

**MLS# 1688960 Presented By: Craig Cordial 801-413-8964**

**List Price:** \$495,000      **Tour/Open:** View Tour  
**Price Per:** \$210      **Status:** Active  
**CDOM:**  
**DOM:**  
**Address:** 966 E Deer Arch Ln  
**NS/EW:** 14100 E / 966 E  
**City:** Draper, UT 84020  
**County:** Salt Lake      **Restrictions:** No  
**Proj/Subdiv:** DEER RUN  
**Tax ID:** 34-05-384-056 • History      **Taxes:** \$3,147  
**Zoning:** RESIDE      **HOA?:** Yes, \$69/Month



**HOA Transfer:** \$500  
**HOA Contact:** FCS Community      **HOA Phone:** 801-256-0465  
**HOA Amenities:** Pets Permitted; Picnic Area; Playground; Snow Removal  
**Pre-Market:**

**HOA Remarks:** Includes Private Road Snow Removal and Community Park Maintenance

**School Dist:** Canyons  
**Sr High:** Corner Canyon

**Elem:** Oak Hollow  
**Other Schl:** Juan Diego Catholic High

**Jr High:** Draper Park

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	1002	3	2	-	-	-	-	-	-	1	-	-
1	908	-	-	1	1	-	-	1	1	-	-	-
B	446	1	1	-	-	-	-	-	-	-	-	-
<b>Tot</b>	<b>2356</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>

**Type:** Single Family (PUD)  
**Style:** 2-Story  
**Year Built:** 2017      **Const Status:** Blt./Standing  
**Acres:** 0.10  
**Deck | Pat:** 0 | 1      **Frontage:** 34.7  
**Garage:** 2      **Side:** 106.6  
**Carpport:** 0      **Back:** 50.3  
**Prkg Sp:** 0      **Irregular:** No  
**Fin Bsmt:** 100%

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central; >= 95% efficiency  
**Air Cond:** Central Air; Electric; Seer 16 or higher  
**Floor:** Carpet; Laminate; Tile  
**Window Cov:** Plantation Shutters  
**Pool?:** No  
**Pool Feat:**  
**Possession:**  
**Exterior:** Stone; Stucco; Cement Board  
**Has Solar?:** No  
**Landscape:** Landscaping: Full; Mature Trees  
**Lot Facts:** Curb & Gutter; Fenced: Part; Road: Paved; Sprinkler: Auto-Part; Terrain: Grad Slope; View: Mountain; View: Valley; Drip Irrigation: Auto-Part  
**Exterior Feat:** Balcony; Basement Entrance; Deck; Covered; Double Pane Windows; Outdoor Lighting; Walkout; Patio: Open  
**Interior Feat:** Bath: Master; Closet: Walk-In; Dishwasher, Built-In; Disposal; Great Room; Range: Countertop; Range: Gas; Low VOC Finishes; Granite Countertops  
**Amenities:** Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup; Home Warranty; Park/Playground  
**Inclusions:** Ceiling Fan; Range; Range Hood; Refrigerator  
**Terms:** Cash; Conventional; FHA; VA  
**Storage:** Garage; Basement  
**Tel Comm:** Ethernet; Wired  
**Access Feat:** 36" Wide Hallways; Access To Elec. Outlets; Frnt-Cntrl Stove/Oven  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected  
**Zoning:** Single-Family  
**Listing**

**Courtesy of:** Realtypath South Valley

**Remarks:** SPECTACULAR DRAPER LIFESTYLE HOME. Your exceptional lifestyle home is a rare find. Built in 2017 with 4 bedrooms and 3.5 baths, your incredible Draper home is nestled in the exclusive Deer Run development, a private enclave developed by award winning, custom home developer David Weekley Homes. Your handsome, 3-story home features a functional open floor plan, entertainment kitchen with gas stove, granite counters and sumptuous center island. Plantation shutters welcome natural light in the expansive living room space with raised ceilings. The master bedroom boasts awesome views and a large, European style master bath. A ground floor fourth bedroom- full bath duo is the perfect independent guest suite or focused work-from-home office space. Situated on the northern face of Traverse Ridge, this home boasts impressive views of the Salt Lake Valley to the north, majestic Wasatch Range to the east and gorgeous sunsets to the west. Your new home offers the best in healthy lifestyle living. Only a short walk from your front door you can enjoy the newly opened, multi-million dollar Draper Recreation Center that offers year round health, sports and recreational facilities, the Draper City Amphitheater featuring outdoor concerts and theatrical events, top flight golf at the South Mountain Golf Course and over 100 miles of hiking and mountain bike trails. Experience this prime location with quick access to I-15 and a short commute to Utah county Silicon Slopes employers and downtown Salt Lake City. Your neighborhood lays claim to some of the best, award winning elementary, high school and educational facilities in Utah and the Nation. Draper ranks as a premier city in Utah and consistently ranks in

the top 10% of most livable cities in the nation. 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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