

# HART ESTATES - FARR WEST

2452 WEST 2950 NORTH  
FARR WEST, UT

## AMENITIES

- 3 Minutes to Remuda Golf Course
- 5 Minutes to Restaurants and Shopping
- 11 Minutes to Willard Bay Reservoir
- 13 Minutes to the Ogden Front Runner Station
- 17 Minutes to Ogden Canyon
- 17 Minutes to Weber State University
- 30 Minutes to several Ski Resorts
- 30 Minutes to Pineview Reservoir
- 40 Minutes to Salt Lake City

## HOA INFORMATION

No HOA

## PUBLIC SCHOOLS

Farr West Elementary School  
2190 W 2700 N Ogden, UT 84404  
801-452-4360

Wahlquist Junior High School  
2656 N 2400 W Farr West, UT 84404  
801-452-4640

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

## NEARBY PLACES

**US Post Office** (5.9 mi)  
221 N Washington Blvd Ogden, UT 84404  
800-275-8777

**North Branch- Weber County Library** (4.4 mi)  
475 E 2600 N North Ogden, UT 84414  
801-337-2650

**Farr West City Offices** (2.6 mi)  
1896 W 1800 N Farr West, UT 84404

## UTILITIES

**GAS**  
Dominion Energy  
800-323-5517

**ELECTRICAL**  
Rocky Mountain Power  
1-888-221-7070

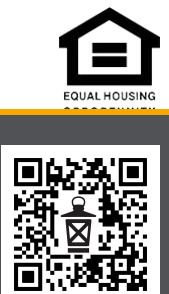
**PHONE/INTERNET**  
Comcast  
800-945-2288

**CITY UTILITIES**  
(Water, garbage, stormwater, and sewer services)  
City utilities are billed through Bona Vista Water 801-621-0474

**GARBAGE AND RECYCLING**  
Econo Waste  
801-627-2680

*\*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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FARR WEST, UT

## COMMUNITY FEATURES

### STUNNING INTERIORS

- Tall 8' Ceilings on Main Floor
- Sleek 5" Baseboards
- 10 Professionally Curated Design Collections to Choose From
- Beautiful Laminate Flooring
- Designer-Selected Lighting Fixtures
- Disc Lights in Great Room
- Sleek Baseboards and Door Casings
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with a Painted Wood Shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 95% Efficient Single Stage Furnace
- 50 Gallon Water Heater

### TIMELESS EXTERIORS

- Three Available Elevations: Traditional, Craftsman, and Farmhouse
- Low-Emissivity White Windows
- Spacious Two Car Garage and 18' Wide Driveway
- Keyless Entry to Garage
- 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
- 13'x13' Concrete Backyard Patio as Per Plan
- 6' Wide Sliding Patio Door

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Spacious Cabinets
- Durable Granite Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a Large Island
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Undermount Sink
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Water Line to Refrigerator

### LUXURIOUS BATHROOMS

- Beautiful Primary Bathroom with Double Vanity
- Cabinets From Design Collection
- Durable Granite Countertop Vanities
- Tub/Shower Combo in Primary Bath with Cultured Marble Surround
- 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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