

# RIDGELINE PARK - NIBLEY

3147 SOUTH 250 WEST  
NIBLEY, UT

435-253-7316

## AMENITIES

- 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](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

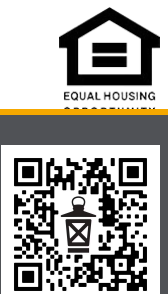
Waste Management

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 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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