



1442 E. Federal Way  
 50 South—Salt Lake City, Utah  
 \$789,000

the group  
 REAL ESTATE, LLC

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For a color tour on this exceptional property, *visit*

[www.thegroupslc.com](http://www.thegroupslc.com)



Small print text: Square footage and lot size which are provided as a courtesy are approximate. All other information contained herein was supplied by the seller. It is the buyer's responsibility to verify all information.



Prairie Influence Carefully Preserved in Exquisite Restoration  
Featured on 2010 Heritage Foundation Home Tour



3602 Square Feet—4 Bedrooms & 3 1/2 Bathrooms

Fabulous Covered Front Porch with Wood Ceiling & Tile Floor

Quality Interior Details Create Timeless Appeal—Formal Entry; Hardwood,

Tile & Carpet Floors; Original Woodwork, Custom Built-ins; Warm Designer Color

Roof & Most Windows Have Been Replaced

New Gas & Radiant Heating Installed 1997, Roof-Top Central Air Conditioning

Water Purification System

Formal Living Room Features Original Tile Fireplace & Beautiful Large Windows

Color Accents Formal Dining Room with Built-in China Hutch & Exquisite Period Lighting Fixture

Gourmet Custom Kitchen Is a Cook's Paradise with Several Work Stations  
Recessed Lighting Highlights Gorgeous Mahogany Cabinets with Seed-Glass Display Doors

Granite & Quartz Countertops with Artful Tile Backsplash

Appliances Include Stainless Double Wall Oven, Microwave & Countertop Down-Vent Gas Range

Built-in Refrigerator & Dishwasher have Matching Cabinet Panels

Central Breakfast Bar & Lovely Informal Dining with Wall of Windows

Adjoining Play/Work Area Separates Dining Room & Kitchen Making Ideal Use of Space

Fabulous Half Bath with Glass Vessel Sink Completes Main Floor

Plantation Shutters Provide Privacy in Upstairs Master Suite with Walk-in Closet

Luxurious Master Bath has Dual Sinks, Tile Shower with European Glass Door & Jetted Tub

2 Additional Bedrooms Enjoy Adjacent Sun/Play Rooms & Share Full Tile Bathroom

Deluxe Wet Bar & Surround Sound Added to Downstairs Family Room During 1997 Remodel  
Office Area, 4th Bedroom, Three-Quarters Bath & Convenient Laundry with Washer & Dryer Down

Extraordinary Professionally Landscaped .20 Acre Lot with

Stunning Perennial Gardens & Mature Trees

Inviting Covered Patio with Sitting Area & Built-in Barbeque

Lighting Extends the Use of Separate Outdoor Rooms Ideal for Entertaining

Brick Paver Dining Area Adjacent to Appealing Climate Controlled Greenhouse

Raised Circular Brick Patio with Seating & Built-In Fire-Pit

Hot Tub plus Discretely Placed Children's Playground with Trampoline & Swing Set

Private Driveway & Attractive Detached 2-Car Garage with Opener

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*Quality Detail & Timeless Appeal*

