

FENN FARMS - AMERICAN FORK

342 S 680 W
AMERICAN FORK, UT

435-228-4702

AMENITIES

- 5 minutes to shopping, dining, and grocery
- 9 minutes to Fox Hollow Golf Course
- 12 minutes to Lehi's Technology Corridor
- 15 minutes to American Fork Canyon
- 25 minutes to Brigham Young University

HOA INFORMATION

Amenities: Open Spaces and Trails
One-time reinvestment fee of 1/2 of 1% and HOA assessments of \$55/month.

FCS Community Management
435-627-1776
fennfarms@hoaliving.com

PUBLIC SCHOOLS

Shelley Elementary School
602 N 200 W, American Fork, UT 84003
801-610-8718

American Fork Junior High School
20 W 1120 N, American Fork, UT 84003
801-610-8750

American Fork High School
510 Caveman Blvd, American Fork, UT 84003
801-610-8800

NEARBY PLACES

US Post Office (1.3 mi)
55 N Merchant St.
American Fork, UT 84003
800-275-8777

American Fork Library (1.3 mi)
64 S 100 E
American Fork, UT 84003
801-763-3070

American Fork City Hall (1.3 mi)
31 Church St.
American Fork, UT 84003

UTILITIES

GAS
Dominion Energy
800-323-5517

ELECTRICAL
Rocky Mountain Power
1-888-221-7070

PHONE/INTERNET
AF Connect
801-437-9600
CenturyLink
877-990-0994

CITY UTILITIES (Water, garbage, storm water, and sewer services)
American Fork, City Utility Billing
Online signup - americanfork.gov/389/Utilities

GARBAGE AND RECYCLING
American Fork City Public Works
americanfork.gov/737/GarbageRecycling



*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.

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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 throughout Home
- 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 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

- Large Double Sink Vanity in Primary Bathroom
- Stunning Stained Knotty Alder Cabinets
- Granite Countertop Vanities in All Baths (Level 1)
- 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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