


365 N 300 W, Escalante, UT 84726		24-249789 Residential Active \$615,000																																																	
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:	455.56	Possession Date:																																																
Short Sale Status: No																																																			
Geo Lat: 37.776176	Geo Lon: -111.606260	Cross Street:	Tax ID: 04-0022-0695																																																
County: Other	Subdivision:	Elementary Schools: Out of Area	Sr. High Schools: Out of Area																																																
Total Taxes: 411	Tax Year: 2023																																																		
Intermediate Schools: Out of Area	Jr. High Schools: Out of Area																																																		
Listing Class: Single Family	Basement SqFt: 0	Main SqFt: 1,350																																																	
Upstairs SqFt: 0	Other SqFt: 0	Total SqFt: 1,350																																																	
Primary Bedroom Level: 1st Floor	Total Bedrooms: 3	Den/Office:																																																	
Total Bathrooms: 2	Formal Dining Room: No	Year Built: 2024																																																	
# Levels: 1	Lot Dimensions:	Lot Irregular: Yes																																																	
Lot Acres: 0.74	Garage Capacity: 0	Garage Type: None																																																	
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: Yes	Buyer Brokerage Compensation (BBC): 2.50	Buyer Brokerage Comp (BBC) Type: %																																																	
Seller Concessions:		Sold Price/SqFt:																																																	
Public Remarks: Brand NEW! Stunning custom-built modern home on one level with high end upgrades & beautiful views of the Escalante Canyons. Split floor plan with primary suite on one side and 2 more bedrooms on other end. Open concept kitchen/ living room. Every detail has been thought of with steel trim, Sierra Pacific Windows, Kraus fixtures, zoned HVAC & 9ft ceilings. Kitchen is a chefs dream with induction cooking & a huge granite island. Perfect for entertaining, cabinets with large deep drawers for storage, floor to ceiling windows & glass doors bring the outdoors in. Large .74 acre parcel situated near the Escalante River with 1/2 share of Irrigation to plant a garden or fruit trees. World class recreation all around-this is the perfect place to relax & watch the sunset after a long day of hiking Directions: Turn North on 300 W from Hwy 12. Home is on the left just after 350 N.																																																			
Construction: Built & Standing Foundation/Basement: Slab on Grade Exterior: Cedar; Steel Siding; Stucco Roof: Metal Garage/Parking: RV Parking; None; See Remarks Utilities: Culinary, City; Electricity; Sewer	Land Description: Corner Lot; Paved Road; Terrain, Flat; Terrain, Grad Slope; View, Mountain; See Remarks Water: Culinary; Irrigation; Irrigation, Pressure; Shares; Shares Owned Heating: Electric; Heat Pump; See Remarks Air Conditioning: AC / Heat Pump; Central Air Inclusions/Features: Ceiling Fan(s); Ceiling, Vaulted; Dishwasher; Disposal; Dryer; Fenced, Partial; Garden Tub; Horse Privileges; Microwave; Outdoor Lighting; Oven/Range, Freestnd; Patio, Covered; Patio, Uncovered; Range Hood; Refrigerator; Smart Wiring; Walk-in Closet(s); Washer; Water Softner, Owned; Window, Double Pane; See Remarks Showing Instructions: Call Agent/Appt	Zoning: Residential Accessibility Features: Visitable Green Features: Other (See Remarks); Zoned HVAC Terms of Sale: Cash; Conventional; VA Renting: Rentable, Restrictions May Apply																																																	
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Room Name</th> <th style="text-align: left;">Level</th> <th style="text-align: left;">Length</th> <th style="text-align: left;">Width</th> <th style="text-align: left;">Area</th> <th style="text-align: left;">Remarks</th> </tr> </thead> <tbody> <tr> <td>Primary Bedroom</td> <td>Main</td> <td></td> <td></td> <td></td> <td>Walk in Closet, French Doors</td> </tr> <tr> <td>Bedroom 2</td> <td>Main</td> <td></td> <td></td> <td></td> <td>French Doors</td> </tr> <tr> <td>Bedroom 3</td> <td>Main</td> <td></td> <td></td> <td></td> <td>Zoned HVAC</td> </tr> </tbody> </table>	Room Name	Level	Length	Width	Area	Remarks	Primary Bedroom	Main				Walk in Closet, French Doors	Bedroom 2	Main				French Doors	Bedroom 3	Main				Zoned HVAC	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Room Name</th> <th style="text-align: left;">Level</th> <th style="text-align: left;">Length</th> <th style="text-align: left;">Width</th> <th style="text-align: left;">Area</th> <th style="text-align: left;">Remarks</th> </tr> </thead> <tbody> <tr> <td>Kitchen</td> <td>Main</td> <td></td> <td></td> <td></td> <td>Huge Island</td> </tr> <tr> <td>Laundry</td> <td>Main</td> <td></td> <td></td> <td></td> <td>Sink and Cabinets</td> </tr> <tr> <td>Living Room</td> <td>Main</td> <td></td> <td></td> <td></td> <td>Vaulted Ceiling</td> </tr> </tbody> </table>	Room Name	Level	Length	Width	Area	Remarks	Kitchen	Main				Huge Island	Laundry	Main				Sink and Cabinets	Living Room	Main				Vaulted Ceiling		
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