

RIVERGATE - LOGAN

1502 SILVER CANOE LOOP
LOGAN, UT

435-236-3508

AMENITIES

- Logan river 400 feet away
- 4 minutes from Logan River Golf Course
- 12 minutes from Utah State University
- 7 minutes from restaurants and shopping
- 7 minutes from Cutler Marsh Marina

HOA INFORMATION

One-time reinvestment fee of \$1,000 | HOA assessments of \$42/month.

FCS Community Management
manager@hoaliving.com

PUBLIC SCHOOLS

MOUNTAINSIDE ELEMENTARY (K-6)

235 E 125 N, Mendon, UT 84325

SPRING CREEK MIDDLE SCHOOL (7-8)

350 W 100 N, Providence, UT 84332

RIDGELINE HIGH SCHOOL (8-12)

180 N 300 W, Millville, UT 84326

NEARBY PLACES

Logan Aquatic Center

451 South 500 West
Logan, UT 84321

Cache County Event Center

490 South 500 West
Logan, UT 84321

Willow Park

450 West 700 South
Logan, UT 84321

Logan River Golf Course

550 West 1000 South
Logan, UT 84321

UTILITIES

GAS

Dominion Energy
800-323-5517

ELECTRICAL

Logan City Light and Power
435-716-9700

PHONE/INTERNET

Comcast
800-945-2288
CenturyLink
877-987-9188

CITY UTILITIES

(Water, garbage, storm water, and sewer services)
Logan, City Utility Billing Online signup - loganutah.org

GARBAGE AND RECYCLING

Logan Environmental Department



**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 2 LVP Flooring
- Designer-Selected Level 1 Lighting Fixtures
- Disc Lights in Great Room
- 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

- 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
- 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
- Landscaping Front Yard Included
- Front Sod and Sprinkling System

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 Top-Mount Sink
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Water Line to Refrigerator

LUXURIOUS BATHROOMS

- Beautiful Primary Bathroom Vanity with a Single Sink
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertop Vanities
- Tub/Shower Combo with Fiberglass surround
- Surround in All Bathrooms (Primary 1)
- Round 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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