



5860 E. Pioneer Ridge Circle
500 North—Salt Lake City, Utah—MLS# 999260
\$1,150,000

the group
REAL ESTATE, LLC



Stacey O. Curry

REALTOR®

801-573-6873 Mobile ■ 801-582-4667

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

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.



Quality Emigration Oaks Custom Home in Secluded Canyon Setting

Mid-century Modern/Contemporary Designed by Local Architect Brian Junge
Surrounded by Private 4.82 Acres of Breathtaking Unobstructed Views

Environmentally Friendly & Energy Efficient—Energy Star Certification with Index of 69, Large South-facing Low-E Windows with Overhangs for Passive Solar Gain, ICF Technology, Heat Recovery Ventilator, Formaldehyde-Free Insulation, Drought Tolerant Landscaping & Rainwater Collection System

Built 2008—4255 Square Feet—4 Bedrooms, 4 Bathrooms (2 Full, 1 Three-Quarters, 1 Half)

Sophisticated Interior—Gallery-Style Entry with Travertine Floor & a Warm Bamboo-clad Wall that Continues as an Architectural Accent Throughout the Home
10' Ceilings, Polished Concrete & Travertine Floors

Gourmet Kitchen—Bamboo-front Cabinets, Stainless/Quartz Counters, 2 Sinks plus Wet Bar
Stainless Appliances Include—Refrigerator, Freezer, Wine Fridge, 60"/6 Burner Gas Range with 24" Griddle & Commercial Hood, Warming Drawer
Breakfast Bar/Work Station & Large Walk-in Pantry

Fabulous Dining Room with Walls of Windows Capturing the Mountain Panorama
Spacious Living Room Enhanced by Gas Fireplace & Custom Built-ins

A Long Deck Runs the Length of the Dining & Living Rooms Expanding the Living Space Outdoors
Inviting Master Suite Features Sleeping Quarters Adjoining Delightful Sitting Area with Wall-mounted TV
Home Office Area & Floor-to-ceiling Sliding Glass Doors with Starry Night Views Lead to Private Deck
Walk-in Closet with Built-in Ironing Board—Exquisite Master Bathroom with His & Hers Vessel Sinks, European Bidet, Steam Shower with Separately Controlled Dual Heads & Cast Iron Soaking Tub
Convenient Half Bath & Laundry Complete the Main Floor

Walkout Lower Level Boasts 9' Ceilings & Includes Family Room with Wall-mounted TV
plus Office Area with Built-in Computer Desks

2 Bedrooms with Walk-in Closets, Full Bathroom with Double Sinks & 2nd Laundry—Extra Room
Wired to be Internet Ready—Ideal for Office, Crafts or Storage plus Mudroom/Garage Entry Down
Downstairs Guest Suite has Built-in Desk, Walk-in Closet & Custom Three-Quarters Bath with European Glass Shower
Attached Heated Over-sized 3-Car Garage with Insulated Doors & Automatic Openers

2 Decks, 2 Patios with Outdoor Speakers—Natural Gas Supply for Barbeque plus Gas Fire-pit & Hot Tub
Xeriscaped 4.82 Acre on Quiet Cul-de-sac—Gamble Oak, Natural Grasses, Lawn
Automatic Sprinklers/Drip Irrigation, Invisible Pet Fence Covering Approximately 2 Acres
Driveway Gate, Security Cameras, Alarm System, Interior Fire Sprinklers

Gas Forced Air & Radiant Heat, Water Softener—Ready for Air-Conditioning

Serene & Tranquil—a Private Paradise with Mountain Views Framed in Every Window
Gather Around the Fire-pit on the Patio or Enjoy the Views from the Comfort of the Hot Tub
Come Experience Modern Mountain Living at Its Best—*You'll Never Want to Leave!*

Easy Downtown & University Access
HOA \$109



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Tranquil Private Paradise

