

MORNING MEADOWS - HOOPER

5300 W 4000 S
HOOPER, UT

801-760-7590

AMENITIES

- 4 minutes from Hooper Elementary School
- 10 minutes from the Crane Field Golf Course and Driving Range
- Grocery stores, shopping centers, gyms, and walking trails nearby
- 15 minutes from Megaplex Theatres at the Junction
- 15 minutes from the Syracuse UT temple
- 30 minutes from Antelope Island State Park
- 45 minutes from Skiing and Snowboarding Courses
- [Tomato Day Summer Events](#)

PUBLIC SCHOOLS

Hooper Elementary School
5500 S 5900 W Hooper, UT, 84315
801-452-4320

Rocky Mountain Jr. High School
4350 W 4800 S West Haven, UT, 84401
801-476-5220

Fremont High School
1900 N 4700 W Ogden, UT, 84404
801-452-4000

NEARBY PLACES

US Post Office (2.6 mi)
5948 W 5500 S #296 Hooper, UT, 84315
800-275-8777

Southwest Branch- Weber County Library System (4.2 mi)
2039 W 4000 S Roy, UT, 84067
801-337-2670

UTILITIES

GAS
Dominion Energy
800-323-5517

ELECTRICAL
Rocky Mountain Power
1 888-221-7070

PHONE/INTERNET
Comcast
800-945-2288
CenturyLink
877-987-9188

CITY UTILITIES
(Water, garbage, stormwater, and sewer services)
Hooper City hoopercity.com/utility/page/utility-billing

GARBAGE AND RECYCLING
Hooper City 801-732-1064



**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.*

435.228.4702
visionaryhomes.com

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COMMUNITY FEATURES

STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Level 2 Carpet with High-Quality 8 lb. Padding
- Beautiful Level 1 Laminate Flooring
- Sleek Baseboards
- Wholly Smooth Drywall Finish
- Disc Lights in Great Room and Primary Bedroom
- One-Tone Paint in Standard Living Areas
- Split Shelving in All Bedroom Closets
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Unit
- 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
- Convenient Exterior Door in Garage
- 8' 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
- 6' Wide Sliding Patio Door

PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Stunning Stained Oak, Cherry, or Knotty Alder Cabinets (Level 2)
- Designer-Selected Granite Countertops (Level 1)
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a Large Island
- Contemporary Subway Tile Backsplash
- 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

- Primary Bath: Separate Shower and Americast Tub with Cultured Marble Surround
- 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 Thermostat, Kwikset Smartcode Deadbolt, MyQ Smart Garage Door Opener



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