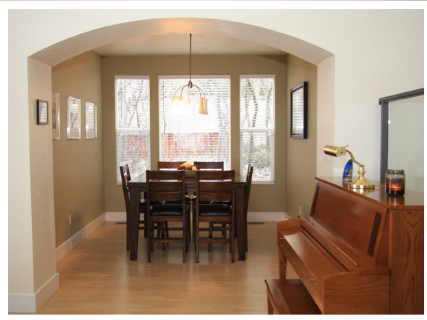


13997 S. Timber Ridge Drive  
1415 East—Draper, Utah  
\$324,000



**Immaculate Home with Terrific Floorplan & Valley View**

3,437 Square Feet— 3 Bedrooms & 2 1/2 Bathrooms

Quality Detailing—Carpet, Hardwood & Tile Floors; Vaulted Ceilings; Ceiling Fan, French Doors, Attractive Neutral Décor Accented with Color Gas Heating, New Central Air-Conditioning, Central Vacuum, Satellite Dish

Spacious Living Room with Vaulted Ceiling—Lovely Dining with Large Window

Beautiful Open Kitchen—White Cabinets, Granite Countertops, Stainless Appliances

Including Refrigerator, Breakfast Bar & Delightful Informal Dining

French Doors Open to Back Patio & Private Yard

Comfortable Adjoining Family Room Features Gas Stone Fireplace

Convenient Half Bath & Laundry on Main

Huge Upstairs Master Suite Enhanced with Stone Fireplace, Sitting/Office Area,

Deluxe Walk-in Closet plus Luxurious Master Bath with Dual Sinks, Separate Tub & Shower

2 Additional Bedrooms & Full Bathroom Up

Full Unfinished Basement Provides Ample Storage & Room to Expand

Landscaped . 22 Acre Lot Includes Inviting Deck & Fire Pit—Automatic Sprinklers

Attached Extra-Height 2-Car Garage with Opener

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.



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