

FOX MEADOWS - SMITHFIELD

403 N 600 W
SMITHFIELD, UT

435-253-7106

AMENITIES

- Minutes from mountain biking and hiking trailheads
- 1 Minute from Birch Creek Elementary
- 5 Minutes from Sky View High School
- 5 minutes from restaurants and grocery stores
- 15 Minutes from Cherry Peak Ski Area
- 15-45 minutes from local ski areas
- 10 minutes from Utah State University
- 50 minutes to Beaver Mountain Ski Area
- 1 Hour drive to Bear Lake
- 1 Hour drive to Salt Lake City
- Near world-class outdoor recreation areas

HOA INFORMATION

One-time reinvestment fee of 1/2 of 1% and HOA assessments of \$15/month.

FCS Community Management
foxmeadows@hoaliving.com
(435) 627-1776

PUBLIC SCHOOLS

Birch Creek Elementary School
675 W 220 N, Smithfield, UT, 84335
435-792-7696

North Cache Middle School
157 W 600 S, Richmond, UT, 84333
435-258-2452

Sky View High School
520 S 250 E, Smithfield, UT, 84335
435-563-6273

NEARBY PLACES

US Post Office (1.2 mi)
170 Main St., Smithfield, UT 84335
800-275-8777

Smithfield Community Recreation Center (1.5 mi)
315 E 600 S, Smithfield, UT 84335
435-563-0048

Smithfield Central Park/Splashpad (1.2 mi)
100 N 100 W, Smithfield, UT 84335

UTILITIES

GAS
Dominion Energy
800-323-5517

ELECTRICAL
Rocky Mountain Power
1-888-221-7070

PHONE/INTERNET
Comcast
800-945-2288

CITY UTILITIES (Water, garbage, storm water, and sewer services)
Smithfield, City Utility Billing
Online signup - smithfieldcity.org/city-services/utility-info/

GARBAGE AND RECYCLING
Logan Environmental Department
435-716-9755



**Visionary Homes reserves the right to change prices without notice. Approximate square footage and options shown in plan may not be included in base price.*

SCAN FOR MORE INFO
435.228.4702
visionaryhomes.com



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COMMUNITY FEATURES

STUNNING INTERIORS

- Tall 8' Ceilings on Main Floor
- Level 1 Carpet with High-Quality 6 lb. Padding
- Beautiful Level 1 Laminate flooring
- Designer Selected vanity lights in bathrooms
- Disc Lights throughout home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with and double painted shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 95% Efficient Single Stage Furnace
- 50 Gallon Water Heater

TIMELESS EXTERIORS

- Traditional Base Elevation with Stone Front and Stucco Sides/Trim
- Low-Emissivity White Windows
- Spacious Two Car Garage and 18' Wide Driveway
- Keyless Entry to Garage and Entry
- 7' Tall Garage Doors with Two Openers
- 30 Year Architectural Style Asphalt Shingle Roof
- Taped Garage with Three Electrical Outlets and Lighting
- Two Freezeless Hose Bibs
- Concrete Backyard Patio as Per Plan
- 5' Wide Sliding Patio Door

PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a Large Island
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Under-Mount Sink
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Water Line to Refrigerator

LUXURIOUS BATHROOMS

- Beautiful Primary Bathroom Vanity with double sink
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertop Vanities
- Tub/Shower Combo, Americast Tub with Cultured Marble Surround in All Bathrooms (Primary 1)
- Elongated toilets in all bathrooms
- Convenient Adult Height Countertops

QUALITY CONSTRUCTION

- Guaranteed One Year Builder Warranty
- Constructed with Visionary Homes' reputable "Tight Fit Method," helps reduce your monthly utility bill and ensures a weatherproof, long-lasting home.
- CAT6 Foam Barrier Around Doors and Windows

SMART HOME AUTOMATION

Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, MyQ Smart Garage Door Opener.

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