

RIDGELINE PARK - NIBLEY (ACTIVE ADULT)

435-938-5698

409 WEST 3085 SOUTH
NIBLEY, UT

AMENITIES

- **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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