

2721 E 7265 S

Cottonwood Heights, UT 84121



Griffin Christensen, Realtor®

801-712-9999

MLS#: 1555799

Single Family / Split-Entry/Bi-Level

\$399,000 Price	1960 Year Built
3 Bedrooms	3 Bathrooms
2200 Sqft	0.20 Acres

Agent Remarks

Perfect Cottonwood Heights location and close to everything. Walking distance to Butler Elementary, Butler Middle, Brighton High and the Cottonwood Heights Rec center. Easy freeway access and just minutes from Big and Little Cottonwood Canyons. New Roof, new paint, newly refinished hardwood floors, new electric, new furnace and new low maintenance Xeriscape landscaping make this house completely move in ready! Square footage figures are provided as a courtesy estimate only and were obtained from the county. Buyer is advised to obtain an independent measurement.

Full Details

Interior Features Include

- Bath: Master, Dishwasher: Built-In, Disposal, Gas Log, Great Room, Kitchen: Updated, Range/Oven: Free Stndg.
- **Floor Coverings:** Hardwood, Tile
- **Window Coverings:** Blinds
- **Air Conditioning:** Central Air: Electric
- **Heating:** Forced Air, Gas: Central
- **Basement:** Daylight, Full

Other Features

Amenities: Cable Tv Available, Cable Tv Wired, Electric Dryer Hookup

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

Water: Culinary

Floor Details

2	800 sqft, 3 bed, 1 1/2 bath
1	600 sqft
B	800 sqft (95%), 1/2 bath, 1 laundry
Total	2200 sqft

Inclusions

Microwave, Range, Refrigerator

Additional Details

Days on Market: 56
Price per sq. ft.: \$181

Previous Price: \$409,000
Property Taxes: \$2,205

Last Price Change: 11/06/18

Exterior Features Include

- **Patio:** Covered
- **Lot:** Corner Lot, Curb & Gutter, Fenced: Full, Road: Paved, Sidewalks, Sprinkler: Auto-Full, Terrain: Flat, View: Mountain
- **Landscape:** Landscaping: Full, Xeriscaped
- **Roof:** Asphalt Shingles
- **Exterior:** Brick, Stucco
- **Patio/Deck:**
- **Garage:** Attached, Rv Parking
- **Garage Capacity:** 2

Local Schools

School District: Canyons
Elementary School: Butler
Jr High: Butler
Sr High: Brighton