

RIDGELINE PARK - NIBLEY (ACTIVE ADULT)

435-938-5698

409 WEST 3085 SOUTH
NIBLEY, UT

AMENITIES

- **COMING SOON!** Ridgeline community pool and clubhouse for residents
- Pickleball courts for residents
- Playground for residents
- Future 17 acre City Park going in nearby
- 2 minutes to nearby parks
- 5 minutes to restaurants and grocery
- 7 minutes to Logan River Golf course
- 10 minutes to nearby canyons
- 15 minutes to Utah State University
- 15 minutes to Cache County Fairgrounds
- 45 minutes to Beaver Mountain Ski Area
- 1 hour to Bear Lake
- 1 hour to Salt Lake City

HOA INFORMATION

Amenities: 3 Playgrounds, Clubhouse, Pool, 2 Pavilions, 2 Sport Courts, 2 Swing Sets, 2 Dog Stations, 1 Dog Park, City Center Trail, and Clear Creek Trail
One-time reinvestment fee of .5% | HOA assessments of \$213/month.

FCS Community Management
manager@hoaliving.com

PUBLIC SCHOOLS

NIBLEY ELEMENTARY SCHOOL
2545 S 660 W
Nibley, UT 84321
435-752-8303

SOUTH CACHE JUNIOR HIGH SCHOOL
10 S 480 W
Hyrum, UT 84319
435-245-6433

RIDGELINE HIGH SCHOOL
180 N 300 W
Millville, UT 84326
435-792-7780

NEARBY PLACES

CACHE COUNTY LIBRARY (3.6 miles)
15 Main St.
Providence, UT 84332
435-752-7881

NIBLEY CITY OFFICES (.2 miles)
455 W 3200 S
Nibley, UT 84321
435-752-0431

MACEY'S GROCERY
50 UT-165
Providence, UT 84332
435-753-3301

UTILITIES

GAS
Dominion Energy
800-323-5517

ELECTRICAL
Rocky Mountain Power
1-888-221-7070

PHONE/INTERNET
Comcast
800-945-2288
CenturyLink
866-971-8055

CITY UTILITIES (Water, garbage, stormwater, and sewer services)
Nibley City Utility Billing
Online sign up - nibleycity.com

GARBAGE AND RECYCLING
Waste Management
324 W 2500 N, Logan UT 84341
1-800-796-9696



*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 Laminate Flooring
- Disc lights through whole home including bedrooms
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with a double painted shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 95% Efficient Single Stage Furnace
- 50 Gallon Water Heater

TIMELESS EXTERIORS

- Traditional Elevation with Stone Front and Stucco Sides/Trim
- Low-Emissivity White Windows
- Spacious Two Car Garage and 18' Wide Driveway
- Keyless Entry to Garage & Entry Door
- 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 - 12x12 size
- 6' Wide Sliding Patio Door
- Landscaping Included
- Front and Backyard Sod and Sprinkling System
- Tree included in park strip

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 Double Sink
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertop Vanities
- Tub/Shower Combo, Americast Tub with Cultured Marble Surround in All Bathrooms (Primary 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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