

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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