

# THE VILLAGE AT FOX MEADOWS (TOWNHOMES) - SMITHFIELD

607 WEST 550 NORTH  
SMITHFIELD, UT

435-557-3086

## AMENITIES

- **Now Open** - Community pool and pool house
- **Now Open** - Pickleball courts
- **Now Open** - Playground
- **Now Open** - Frisbee disc golf course
- 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, Pool house, Pool, and more  
One-time reinvestment fee of .5% | HOA assessments of \$167/month

**FCS Community Management**  
[manager@hoaliving.com](mailto: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/](http://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.*

435.228.4702  
[visionaryhomes.com](http://visionaryhomes.com)

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## COMMUNITY FEATURES

### STUNNING INTERIORS

- 9' Ceilings on Main Floor
- Stain Resistant Carpet with High-Quality 8 lb. Padding
- Beautiful LVP Flooring Throughout
- Disc Lights throughout whole home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with a Painted Wood Particle Board Shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 95% Efficient Single Stage Furnace
- 40 Gallon Water Heater

### TIMELESS EXTERIORS

- Traditional Base Elevation with Stone Front and Stucco Sides/Trim (Varies Per Plan)
- 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
- 1 Freezeless Hose Bib
- Concrete Backyard Patio as Per Plan
- 6' Wide Sliding Patio Door (Per Plan)

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Natural Choice Colored Cabinets
- Quartz 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
- White Cabinets
- Quartz Countertop Vanities
- Tub/Shower Combo
- 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

### SMART HOME AUTOMATION

- Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, MyQ Smart Garage Door Opener.



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