

# MORNING MEADOWS - HOOPER

5300 W 4000 S  
HOOPER, UT

## 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](http://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](http://visionaryhomes.com)

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## COMMUNITY FEATURES

### STUNNING INTERIORS

- 9' Ceilings on Main Floor
- Stain Resistant Carpet with High-Quality 8 lb. Padding
- Beautiful 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 Level 1 Cabinets
- Designer-Selected Granite Countertops
- 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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