0	1	1	0	0	1	1
B	1346	1	1	0	1	1	0	0	0	0	0	0
Tot	2656	4	3	0	1	1	1	1	0	0	1	1

Type: Single Family
Style: Rambler/Ranch
Year Built: 2003 **Const Status:** Blt./Standing
Effect Yr Blt: 2004 **Acres:** 0.21
Deck | Pat: 1 | 0 **Frontage:** 0
Garage: 2 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 0 **Irregular:** No
Fin Bsmt: 100%

Basement: Full; Shelf
Garage/Park: Attached; Rv Parking
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level: 1st floor
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor Cov:
Window Cov:
Pool Feat:
Possession:
Exterior: Aluminum/Vinyl; Brick
Landscape: Landscaping: Full
Lot Facts: Corner Lot; Road: Paved; Sidewalks; Sprinkler: Auto-Full
Exterior Feat:
Interior Feat: Disposal; Vaulted Ceilings
Amenities: Electric Dryer Hookup
Inclusions: Dryer; Hot Tub; Play Gym; Range; Refrigerator; Washer
Exclusions:
Terms: Cash; Conventional; FHA; VA
Storage: Basement
Tel Comm:
Access Feat:
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Driving Dir:
Remarks:

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MLS# 881722 Presented By: Anne Ferris 801-390-8908

List Price: \$249,900
 Price Per: \$80.66
 CDOM: 1157
 DOM: 355

Tour/Open: Tour
 Status: Active
 List Date: 04/28/2009

Address: 3621 W 5275 S
 NS/EW: 5275 S / 3621 W
 City: Roy, UT 84067

Area: Hooper; Roy

County: Weber
 Proj/Subdiv: SHADY MEADOWS #71
 Tax ID: 09-534-0012

Restrictions: No

Zoning: RES
 HOA Contact:
 HOA Remarks:

Taxes: \$1
 HOA Fee: \$0
 HOA Phone:
 Pre-Market:

School Dist: Weber
 Sr High: Roy

Elem: Municipal
 Priv Schl:

Jr High: Roy
 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	1572	3	2	0	1	0	0	1	0	1	1	1
B	1526	0	0	0	0	0	0	0	0	0	0	0
Tot	3098	3	2	0	1			1	0	1	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2007
 Effect Yr Blt:
 Deck | Pat: 1 | 1
 Garage: 4
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Blt./Standing
 Acres: 0.23
 Frontage: 80
 Side: 134
 Back: 80
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air
 Air Cond: Central Air; Electric
 Floor Cov: Carpet; Linoleum; Tile

Basement: Full
 Garage/Park: See Remarks; Attached; Opener
 Driveway: Concrete
 Water: Culinary; Secondary

Window Cov:
 Pool Feat:

Water Shares:
 Master Level:
 Senior Comm: No
 Animals:

Possession: RECORDING

Exterior: Aluminum/Vinyl; Brick; Stone; Stucco

Landscape:

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

Exterior Feat: See Remarks; Atrium; Bay Box Windows; Double Pane Windows; Entry (Foyer)

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

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

Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range

Exclusions:

Terms: Cash; Conventional; FHA; VA

Storage:

Tel Comm:

Access Feat:

Utilities: Sewer: Connected; Sewer: Public

Zoning:

Driving Dir:

Remarks: OPEN PLAN GREAT ROOM W/CATHEDRAL CEILINGS, FIREPLACE SURROUNDED W/ WINDOWS, 2TONE PAINT, GRAND MASTER W/JETTED TUB & TRAY CEILING, STAGGERED KNOTTY ALDER CABINETS W/ISLAND. 3RD CAR DOUBLE DEEP W/8' DOOR. MANABLOC PLUMBING.

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MLS# 882253 Presented By: Anne Ferris 801-390-8908

List Price: \$249,900
 Price Per: \$80.07
 CDOM: 353
 DOM: 353

Tour/Open: Tour
 Status: Active
 List Date: 05/01/2009

Address: 3655 W 5275 S
 NS/EW: 5275 S / 3655 W
 City: Roy, UT 84067

Area: Hooper; Roy

County: Weber
 Proj/Subdiv: SHADY MEADOWS #74
 Tax ID: 09-533-0009

Restrictions: No

Zoning: RES
 HOA Contact:
 HOA Remarks:

Taxes: \$1
 HOA Fee: \$0
 HOA Phone:
 Pre-Market:

School Dist: Weber
 Sr High: Roy

Elem: Municipal
 Priv Schl:

Jr High: Roy
 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	1159	4	2	0	0	0	0	0	0	0	1	0
1	992	0	0	1	1	0	0	1	0	1	0	1
B	970	0	0	0	0	0	0	0	0	0	0	0
Tot	3121	4	2	0	1			1	0	0	1	1



Type: Single Family
 Style: 2-Story
 Year Built: 2007
 Effect Yr Blt:
 Deck | Pat: 1 | 1
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Blt./Standing
 Acres: 0.24
 Frontage: 80
 Side: 134
 Back: 80
 Irregular: No

Basement: Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary; Secondary
 Water Shares:
 Master Level:
 Senior Comm: No
 Animals:

Roof: Asphalt Shingles
 Heating: Forced Air
 Air Cond: Central Air; Electric
 Floor Cov: Carpet; Linoleum; Tile
 Window Cov:
 Pool Feat:
 Possession: RECORDING
 Exterior: Aluminum/Vinyl; Brick; Stucco
 Landscape:
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain
 Exterior Feat: Atrium; Bay Box Windows; Double Pane Windows; Entry (Foyer)
 Interior Feat: See Remarks; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Range/Oven: Free Stndg.; Vaulted Ceilings
 Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup; Home Warranty
 Inclusions: Ceiling Fan; Fireplace Insert; Microwave; Range
 Exclusions:
 Terms: Cash; Conventional; FHA; VA
 Storage:
 Tel Comm:
 Access Feat:
 Utilities: Sewer: Connected; Sewer: Public
 Zoning:
 Driving Dir:

Remarks: OPEN PLAN W/LARGE GREAT ROOM, ROCK FIREPLACE W/ALCOVE, LARGE KITCHEN W/STAGGERED ALDER CABINETS W/DESK & ISLAND, LARGE VAULTED MASTER & GRAND BATH W/JETTED TUB, 2 TONE, COLD STORAGE, 8' GARAGE DOORS, MANABLOC PLUMBING.

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Wasatch Front Regional MLS - Client Full Report - Residential

MLS# 947735 Presented By: Anne Ferris 801-390-8908

List Price: \$249,900
Price Per: \$122.38
CDOM: 41
DOM: 41

Tour/Open: None
Status: Active
List Date: 03/09/2010

Address: 4848 S 3200 W
NS/EW: 4848 S / 3200 W
City: Roy, UT 84067

Area: Hooper; Roy

County: Weber
Proj/Subdiv:
Tax ID: 09-346-0005
Zoning: R-1-8

Restrictions:
Taxes: \$1,758
HOA Fee: \$0
HOA Phone:
Pre-Market:

HOA Contact:
HOA Remarks:

School Dist: Weber
Sr High: Roy

Elem: Midland
Priv Schl:

Jr High: Sand 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	812	3	2	0	0	0	0	0	0	0	0	1
1	600	0	0	0	1	0	1	1	1	0	0	0
B	630	0	0	0	1	0	0	0	0	0	1	0
Tot	2042	3	2	0	1	2	0	1	1	0	0	1

Type: Single Family
Style: Tri/Multi-Level
Year Built: 2004
Effect Yr Blt: 2004
Deck | Pat: 0 | 1
Garage: 3
Carport: 0
Prkg Sp: 5
Fin Bsmt: 100%

Const Status: Blt./Standing
Acres: 0.62
Frontage: 85
Side: 321
Back: 85
Irregular:

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov: Blinds; Full
Pool Feat:

Basement: Daylight; Partial
Garage/Park: Built-In; Opener; Rv Parking; Extra Length
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level: 2nd floor
Senior Comm:
Animals: Animals Permitted

Possession: Record+48h
Exterior: Aluminum/Vinyl; Brick; Stucco
Landscape: Landscaping: Full
Lot Facts: Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Bay Box Windows; Double Pane Windows; Horse Property; Outdoor Lighting; Sliding Glass Doors
Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Gas Log; Jetted Tub; Range/Oven: Free Stdng.; Vaulted Ceilings
Amenities: Cable Tv Available; Electric Dryer Hookup; Gas Dryer Hookup; Home Warranty
Inclusions: Ceiling Fan; Microwave; Refrigerator; Satellite Dish; Storage Sheds
Exclusions: Dryer; Hot Tub; Satellite Equipment; Washer
Terms: Conventional; FHA; VA
Storage: Garage
Tel Comm: Broadband Cable; DSL

Access Feat:
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family

Driving Dir:
Remarks: You must see this mstr. suite(19x22),corner gas log firelace & 11x12 walk-in closet. Solid surface countertops, family room has theater projector/screen & surround sound in mstr, family room & patio. 41' 3rd car garage w/AC & heat.

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Wasatch Front Regional MLS - Client Full Report - Residential

MLS# 956504 Presented By: Anne Ferris 801-390-8908

List Price: \$249,900 **Tour/Open:** Tour
Price Per: \$77.30 **Status:** Active
CDOM: 5 **List Date:** 04/14/2010
DOM: 5
Address: 5480 S 3450 W
NS/EW: 5480 S / 3450 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: WHEATRIDGE **Taxes:** \$1,600
Tax ID: 09-178-0018 **HOA Fee:** \$0
Zoning: RE20 **HOA Contact:**
HOA Remarks: **Pre-Market:**



Jr High: Roy
Other Schl:

School Dist: Weber **Elem:** Roy
Sr High: Roy **Priv 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	1833	3	2	0	1	0	1	1	1	0	1	2
B	1400	2	0	1	0	0	0	1	0	0	0	1
Tot	3233	5	2	1	0	2	1	2	1	0	1	3

Type: Single Family
Style: Rambler/Ranch
Year Built: 1978 **Const Status:** Blt./Standing
Effect Yr Blt: 1990 **Acres:** 0.50
Deck | Pat: 0 | 1 **Frontage:** 100
Garage: 6 **Side:** 218
Carport: 8 **Back:** 100
Prkg Sp: 0 **Irregular:** No
Fin Bsmt: 95%

Roof: Asphalt Shingles
Heating: Gas: Central
Air Cond: Central Air; Gas
Floor Cov: Carpet; Laminate
Window Cov:
Pool Feat:
Possession: Neg
Exterior: Aluminum/Vinyl; Brick
Landscape: Fruit Trees; Vegetable Garden
Lot Facts: Curb & Gutter; Fenced: Full; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Double Pane Windows; Patio: Covered
Interior Feat: Bath: Master; Dishwasher, Built-In; Disposal; Mother-in-Law Apt.; Range/Oven: Free Stdng.; Vaulted Ceilings
Amenities: Cable Tv Available
Inclusions: Alarm System; Basketball Standard; Ceiling Fan; Compactor; Microwave; Range Hood; Window Coverings; Wood Stove
Exclusions: Dryer; Range Hood; Washer
Terms: Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Driving Dir:
Remarks: Home Includes 24X40 Garage with storage above of 360 sqft

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MLS# 943287 Presented By: Anne Ferris 801-390-8908

List Price: \$254,900
Price Per: \$81.28
CDOM: 60
DOM: 60
Address: 4767 S 3200 W
NS/EW: 4767 S / 3200 W
City: Roy, UT 84067
County: Weber
Proj/Subdiv:
Tax ID: 08-442-0009
Zoning: RES
HOA Contact:
HOA Remarks:

Tour/Open: Tour
Status: Active
List Date: 02/18/2010

Area: Hooper; Roy
Restrictions: No
Taxes: \$1,786
HOA Fee: \$0
HOA Phone:
Pre-Market:



Jr High: Sand Ridge
Other Schl:

School Dist: Weber
Sr High: Roy
Elem: Midland
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	1568	3	2	0	0	0	0	0	0	0	0	0
B	1568	0	0	0	1	0	0	1	1	0	1	1
Tot	3136	3	2	0	1	0	0	1	1	0	1	1

Type: Single Family
Style: Rambler/Ranch
Year Built: 2006
Effect Yr Blt:
Deck | Pat: 1 | 0
Garage: 3
Carport: 0
Prkg Sp: 0
Fin Bsmt: 0%
Const Status: Blt./Standing
Acres: 0.38
Frontage: 0
Side: 0
Back: 0
Irregular: No
Basement: Daylight; Full; Walkout
Garage/Park: 2 Car Deep (Tandem); Attached; Opener
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov: Blinds
Pool Feat:
Possession: Negotiable
Exterior: Stone; Stucco
Landscape: Landscaping: Full
Lot Facts: Curb & Gutter; Road: Paved; Sprinkler: Auto-Full
Exterior Feat: Double Pane Windows; Entry (Foyer)
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Vaulted Ceilings
Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup
Inclusions: Ceiling Fan; Microwave; Range
Exclusions: Dryer; Washer
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: WOW!Over a \$10,000 price reduction!Seller motivated!Bring us an offer!Gorgeous home w/ upgrades & extras incl alder cabinets, granite counters, travertine tile, stone & stucco front, full landscaping,auto sprinklers.Rm to grow in the walk-out lower level.

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MLS# 939717 Presented By: Anne Ferris 801-390-8908

List Price: \$257,900 Tour/Open: None
 Price Per: \$66.20 Status: Active
 CDOM: 137 List Date: 02/03/2010
 DOM: 75

Address: 3623 W 6000 S Area: Hooper; Roy
 NS/EW: 6000 S / 3623 W
 City: Roy, UT 84067

County: Weber Restrictions: No
 Proj/Subdiv: SOUTH FORK MEADOWS

Tax ID: 09-453-0002 Taxes: \$2,217
 HOA Fee: \$0

Zoning: HOA Contact: HOA Phone:
 HOA Remarks: Pre-Market:

School Dist: Weber
 Sr High: Roy

Elem: Roy
 Priv Schl:

Jr High: Roy
 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	1933	3	2	0	1	1	0	1	0	0	1	1
B	1963	3	1	0	0	1	0	0	0	0	0	0
Tot	3896	6	3	0	1	2	0	1	0	0	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2001 Const Status: Blt./Standing
 Effect Yr Blt: Acres: 0.36
 Deck | Pat: 0 | 1 Frontage: 0
 Garage: 2 Side: 0
 Carport: 0 Back: 0
 Prkg Sp: 6 Irregular: No
 Fin Bsmt: 90%

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov: Blinds; Full
Pool Feat:
Possession:
Exterior: Stone; Stucco
Landscape: Fruit Trees; Landscaping: Full; Mature Trees
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Terrain, Flat; View: Mountain
Exterior Feat: Bay Box Windows; Entry (Foyer)
Interior Feat: Bath: Master; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Jetted Tub; Range/Oven: Free Stndg.; Vaulted Ceilings
Amenities:
Inclusions: Basketball Standard; Microwave; Range; Range Hood; Storage Sheds; Water Softener: Own
Exclusions: Dryer; Refrigerator; Washer
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: Price reduced for a quick sale. Tremendous deal! Fully finished basement, huge open floor plan. Fantastic Family home, great neighborhood, huge yard with 6' vinyl fence, half court basketball set up, solid surface countertops. Buyer to verify all info.
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MLS# 935668 Presented By: Anne Ferris 801-390-8908

List Price: \$259,900 **Tour/Open:** Tour
Price Per: \$76.06 **Status:** Active
Short Sale: Pending Price Approval
CDOM: 205 **List Date:** 01/16/2010
DOM: 93
Address: 3743 W 6000 S **Area:** Hooper; Roy
NS/EW: 6000 S / 3743 W
City: Roy, UT 84067
County: Weber **Restrictions:** Yes
Proj/Subdiv: SOUTH FORKS
Tax ID: 09-498-0019 **Taxes:** \$2,090
Zoning: **HOA Fee:** \$0
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**
School Dist: Weber **Elem:** Freedom
Sr High: Roy **Priv Schl:**



Jr High: Roy
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	1697	3	2	0	1	1	0	0	1	1	0	1
B	1720	0	0	0	0	0	0	0	0	0	0	0
Tot	3417	3	2	0	1	1	0	0	1	1	0	1

Type: Single Family
Style: Rambler/Ranch
Year Built: 2006 **Const Status:** Blt./Standing
Effect Yr Blt: **Acres:** 0.34
Deck | Pat: 1 | 1 **Frontage:** 0
Garage: 3 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 0 **Irregular:**
Fin Bsmt: 0%

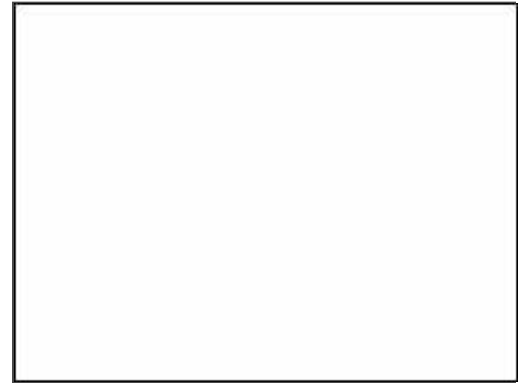
Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Hardwood; Tile
Window Cov: Plantation Shutters
Pool Feat:
Possession: RECORDING
Exterior: Stone; Stucco
Landscape: Landscaping: Full
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Double Pane Windows
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Oven: Gas; Range: Gas; Range/Oven: Built-In; Vaulted Ceilings
Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup
Inclusions: Alarm System; Ceiling Fan; Microwave; Range; Satellite Dish; Storage Sheds; Water Softener: Own; Window Coverings
Exclusions: Satellite Equipment
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: This beautiful custom home is MUST SEE! Open floor plan with endless upgrades and neutral tones throughout. Stamped concrete, fire pit, epoxy floors in the garage and RV parking. Square footage taken from county record, buyer to verify all information.

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Wasatch Front Regional MLS - Client Full Report - Residential

MLS# 948407 Presented By: Anne Ferris 801-390-8908

List Price: \$259,900 **Tour/Open:** Tour
Price Per: \$77.58 **Status:** Active
CDOM: 39 **List Date:** 03/11/2010
DOM: 39
Address: 3610 W 5275 S
NS/EW: 5275 S / 3610 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: SHADY MEADOWS#61
Tax ID: 09-534-0002 **Taxes:** \$1
Zoning: RES **HOA Fee:** \$0
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**



School Dist: Weber
Sr High: Roy

Elem: Municipal
Priv Schl:

Jr High: Roy
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	1674	3	2	0	1	0	0	1	0	1	1	0
B	1676	0	0	0	0	0	0	0	0	0	0	0
Tot	3350	3	2	0	1	0	0	1	0	1	1	0

Type: Single Family
Style: Rambler/Ranch
Year Built: 2010
Effect Yr Blt:
Deck | Pat: 0 | 1
Garage: 3
Carport: 0
Prkg Sp: 0
Fin Bsmt: 0%

Const Status: Und. Const.
Acres: 0.25
Frontage: 80
Side: 134
Back: 80
Irregular: No

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor Cov: See Remarks; Carpet; Tile

Basement: Full
Garage/Park: Attached; Opener
Driveway: Concrete
Water: Culinary; Secondary

Window Cov:
Pool Feat:
Possession: recording
Exterior: Aluminum/Vinyl; Stone; Stucco

Water Shares:
Master Level:
Senior Comm: No
Animals:

Landscape:
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain

Exterior Feat: See Remarks; Bay Box Windows; Entry (Foyer)

Interior Feat: See Remarks; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Jetted Tub; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops

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

Inclusions: See Remarks; Ceiling Fan; Microwave; Range

Exclusions:

Terms: Cash; Conventional; FHA; VA

Storage:

Tel Comm:

Access Feat:

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

Zoning: Single-Family

Driving Dir:

Remarks: OPEN PLAN ~10' Ceilings, 2 Tone Paint, Staggered Knotty Alder Cabinets W/ Granite Counters Tile Flooring Throughout, Tile Tub Surrounds, Grand Bath W/Jetted Tub, Master w/Tray Ceiling, 2X6 Exterior Framing, Low E Windows, 90% Efficiency Furnace, Cold Storage

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Wasatch Front Regional MLS - Client Full Report - Residential

MLS# 951373 Presented By: Anne Ferris 801-390-8908

List Price: \$264,000
 Price Per: \$78.08
 CDOM: 26
 DOM: 26

Tour/Open: None
 Status: Active
 List Date: 03/24/2010

Address: 5240 S 3575 W
 NS/EW: 5240 S / 3575 W
 City: Roy, UT 84067

Area: Hooper; Roy

County: Weber
 Proj/Subdiv: SHADY MEADOWS #64
 Tax ID: 09-534-0005

Restrictions: No

Zoning: RES
 HOA Contact:
 HOA Remarks:

Taxes: \$1
 HOA Fee: \$0
 HOA Phone:
 Pre-Market:



School Dist: Weber
 Sr High: Roy

Elem: Municipal
 Priv Schl:

Jr High: Roy
 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	1705	3	2	0	1	0	0	1	0	1	1	0
B	1676	0	0	0	0	0	0	0	0	0	0	0
Tot	3381	3	2	0	1	0	0	1	0	1	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2010
 Effect Yr Blt:
 Deck | Pat: 0 | 1
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Const Status: Und. Const.
 Acres: 0.25
 Frontage: 81
 Side: 124
 Back: 81
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air
 Air Cond: Central Air; Electric
 Floor Cov: See Remarks; Carpet; Tile
 Window Cov:
 Pool Feat:

Basement: Full
 Garage/Park: Attached; Extra Height; Opener
 Driveway: Concrete
 Water: Culinary; Secondary
 Water Shares:
 Master Level:
 Senior Comm: No
 Animals:

Possession: RECORDING
 Exterior: Aluminum/Vinyl; Stone; Stucco

Landscape:
 Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain
 Exterior Feat: See Remarks; Bay Box Windows; Entry (Foyer)

Interior Feat: See Remarks; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Jetted Tub; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops

Amenities: See Remarks; Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty
 Inclusions: See Remarks; Ceiling Fan; Microwave; Range

Exclusions:
 Terms: Cash; Conventional; FHA; VA

Storage:
 Tel Comm:

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

Zoning: Single-Family
 Driving Dir:

Remarks: OPEN PLAN~10' Ceilings, West Facing, 2-Tone Paint, Staggered Knotty Alder Cabinets W/Granite Counters, Tile Throughout, Tile Tub Surrounds, Grand Bath W/Jetted Tub, Master w/Tray Ceiling, 2x6 Exterior Framing, LowE Windows, 90% Efficiency Furnace, Cold storage

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MLS# 926862 Presented By: Anne Ferris 801-390-8908

List Price: \$269,500 **Tour/Open:** Tour
Price Per: \$87.33 **Status:** Active
CDOM: 151 **List Date:** 11/19/2009
DOM: 151
Address: 5662 S 3150 W
NS/EW: 5662 S / 3150 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: WHISPERING MDWS 10
Tax ID: 09-558-0010 **Taxes:** \$1
Zoning: R-1 **HOA Fee:** \$20
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**



Jr High: Roy
Other Schl:

School Dist: Weber **Elem:** Roy
Sr High: Roy **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	1539	3	2	0	1	0	0	1	1	0	1	1
B	1547	0	0	0	0	0	0	0	0	0	0	0
Tot	3086	3	2	0	1			1	1	0	1	1

Type: Single Family
Style: Rambler/Ranch
Year Built: 2009 **Const Status:** Blt./Standing
Effect Yr Blt: **Acres:** 0.23
Deck | Pat: 0 | 0 **Frontage:** 0
Garage: 2 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 0 **Irregular:** No
Fin Bsmt: 0%
Basement: Full
Garage/Park:
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov:
Pool Feat:
Possession: RECORDING
Exterior: Stone; Stucco
Landscape:
Lot Facts: Curb & Gutter; Sidewalks
Exterior Feat: Bay Box Windows; Sliding Glass Doors
Interior Feat: Bar; Dry; Bath: Master; Sep. Tub/Shower; Closet: Walk-In; Range: Gas
Amenities: Home Warranty
Inclusions:
Exclusions:
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:

Remarks: BEAUTIFUL HOME AT A INCREDIBLE VALUE! ENERGY EFFICIENT, EXTENDED GARAGE, BAY WINDOW AT MASTER BEDROOM, CAN LIGHTS IN KITCHEN, GAS RANGE, MAPLE CABINETS, CORIAN KITCHEN COUNTERTOPS, 2-TONE PAINT, TILE, MORE!

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MLS# 936648 Presented By: Anne Ferris 801-390-8908

List Price: \$270,000
 Price Per: \$92.72
 CDOM: 88
 DOM: 88

Tour/Open: Tour
 Status: Active
 List Date: 01/21/2010

Address: 2089 W 5075 S
 NS/EW: 5075 S / 2089 W
 City: Roy, UT 84067

Area: Hooper; Roy

County: Weber
 Proj/Subdiv: GLADE NIELSEN
 Tax ID: 09-180-0003

Restrictions: No

Taxes: \$1,506
 HOA Fee: \$0

Zoning: RES
 HOA Contact:
 HOA Remarks:

HOA Phone:
 Pre-Market:

School Dist: Weber
 Sr High: Roy

Elem: Lakeview
 Priv Schl:

Jr High: Roy
 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	792	1	1	0	0	0	0	0	0	0	0	1
2	600	2	2	0	1	0	0	0	0	0	0	0
1	920	0	0	0	1	0	0	1	1	0	1	0
B	600	1	0	0	1	0	0	0	0	0	1	0
Tot	2912	4	3	0	1	2	0	1	1	0	1	2

Type: Single Family
 Style: 2-Story
 Year Built: 1987
 Effect Yr Blt:
 Deck | Pat: 1 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 4
 Fin Bsmt: 100%

Const Status: Blt./Standing
 Acres: 0.31
 Frontage: 78
 Side: 157
 Back: 50
 Irregular: Yes

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric; Evap. Cooler: Roof
Floor Cov: Carpet; Marble; Tile
Window Cov: Blinds; Draperies; Full
Pool Feat:
Possession: NEGOTIABLE
Exterior: Aluminum/Vinyl; Brick
Landscape: Landscaping: Full; Mature Trees
Lot Facts: Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; Private
Exterior Feat: Deck; Covered; Entry (Foyer); Porch: Open; Sliding Glass Doors
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Range/Oven: Free Stdng.; Vaulted Ceilings
Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Exercise Room
Inclusions: Basketball Standard; Ceiling Fan; Refrigerator; Storage Sheds; Water Softener: Own; Window Coverings
Exclusions:
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: Guys, treat your loved one to a spacious 792 sq. ft. master suite w/warm FP & expansive deck overlooking a private back yard w/gazebo. Jet tub w/sep. shower & spacious walkin. Marble floors. Sep./Priv. multipurpose room off garage w/fp, can be used as office, exercise or craft room. Use your imagination!

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MLS# 932797 Presented By: Anne Ferris 801-390-8908

List Price: \$297,000 **Tour/Open:** Tour
Price Per: \$42.14 **Status:** Active
Short Sale: Price Previously Approved
CDOM: 296 **List Date:** 01/04/2010
DOM: 105
Address: 3758 W 5850 S
NS/EW: 5850 S / 3758 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: HOLLEY ACRES
Tax ID: 09-018-0008 **Taxes:** \$216
Zoning: **HOA Fee:** \$0
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**
School Dist: Weber **Elem:** Freedom
Sr High: Roy **Priv Schl:**



Jr High: Roy
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	500	0	0	0	0	0	0	0	0	0	0	0	0
2	2388	5	2	0	0	1	0	0	0	0	0	0	1
1	2080	0	0	0	1	1	0	0	1	1	1	1	4
B	2080	1	1	1	0	1	0	0	0	0	0	0	1
Tot	7048	6	3	1	1	3	0	0	1	1	1	1	6

Type: Single Family
Style: 2-Story
Year Built: 1981
Effect Yr Blt:
Deck | Pat: 2 | 2
Garage: 2
Carport: 0
Prkg Sp: 0
Fin Bsmt: 100%

Const Status: Blt./Standing
Acres: 0.51
Frontage: 105
Side: 209
Back: 105
Irregular: No

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Hardwood; Tile
Window Cov: Blinds; Draperies; Full
Pool Feat:

Basement: Full
Garage/Park: Attached; Heated
Driveway: Circular; Concrete
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Possession:
Exterior: Brick; Clapboard/Masonite
Landscape: Landscaping: Full; Mature Trees
Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain

Exterior Feat: Bay Box Windows; Deck; Covered; Double Pane Windows; Horse Property; Out Buildings; Sliding Glass Doors
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Den/Office; Disposal; Jetted Tub; Kitchen: Updated; Mother-in-Law Apt.

Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup
Inclusions:
Exclusions:
Terms: Conventional; FHA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:

Remarks: Price approved Bring Buyer to close Fast! Yes it really is over 7000 sqft! You will love the space this offers. Seller relocating & must sell! Detached shed is roughed in for mother in law apt, lots of family rooms, 2 bonus rooms. More pictures to come!

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Wasatch Front Regional MLS - Client Full Report - Residential

MLS# 953245 Presented By: Anne Ferris 801-390-8908

List Price: \$310,000 **Tour/Open:** None
Price Per: \$73.81 **Status:** Active
CDOM: 19 **List Date:** 03/30/2010
DOM: 19
Address: 2230 W 4150 S
NS/EW: 4150 S / 2230 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv:
Tax ID: 08-194-0014 **Taxes:** \$2,116
Zoning: RES **HOA Fee:** \$0
HOA Contact:
HOA Remarks: **HOA Phone:**
Pre-Market:



School Dist: Weber
Sr High: Roy

Elem: North Park
Priv Schl:

Jr High: Sand 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	2100	3	2	0	0	0	0	1	1	0	1	1	1
B	2100	2	1	0	0	1	0	0	0	0	0	0	0
Tot	4200	5	3	0	0	1	0	1	1	0	1	1	1

Type: Single Family
Style: Rambler/Ranch
Year Built: 1989
Effect Yr Blt:
Deck | Pat: 0 | 1
Garage: 2
Carport: 0
Prkg Sp: 6
Fin Bsmt: 90%

Const Status: Blt./Standing
Acres: 0.21
Frontage: 0
Side: 0
Back: 0
Irregular: No

Roof: Asphalt Shingles
Heating: Gas: Central
Air Cond: Central Air; Electric
Floor Cov:
Window Cov:
Pool Feat:
Possession: Closing
Exterior: Aluminum/Vinyl; Brick
Landscape: Landscaping: Full; Mature Trees
Lot Facts: Corner Lot; Fenced: Full; Terrain, Flat
Exterior Feat: Patio: Covered
Interior Feat:
Amenities: Cable Tv Available
Inclusions:
Exclusions:
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Zoning: Single-Family
Driving Dir:

Basement: Full
Garage/Park: Built-In; Rv Parking
Driveway: Concrete
Water: Culinary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Remarks: Beautiful home in a quiet neighborhood. This home is spacious and has a lot to offer.

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MLS# 882418 Presented By: Anne Ferris 801-390-8908

List Price: \$339,900 **Tour/Open:** Tour
Price Per: \$86.58 **Status:** Active
CDOM: 349 **List Date:** 04/30/2009
DOM: 349
Address: 3536 W 6050 S
NS/EW: 6050 S / 3536 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: SOUTHFORK
Tax ID: 09-455-0005 **Taxes:** \$2,261
Zoning: R1 **HOA Fee:** \$0
HOA Contact: **HOA Phone:**
HOA Remarks: **Pre-Market:**



Jr High: Roy
Other Schl:

School Dist: Weber **Elem:** Municipal
Sr High: Roy **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	1987	3	2	0	1	1	0	0	1	1	0	1
B	1939	2	1	0	0	1	0	0	1	0	0	0
Tot	3926	5	3	0	1	2			2	1	0	2

Type: Single Family
Style: Rambler/Ranch
Year Built: 2001 **Const Status:** Blt./Standing
Effect Yr Blt: **Acres:** 0.39
Deck | Pat: 0 | 1 **Frontage:** 0
Garage: 3 **Side:** 176
Carport: 0 **Back:** 141
Prkg Sp: 0 **Irregular:** Yes
Fin Bsmt: 90%
Basement: Full
Garage/Park: Opener; Rv Parking
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov: Blinds; Draperies
Pool Feat:
Possession:
Exterior: Stone; Stucco
Landscape: Landscaping: Full
Lot Facts: Cul-de-Sac; Curb & Gutter; Sprinkler: Auto-Full; Terrain: Mountain
Exterior Feat: Double Pane Windows; Entry (Foyer); Outdoor Lighting
Interior Feat: Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Kitchen: Second; Range/Oven: Free Stndg.; Vaulted Ceilings
Amenities: Cable Tv Available; Cable Tv Wired
Inclusions: Ceiling Fan; Microwave; Range
Exclusions: Dryer; Hot Tub; Refrigerator; Washer
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: Price Reduced! New appliances, 4 tone paint, fireplace with rock mantle. Hardwood and tile floors, new carpet. Pull through 3rd car garage. 2 inch insulated garage doors, professional landscaping, cul-de-sac, RV parking and RV gate.

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MLS# 908784 Presented By: Anne Ferris 801-390-8908

List Price: \$348,000 **Tour/Open:** Tour
Price Per: \$88.59 **Status:** Active
Short Sale: Pending Price Approval
CDOM: 413 **List Date:** 08/25/2009
DOM: 233
Address: 3635 W 6050 S **Area:** Hooper; Roy
NS/EW: 6050 S / 3635 W
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv:
Tax ID: 09-454-0012 **Taxes:** \$2,228
Zoning: R **HOA Fee:** \$50
HOA Contact:
HOA Remarks: **HOA Phone:**
Pre-Market:
School Dist: Weber **Elem:** Freedom
Sr High: Roy **Priv Schl:**



Jr High: Roy
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	1964	3	2	0	1	1	0	0	0	1	0	1	1
B	1964	2	1	0	0	1	0	0	0	1	0	0	0
Tot	3928	5	3	0	1	2			0	2	0	1	2

Type: Single Family
Style: Rambler/Ranch
Year Built: 2000 **Const Status:** Blt./Standing
Effect Yr Blt: **Acres:** 0.34
Deck | Pat: 1 | 0 **Frontage:** 0
Garage: 3 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 4 **Irregular:** No
Fin Bsmt: 100%
Basement: Full
Garage/Park: Attached; Detached; Opener; Rv Parking; Storage Above
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov: Blinds; Full; Plantation Shutters
Pool Feat:
Possession: NEG
Exterior: Brick; Stucco
Landscape: Landscaping: Full; Mature Trees
Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Exterior Feat: Bay Box Windows; Double Pane Windows; Entry (Foyer); Outdoor Lighting
Interior Feat: Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Intercom; Jetted Tub; Kitchen: Second; Oven: Double; Range: Countertop; Vaulted Ceilings
Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup; Workshop
Inclusions: Ceiling Fan; Microwave; Range; Range Hood; Satellite Equipment; Satellite Dish; Water Softener: Own
Exclusions: See Remarks; Dryer; Freezer; Gas Grill/BBQ; Refrigerator; Washer
Terms: Cash; Conventional; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: Very nice finished rambler. Large kitchen w/ island bar, great rm, tile flrs, wet bar kitchen, 2nd large fam rm, two level deck w/ built-ins, bbq (gas). A very large 2nd detached garage w/ rm for a hobby rm, has finished locker rm, upstairs loft & more!

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MLS# 954659 Presented By: Anne Ferris 801-390-8908

List Price: \$349,900
Price Per: \$97.96
CDOM: 13
DOM: 13
Address: 4049 S 2225 W
NS/EW: 4049 S / 2225 W
City: Roy, UT 84067
County: Weber
Proj/Subdiv: ROYAL VIEW
Tax ID: 08-322-0008
Zoning: R1
HOA Contact:
HOA Remarks:

Tour/Open: Tour
Status: Active
List Date: 04/06/2010
Area: Hooper; Roy
Restrictions: No
Taxes: \$2,088
HOA Fee: \$0
HOA Phone:
Pre-Market:



Jr High: Sand Ridge
Other Schl:

School Dist: Weber
Sr High: Roy

Elem: North Park
Priv Schl: St Joseph High

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	1786	2	2	0	1	1	0	1	1	1	0	1	1
B	1786	2	0	1	0	1	0	0	0	0	0	0	1
Tot	3572	4	2	1	1	2	1	1	1	0	1	1	2

Type: Single Family
Style: Rambler/Ranch
Year Built: 2006
Effect Yr Bilt:
Deck | Pat: 0 | 1
Garage: 3
Carport: 0
Prkg Sp: 0
Fin Bsmt: 90%

Const Status: Blt./Standing
Acres: 0.34
Frontage: 46
Side: 111
Back: 114
Irregular: Yes

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Hardwood; Tile
Window Cov: Blinds; Draperies
Pool Feat:
Possession:
Exterior: See Remarks; Stone; Cement Board
Landscape: Landscaping: Full; Vegetable Garden
Lot Facts: Cul-de-Sac; Curb & Gutter; Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley
Exterior Feat: Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Porch: Open
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Great Room; Jetted Tub; Range: Gas; Range/Oven: Free Stgng.; Vaulted Ceilings; Granite Countertops
Amenities: Electric Dryer Hookup
Inclusions: Range; Satellite Dish; Water Softener: Own; Window Coverings
Exclusions: Dryer; Freezer; Gas Grill/BBQ; Microwave; Refrigerator; Satellite Equipment; Washer
Terms: Cash; Conventional; FHA; VA
Storage: Basement
Tel Comm: DSL
Access Feat:
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family
Driving Dir:
Remarks: Fantastic custom built home by Regency Construction, loaded with all the amenities and extras.

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MLS# 914232 Presented By: Anne Ferris 801-390-8908

List Price: \$429,900
Price Per: \$50.59
CDOM: 489
DOM: 213

Tour/Open: Tour
Status: Active
List Date: 09/18/2009

Address: 5425 S 3675 W
NS/EW: 5425 S / 3675 W
City: Roy, UT 84067

Area: Hooper; Roy

County: Weber
Proj/Subdiv: LAKEVIEW EQUESTRIAN

Restrictions:

Tax ID: 09-193-0003

Taxes: \$3,045

Zoning: RE-15

HOA Fee: \$0

HOA Contact:

HOA Phone:

HOA Remarks:

Pre-Market:

School Dist: Weber
Sr High: Roy

Elem: Municipal
Priv Schl:

Jr High: Roy
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	666	0	0	0	0	0	0	0	0	0	0	0
2	3107	4	1	1	1	0	0	1	0	0	1	1
1	2450	0	0	0	1	1	0	1	1	1	0	2
B	2274	1	0	1	0	0	0	1	0	0	0	0
Tot	8497	5	1	2	1	3	0	3	1	1	2	1



Type: Single Family
Style: Other/See Remarks
Year Built: 1979
Effect Yr Blt:
Deck | Pat: 1 | 1
Garage: 4
Carport: 0
Prkg Sp: 7
Fin Bsmt: 95%

Const Status: Blt./Standing
Acres: 0.47
Frontage: 0
Side: 0
Back: 0
Irregular:

Basement: Daylight; Full; Walkout
Garage/Park: Attached; Built-In; Opener; Rv Parking; Storage Above
Driveway: Asphalt
Water: Culinary; Secondary

Water Shares:
Master Level:
Senior Comm:
Animals: Animals Permitted

Roof: See Remarks; Asphalt Shingles
Heating: Forced Air; Gas: Central; Wood Burning
Air Cond: Central Air; Electric
Floor Cov: Carpet; Hardwood; Marble; Tile
Window Cov: Blinds; Draperies; Full
Pool Feat:

Possession: RECORDING
Exterior: Brick; Stucco
Landscape: See Remarks; Fruit Trees; Landscaping: Full; Mature Trees; Pines; Vegetable Garden
Lot Facts: See Remarks; Curb & Gutter; Fenced: Part; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Private

Exterior Feat: Attic Fan; Awnings; Balcony; Double Pane Windows; Entry (Foyer); Out Buildings; Patio: Covered
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Jetted Tub; Kitchen: Second; Kitchen: Updated
Amenities: See Remarks; Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Exercise Room
Inclusions: Alarm System; Ceiling Fan; Satellite Equipment; Satellite Dish; Storage Sheds; Water Softener: Own; Window Coverings; Wood Stove
Exclusions: See Remarks; Dryer; Freezer; Range; Washer
Terms: See Remarks; Cash; Exchange; FHA; VA

Storage:
Tel Comm:
Access Feat: Elevator
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:

Remarks: Not a drive by! Must see the inside. Please read additional remarks. Unbelievably beautiful. 5 bdrms, top of the line upgrades. Huge rms 15x35 dining rm, elevator. Zoned 4 almost anything. Could be a huge mother in law down. Beautiful stained glass window

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Wasatch Front Regional MLS - Client Full Report - Residential

MLS# 943034 Presented By: Anne Ferris 801-390-8908

List Price: \$435,000 **Tour/Open:** Tour
Price Per: \$122.29 **Status:** Active
CDOM: 264 **List Date:** 02/18/2010
DOM: 60
Address: 4024 S 2225 W
NS/EW: 4024 S / 2225 W **Area:** Hooper; Roy
City: Roy, UT 84067
County: Weber **Restrictions:** No
Proj/Subdiv: ROYAL VIEW **Taxes:** \$1,026
Tax ID: 08-322-0005 **HOA Fee:** \$0
Zoning: **HOA Contact:**
HOA Remarks: **Pre-Market:**



Jr High: Sand Ridge
Other Schl:

School Dist: Weber **Elem:** North Park
Sr High: Roy **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	2170	2	2	0	1	0	0	1	1	0	1	1
1	1387	2	1	0	1	0	0	0	0	0	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0
Tot	3557	4	3	0	1	2		1	1	0	1	2

Type: Single Family
Style: 2-Story
Year Built: 2008 **Const Status:** Blt./Standing
Effect Yr Blt: **Acres:** 0.25
Deck | Pat: 2 | 1 **Frontage:** 0
Garage: 3 **Side:** 0
Carport: 0 **Back:** 0
Prkg Sp: 0 **Irregular:** Yes
Fin Bsmt: 0%
Basement: None/Crawl Space
Garage/Park: See Remarks; Built-In; Extra Width; Opener; Rv Parking
Driveway: Concrete
Water: Culinary; Secondary
Water Shares:
Master Level:
Senior Comm: No
Animals:

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor Cov: Carpet; Tile
Window Cov: None
Pool Feat:
Possession: CLOSING
Exterior: See Remarks
Landscape: Landscaping: Part
Lot Facts: Cul-de-Sac; Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; Terrain, Flat; View: Lake; View: Mountain; View: Valley
Exterior Feat: Deck; Covered; Double Pane Windows; Entry (Foyer); Porch: Open
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Gas Log; Jetted Tub; Oven: Wall; Range: Countertop; Range: Gas; Vaulted Ceilings
Amenities: Electric Dryer Hookup; Gas Dryer Hookup
Inclusions: Ceiling Fan; Microwave; Range; Refrigerator
Exclusions:
Terms: Cash; Conventional; Exchange; FHA; VA
Storage:
Tel Comm:
Access Feat:
Utilities: Sewer: Connected; Sewer: Public
Zoning:
Driving Dir:
Remarks: Unique "VIEW" home design places main living area on top taking advantage of views. Buy this model reduced \$92,000 or build this design on the lot of your choice. HUGE pantry, lots of storage, plus 900 sq. ft. garage. Near Front Runner. Hardy-plank ext.

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