

# RIDGELINE PARK - NIBLEY (TOWNHOMES)

3147 SOUTH 250 WEST  
NIBLEY, UT

435-710-7937

## AMENITIES

- **Community clubhouse and pool for residents**
- **Pickleball courts for residents**
- **Playground for residents**
- **Future 17 acre City Park going in nearby!**
- 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: 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 0.50% | HOA assessments of \$180/month.

**FCS Community Management**  
[manager@hoaliving.com](mailto: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

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



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## COMMUNITY FEATURES

### STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Level 1 Carpet with High-Quality 8 lb. Padding
- Beautiful Level 2 LVP Flooring
- Disc Lights throughout whole home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- 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
- Spacious Two Car Garage and 18' Wide Driveway
- Keyless Entry to Garage
- 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)

## 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 Under-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
- 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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