

THE VILLAGE AT FOX MEADOWS - SMITHFIELD

435-246-2910

456 NORTH 550 WEST
SMITHFIELD, UT

AMENITIES

- **Coming Soon** - Fox Meadows community pool and poolhouse
- Minutes from mountain biking and hiking trailheads
- 1 minute from Birch Creek Elementary
- 5 minutes from Sky View High School
- 5 minutes from restaurants and grocery stores
- 15 minutes from Cherry Peak Ski Area
- 10 minutes from Utah State University
- 50 minutes to Beaver Mountain Ski Area
- 1-hour drive to Bear Lake
- 1-hour drive to Salt Lake City
- Near world-class outdoor recreation areas

HOA INFORMATION

Amenities: Trails, Playgrounds, Parks, Clubhouse, Pool, and more
One-time reinvestment fee of .5% | HOA assessments of \$71/month

FCS Community Management
manager@hoaliving.com

PUBLIC SCHOOLS

Birch Creek Elementary School
675 W 220 N Smithfield, UT, 84335
435-792-7692

North Cache Middle School
157 W 600 S Richmond, UT, 84333
435-258-2452

Sky View High School
520 S 250 E Smithfield, UT, 84335
435-563-6273

NEARBY PLACES

US Post Office (1.2 mi)
170 Main St. Smithfield, UT 84335
800-275-8777

Smithfield Community Recreation Center (1.5 mi)
315 E 600 S Smithfield, UT 84335
435-563-0048

Smithfield Central Park/Splashpad (1.2 mi)
100 N 100 W Smithfield, UT 84335

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, stormwater, and sewer services)
Smithfield, City
Utility Billing Online signup - smithfieldcity.org/city-services/utility-info/

GARBAGE AND RECYCLING
Logan Environmental Department
435-716-9755



**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
- Disc Lights through whole home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with a Painted Wood Double 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
- Front Yard 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 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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