

RIDGELINE PARK - NIBLEY (CONDOS)

3105 SOUTH 225 WEST
NIBLEY, UT

435-253-7316

AMENITIES

- **Coming Soon! Community Clubhouse and Pool for Residents**
- **Pickleball Courts for Residents**
- **Playground for Residents**
- **Future 18 Acre City Park going in close by!**
- Near shopping, dining, entertainment and top-rated schools
- Short drive to Downtown Logan
- Commuter friendly; easy access to the UT-165 and US-89
- Conveniently located near parks
- 1 minute from Heritage Elementary School
- 3 minutes from Ridgeline High School
- 5-10 minutes from restaurants and grocery
- 10 minutes from Utah State University
- 45 minutes from Beaver Mountain Ski Resort

HOA INFORMATION

Amenities:

Playgrounds, Clubhouse with a Pool, Pavilions, Sport Courts, Swing Sets, Dog Stations, Mini-Dog Park, City Center Trail, Clear Creek Trail
One-time reinvestment fee of 1/2 of 1% and HOA assessments of \$207/month.

Tiffany Madsen

FCS Community Management

tiffanym@hoaliving.com
801-833-0465

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

US Post Office (1.6 mi)

70 W 200 N Millville, UT 84326
800-275-8777

Nibley City Offices (.2 mi)

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 signup - nibleycity.com

GARBAGE AND RECYCLING

Logan City Environmental Department
450 N 1000 W, Logan UT 84321



**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 9' Ceilings on the Main Floor
- Quality Carpet with High-Quality 8 lb. Padding
- Beautiful LVP Flooring
- Designer-selected light fixtures in Bathroom Vanities
- Disc Lights throughout the whole home
- Wholly Smooth Drywall Finish
- One-tone paint throughout whole house
- All Closets Include a Single Rod with a Painted Wood Particle Board Shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 95% Efficient Single Stage Furnace
- 40 Gallon Water Heater

TIMELESS EXTERIORS

- Traditional Base Elevation with Stone Front and Stucco Sides/Trim (Varies Per Plan)
- Low-Emissivity White Windows
- One Car Garage Included
- Keyless Entry to Garage and Entry Door
- 8' Tall Garage Doors with Two Openers
- 30-Year Architectural Style Asphalt Shingle Roof
- Taped Garage with Three Electrical Outlets and Lighting
- 1 Freezeless Hose Bib
- Concrete Backyard Patio as Per Plan
- 6' Wide Sliding Patio Door (Per Plan)
- 2 balconies - one off the Main Room, the other off the Owner's Suite

PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- White Cabinets
- Quartz 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
- Garbage Disposal controlled by Air Switch

LUXURIOUS BATHROOMS

- Beautiful Primary Bathroom Vanity with a Double Sink
- White Cabinets
- Quartz Countertop Vanities
- Tub/Shower Combo
- 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

SMART HOME AUTOMATION

- Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset
- Smartcode Deadbolt, MyQ Smart Garage Door Opener.



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