

VINEYARD - PROVIDENCE

594 NORTH 275 EAST
PROVIDENCE, UT

435-253-7458

AMENITIES

- Pool house
- Pool
- Common area
- Trails
- Minutes from restaurants and grocery stores
- 5 minutes from Providence Megaplex
- 6 minutes from Utah State University
- 10 minutes from downtown Logan
- 50 minutes to Beaver Mountain Ski area
- 1-hour drive to Bear Lake
- 1-hour drive from Salt Lake City
- Near world-class outdoor recreation areas

HOA INFORMATION

One-time reinvestment fee of .5% | HOA assessments of \$37/month.

FCS Community Management
manager@hoaliving.com

PUBLIC SCHOOLS

PROVIDENCE ELEMENTARY (K-6)

91 E Center St, Providence, UT 84332

SPRING CREEK MIDDLE SCHOOL (7-8)

350 W 100 N, Providence, UT 84332

RIDGELINE HIGH SCHOOL (9-12)

180 N 300 W, Millville, UT 84326

NEARBY PLACES

US POST OFFICE (1.3 mi)

411 W 100 N Providence, UT 84332
800-275-8777

LOGAN COMMUNITY RECREATION CENTER (1.5 mi)

195 S 100 W Logan, UT 84321
435-716-9250

UTILITIES

GAS

Dominion Energy
800-323-5517

ELECTRICAL

Rocky Mountain Power
1-888-221-7070

PHONE/INTERNET

Comcast
800-945-2288

CITY UTILITIES

(Water, garbage, storm water, and sewer services)
Providence, City Utility Billing Online signup - providencecity.com/utility-set-up

GARBAGE AND RECYCLING

providencecity.com



**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
- Designer-Selected Lighting Fixtures in Bathroom Vanities - Black or brushed Nickel Included
- Disc Lights throughout whole home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with Double Painted Wood Shelves
- 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
- 8' 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
- Landscaping Included
- Front and Backyard Sod and Sprinkling System

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 Double Sink
- Primary Bathroom with Tub/Shower Combo, Americast Tub with Cultured Marble Surround
- Secondary Bathroom with Fiberglass Insert Tub/Shower
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertop Vanities
- 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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