


105 S Southerland Court, Tropic, UT 84776				23-241190 Residential Active \$764,000							
Provided as a courtesy of Rosa Lee White BRYCE CANYON REAL ESTATE 15 South Red Rock Drive Cannonville, UT 84718 Direct - (801) 850-4337 utahrose@gmail.com http://brycecanyonrealestate.com License #: 10124109-AB00											
Office Listing #:		List Price/SqFt:		Possession Date:							
Short Sale Status: No		242.08									
Geo Lat: 37.621600		Geo Lon: -112.106336		Cross Street:							
County: Other		Subdivision:		Tax ID: 08-0078-0002							
Total Taxes: 1,276		Tax Year:		Elementary Schools: Out of Area							
Intermediate Schools: Out of Area		Jr. High Schools: Out of Area		Sr. High Schools: Out of Area							
Listing Class: Single Family		Basement SqFt: 0		Main SqFt: 3,156							
Upstairs SqFt: 0		Other SqFt: 0		Total SqFt: 3,156							
Primary Bedroom Level: 1st Floor		Total Bedrooms: 3		Den/Office:							
Total Bathrooms: 3		Formal Dining Room: No		Year Built: 2001							
# Levels: 1		Lot Dimensions:		Lot Irregular:							
Lot Acres: 1.07		Garage Capacity: 2		Garage Type: Both							
Garage Size SqFt:		Carport Capacity: 0		Carport Type: None							
Total Dues/Fees: 0		Assoc Dues Period: N/A		Ownership Transfer Fee: No							
Ownership Fee Amount:											
Variable Rate Comm: No		Buyer Brokerage Compensation (BBC): 2.85		Buyer Brokerage Comp (BBC) Type: %							
Seller Concessions:		Sold Price/SqFt:									
Public Remarks: Located at the foot of Bryce Canyon, the home was custom built by local craftsmen in 2001 and was completely updated between 2019 and 2022 including roofing, heating/cooling system, carpets, range and ovens. (LP gas furnace with forced air system.) The open central floor plan includes the kitchen, dining, and living room areas. Master bedroom suites are located at each end of the home. A separate (480 sq. ft.) shop and art studio was added in 2015 providing additional parking, workshop, and an arts and crafts studio. 2 Local schools-Bryce Valley Elementary grades 1-6 and Bryce Valley High School grades 7-12. Directions: From Main Street in Tropic travel West on Bryce Way. Turn right on Under the Rim Road (approx .25 miles above Bryce Valley High School). Under the Rim Road becomes Southerland Ct. 1st home on left											
Construction: Built & Standing Foundation/Basement: None Exterior: Stucco; Wood Siding Roof: Asphalt Garage/Parking: Attached; Garage Door Opener Utilities: Culinary, City; Electricity; Propane; Sewer			Land Description: Paved Road; Secluded Yard; Terrain, Grad Slope; View, Mountain; View, Valley; See Remarks Water: Culinary Heating: Propane; See Remarks Air Conditioning: Central Air Inclusions/Features: Bath, Sep Tub/Shwr; Ceiling Fan(s); Ceiling, Vaulted; Deck, Covered; Deck, Uncovered; Dishwasher; Disposal; Dryer; Landscaped, Partial; Microwave; Oven/Range, Built-in; Refrigerator; Storage Shed(s); Washer; Window Coverings; Wood Burning Stove; Workshop			Showing Instructions: Call Owner/Appt; See Remarks Zoning: Residential; See Remarks Green Features: Solar Panels Terms of Sale: Cash; Conventional Renting: Rentable, Restrictions May Apply; Short Term Rental (STR)					
Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Family Room	Main					Bedroom 3	Main				
Kitchen	Main					Full Bathroom	Main				
Laundry	Main					Full Bathroom	Main				
Primary Bedroom	Main					Half Bathroom	Main				
Primary Bedroom	Main										
List Price:		764,000									

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Rosa Lee White on Monday, April 08, 2024 11:14 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.