

RIDGELINE PARK - NIBLEY

337 WEST 3085 SOUTH
NIBLEY, UT

435-253-7316

AMENITIES

- **COMING SOON!** Ridgeline community pool and clubhouse for residents
- Pickleball courts for residents
- Playground for residents
- **Future 1st 17 acre City Park going in nearby**
- Near shopping, dining, entertainment and top-rated schools
- Commuter friendly; easy access to the UT-165 and US-89
- Conveniently located near parks
- 5-10 minutes from restaurants and grocery
- 10 minutes from Utah State University
- 7 Minutes to Logan River Golf Course

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 \$60/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

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

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 in Whole Home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with a Double Painted Wood Shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 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
- 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
- 6' Wide Sliding Patio Door
- Full Yard Landscaping Included

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 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
- 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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