



1217 E. 4th Avenue  
 200 North—Salt Lake City, Utah  
 \$525,000

the group  
 REAL ESTATE, LLC



Sue D. Christensen

REALTOR®

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For a color tour on this exceptional property, visit

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

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.





## Charming Eastside 2-Story with Secluded Yard

3502 Square Feet—4 Bedrooms & 3 1/2 Bathrooms

Convenient Neighborhood Close to University of Utah, Downtown, Courts & Hospitals

Quality Detailing—Delightful Front Porch, Formal Entry with Open Staircase & Leaded Glass Window, Hardwood, Carpet & Tile Floors, Built-in Bookcases & Speakers, Plantation Shutters,

French Doors, Crown Moldings, Ceiling Fan, Soft Designer Color

Gas Central Heating plus Radiant Heat in Main Family Room & Downstairs, Evaporative Cooler

Lovely Formal Living Room with Fireplace, Crown Moldings & Large Windows

Elegant Formal Dining Room Crowned with Brass Chandelier

Updated Kitchen—Oak Cabinets with Custom Glass Display Doors,

White Appliances Including Refrigerator & Large Breakfast Bar

Gorgeous Adjoining Family Room Featuring Gas Fireplace plus Built-in Shelves & Cabinets

2 Sets of French Doors Open to Private Deck & Secluded Yard with Garden

Mudroom, Den/Office with Bay Window, Half Bath

& Convenient Main Floor Laundry Complete the Main Floor

Spacious Upstairs Master Suite with Large Closet

Updated Three-Quarters Master Bath Features Tile Shower with European Class Door

2 Additional Bedrooms, Full Bathroom & 2nd Laundry Up

Beautifully Finished Downstairs( Could Serve as Apartment) Includes Recreation Room

with Wet Bar (No Range), 4th Bedroom & Three-Quarters Bathroom

Cedar Closet & Wine Cellar Down

Patio, Landscaped .14 Acre Lot with Mature Trees, Automatic Sprinklers

Fabulous Detached Double Garage has Workshop/Office with Balcony & Storage Above

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*Timeless Appeal*

