

\$1,675,000 - 3200 S Hwy 40, Heber City

MLS® #12101636

\$1,675,000

6 Bedroom, 3.00 Bathroom, 3,430 sqft
Residential on 5.00 Acres

Heber City, Heber City, UT

5 acre Heber (Daniels) ranch, Very Motivated Sellers! Fresh paint! Live out your country dreams with a roping arena, large pasture with irrigation shares, huge heated shop/garage with finished space great for an office, & indoor heated dog kennels, owner ran a dog kenneling and grooming business for 8 years, perfect potential for your grooming business! Home offers 6 bedrooms and 3 bathrooms, two pellet stoves, fully finished basement with separate entrance. Updated master suite with separate shower and large soaker tub. Covered patio with stunning mountain views! Many amenities and recreation opportunities await just minutes from your door, load your horses, mules or pack goats and enjoy endless trail systems within a 5 minute drive or 30 minutes NE to the grand Uinta Mountain range! 20 minutes from Park City's famous ski slopes, and 45 minutes from Salt Lake City. *All information deemed reliable. Buyer to verify all including proper licensing for business uses. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.*

Courtesy of: Equity RE Luxury Group

Built in 1996

Essential Information

MLS® #	12101636
Price	\$1,675,000



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Square Footage	3,430
Acres	5.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch/Rambler
Status	Active

Community Information

Address	3200 S Hwy 40
Area	36 - Heber
Subdivision	Heber City
City	Heber City
County	Wasatch
State	UT
Zip Code	84032

Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	3
Parking	Detached Carport, Rec Vehicle
Garages	Attached
View	Mountain(s)

Interior

Interior Features	Electric Dryer Hookup, Main Level Master Bedroom, Pantry, Vaulted Ceiling(s), Washer Hookup
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Oven, Refrigerator
Heating	Fireplace, Forced Air, Furnace, Propane
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Pellet Stove, Fireplace

Exterior

Exterior	Vinyl Siding
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Exterior Features	Landscaped - Fully, Patio(s)
Lot Description	Horse Property, Level
Roof	Asphalt, Shingle
Construction	Frame - Wood
Foundation	Concrete Perimeter

School Information

District	Wasatch
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Additional Information

Date Listed	April 27th, 2021
Days on Market	275
HOA Fees	0.00

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Listing information last updated on January 27th, 2022 at 4:43pm MST