

# SUGAR CREEK - LOGAN

1245 WEST 575 SOUTH  
LOGAN, UT

## 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

### FCS Community Management

\$31/month with a .5% reinvestment fee

### FCS Community Management

[manager@hoaliving.com](mailto:manager@hoaliving.com)

## PUBLIC SCHOOLS

### WOODRUFF ELEMENTARY (K-5)

950 W 600 S, Logan, UT 84321

### MOUNT LOGAN MIDDLE SCHOOL (6-8)

875 N 200 E, Logan, UT 84321

### LOGAN HIGH SCHOOL (9-12)

162 W 100 S Logan, UT 84321

## 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](http://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.*

435.228.4702  
[visionaryhomes.com](http://visionaryhomes.com)

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## COMMUNITY FEATURES

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### STUNNING INTERIORS

- Large Windows for lots of Natural Light
- Open Concept Layouts
- Tall 8' Ceilings on Main Floor
- Large Baseboards & Door Casings
- Wholly Smooth Drywall Finish
- Level 1 Carpet with 8 lb Pad
- Level 2 Laminate Wood Flooring
- Level 1 Tile in Bathrooms and Laundry
- Choice of Lighting Fixtures
- One-Tone Paint in Standard Living Area
- Multiple Choices for Interior Door Style
- Standard Shelving in Bedroom Closets
- Smoke and Carbon Monoxide Detectors
- Central Air Conditioning
- 95% Efficiency Single Stage Furnace
- 50 Gallon Water Heater

### TIMELESS EXTERIORS

- 18' Wide Driveway
- 7' Tall Garage Doors with Opener
- Architectural Asphalt Shingle Roof
- 2-Car Garage
- Taped Garage with 3 Electrical Outlets and Lighting
- Two Freeze-less Hose Bibs
- Functional 13'x13' Concrete Backyard Patio
- 6' Sliding Glass Patio Door

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Stunning Level 1 Cabinets
- Designer-Selected Granite Countertops (Level 1)
- 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
- Gas line for range

### LUXURIOUS BATHROOMS

- Large Double Sink Vanity in Primary Bathroom
- Stunning Level 1 Cabinets
- Designer-Selected Level 1 Granite Countertops
- Level 1 Field Tile in All Bathrooms and Laundry
- Elongated Toilets in All Bathrooms
- Convenient Adult Height Countertops
- Cultured Marble with Americast tub in Primary Bath
- Fiberglass surround in Secondary Bath
- Elegant Chrome, Brushed Nickel, or Oil Rubbed Bronze Plumbing Fixtures

### 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

Main Control Module, Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, MyQ Smart Garage Door Opener, Two Smart Lighting Switches.



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