

# SUNRISE RANCH - MAPLETON

2041 WEST PINNACLE AVENUE  
MAPLETON, UT

## AMENITIES

- Half a mile from Maple Grove Park and Playground
- 5 minutes from Rees Elementary School
- 5 minutes from Maple Mountain High School
- 5-10 minutes from restaurants and grocery, including walmart and Costco
- 6 minutes from Eagle Rock Disc Golf Course
- 10 minutes from Mapleton Canyon camping and hiking
- 15 minutes from Provo Bay at Utah Lake
- 40 minutes from Sundance Mountain Ski Resort
- Weekly farmer's markets and concerts July-September
- [Mapleton Farmer's Markets and Concerts](#)

## HOA INFORMATION

One-time reinvestment fee of \$500 | \$200 transaction fee | HOA assessments of \$25/month

### Passaro Leasing

sunriseranch@passaroleasing.com  
<https://passeroleasing.com/sunriseranch/>

## PUBLIC SCHOOLS

### Mapleton Elementary School

120 W Maple St., Mapleton, UT 84664  
801-489-2850

### Mapleton Junior High School

362 E 1200 N, Mapleton, UT 84664  
801-489-2892

### Maple Mountain High School

Spanish Fork Pkwy, Spanish Fork, 84660  
801-794-6740

## NEARBY PLACES

### US Post Office (2.6 mi)

45 E Center St. Springville, UT 84663  
800-275-8777

### Mapleton City Office (1.5 mi)

125 W 400 N Mapleton, UT 84664

## UTILITIES

### GAS

Dominion Energy  
800-323-5517

### ELECTRICAL

Rocky Mountain Power  
1-888-221-7070

### PHONE/INTERNET

Comcast  
800-945-2288  
CenturyLink  
877-990-0994

### CITY UTILITIES (Water, storm water, and sewer services)

Mapleton, City Utility Billing Online signup - [mapleton.org/departments/utilities](http://mapleton.org/departments/utilities)

### GARBAGE AND RECYCLING

Mapleton City Public Works  
1405 W 1600 N, Mapleton UT 84664  
801-489-6253

\*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](http://visionaryhomes.com)



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## COMMUNITY FEATURES

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### STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Level 2 Carpet with High-Quality 8 lb. Padding
- Beautiful Level 1 Laminate Flooring
- Level 1 Carpet
- Sleek Baseboards
- Wholly Smooth Drywall Finish
- Disc Lights throughout House
- One-Tone Paint in Standard Living Areas
- 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

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Stunning Level 2 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

- Large Double Sink Vanity in Primary Bathroom
- Shower/tub Combo in Primary Bath with Cultured Marble Surround
- Stunning Stained Knotty Alder Cabinets
- Granite Countertop Vanities in All Baths (Level 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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