


585 S Center Street, Escalante, UT 84726		105155 Residential Active \$398,000																																																	
Provided as a courtesy of Rosa Lee White Bryce Canyon Real Estate 15 S Redrock Drive PO Box 60 Cannonville, UT 84718 Mobile - (801) 850-4337 Direct - (801) 850-4337 utahrose@gmail.com http://www.brycecanyonrealestate.com License #: 124109-AB00																																																			
Total Bedrooms: 3 Half Baths: 0 Garage Type: Carport Fireplaces: None Year Built: 1998 Upstairs SqFt: 0 Total SqFt: 1,604 Jr. High: Escalante	Lofts: 0 Subdivision: Not Applicable Basement: No Lot Dimensions: HOA: No Main SqFt: 1,604 Square Foot Source: County Records Sr. High: Escalante	Full Baths: 2 Garage Capacity: 0 Style: Manufactured Home Lot Acres: 1.52 PUD: No Basement SqFt: 0 Elementary: Escalante																																																	
MLS Area: 10 – Panguitch, Panguitch Lake, Bryce Cnyn Vlg Garfield County: Garfield HOA Dues \$: Total Taxes: 922.34	Zoned: R Tax Acct #: E-302 HOA Dues Frequency:	Parcel Number: 04-0022-0302 Senior Community: No Special Taxes (SID)\$:																																																	
Type: Single Family		For Sale or Rent: For Sale																																																	
Financing Remarks:																																																			
Directions: Public Remarks: Move-in ready 3 bed 2 bath home on 1.5 acres with included water shares in Escalante. This beautifully maintained and upgraded home is perfect for those who love the Escalante area. The home features a large amount of windows and high ceilings allowing for an abundance of natural light and space. A large kitchen and formal dining are perfect for entertaining guests. The spacious bedrooms come with walk-in closets, while the master boasts dual closets and a true master ensuite with a gorgeous clawfoot tub. The property includes 1.5 rare shares of irrigation water and is surrounded by large, mature trees, including fruit trees such as plum, cherry, apple, peach, and apricot.																																																			
Property Condition: Existing Occupancy: Owner Level % Finished: % Finished Upper: 0; % Finished Main: 100; % Finished Basement: 0 Possession: Upon Closing Appointment: Call Owner; Call Listing Agent Existing Loans: Conventional Terms of Sale: Cash; Conventional Construction: Masonite Utilities: Culinary, City; Electricity; Irrigation; Septic Tank	Water Heater: Electric Floor Covering: Luxury Vinyl Energy Conservation: Ceiling Fan; Double Pane; Other - See Remarks Patio/Deck: Deck Covered; Patio; Patio Covered; Porch Roof: Asphalt Shingles Air Conditioning: Central Air; Electric Landscaping: Fenced Partial; Landscaped - Full; Sprinkler - Part Heating: Electric; Hot Water Appliances: Complete Range; Dishwasher; Disposal; Microwave; Range Hood; Refrigerator	Inside Inclusions: Formal Dining Room; Window Coverings Basement: No Basement Outside Inclusions: Animal Rights; Storage Shed; Work Shop Accessibility: Year Round Access Assessments/SID: None Water Rights/Shares: Shares Owned Sale Type: Conventional Assoc Dues Cover: None																																																	
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