SUNRISE RANCH - MAPLETON

2041 WEST PINNACLE AVENUE
MAPLETON, UT

801-978-5749

AMENITIES

- Minutes from parks and trailheads
- Many homesites with mountain views
- 5 minutes from Rees Elementary School
- 5 minutes from Maple Mountain High School
- 5-10 minutes from restaurants, grocery and Costco
- 6 minutes from Eagle Rock Disc Golf Course
- 15 minutes from Provo Bay at Utah Lake
- 40 minutes from Sundance Mountain Ski Resort

HOA INFORMATION

One-time reinvestment fee of $500, $200 transaction fee, and HOA assessments of $25/month.

Passaro Leasing
Kami Bird
801-704-3440 Ext. 1102
sunriseranch@passaroleasing.com

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

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

EQUAL HOUSING OPPORTUNITY

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COMMUNITY FEATURES

STUNNING INTERIORS

- Tall 9’ Ceilings on Main Floor
- Level 2 Carpet with High-Quality 8 lb. Padding
- Beautiful Level 1 Laminate Flooring
- 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 Stained Knotty Alder Cabinets (Level 2)
- Designer-Selected Granite Countertops (Level 1)
- 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
- 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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