

# RIVER'S EDGE - TREMONTON

240 NORTH 775 EAST  
TREMONTON, UT

435-465-0075

## AMENITIES

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- 1 minute walk from Tremonton walking trail
- 3 minutes from grocery stores
- 5 minutes from Jeanie Stevens Park
- 5 minutes from Skyway Golf Course
- 10 minutes from Crystal Hot Springs
- 1.5 Hour drive to Salt Lake City
- [Tremonton Farmer's Markets](#)

## PUBLIC SCHOOLS

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### North Park Elementary School

50 E 7th N, Tremonton, UT 84337  
435-257-2580

### Bear River Middle School

300 E 1500 S Tremonton, UT, 84337  
435-257-2540

### Bear River High School

1450 S Main St. Garland, UT, 84312  
435-257-2500

## NEARBY PLACES

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### US Post Office (2.0 miles)

111 S Tremonton St.  
Tremonton, UT 84337  
800-275-8777

### Box Elder Fairgrounds (.8 miles)

320 N 1000 W  
Tremonton, UT 84337  
435-695-2551



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## COMMUNITY FEATURES

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### STUNNING INTERIORS

- Large Windows for lots of Natural Light
- Open Concept Layouts
- Tall 8' Ceilings on Main Floor
- Large Baseboards & Door Casings
- Wholly Smooth Drywall Finish
- Level 1 Carpet with 8 lb Pad
- Level 1 Laminate Wood Flooring
- Level 1 Tile in Bathrooms and Laundry
- Choice of Lighting Fixtures
- One-Tone Paint in Standard Living Area
- Multiple Choices for Interior Door Style
- Standard Shelving in Bedroom Closets
- Smoke and Carbon Monoxide Detectors
- Central Air Conditioning
- 95% Efficiency Single Stage Furnace
- 50 Gallon Water Heater

### TIMELESS EXTERIORS

- 18' Wide Driveway
- 7' Tall Garage Doors with Opener
- Architectural Asphalt Shingle Roof
- 2-Car Garage
- Taped Garage with 3 Electrical Outlets and Lighting
- Two Freeze-less Hose Bibs
- Functional 13'x13' Concrete Backyard Patio
- 6' Sliding Glass Patio Door

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Stunning Level 1 Cabinets
- Designer-Selected Granite Countertops (Level 1)
- 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

- Large Double Sink Vanity in Primary Bathroom
- Stunning Level 1 Cabinets
- Designer-Selected Level 1 Granite Countertops
- Level 1 Field Tile in All Bathrooms and Laundry
- Elongated Toilets in All Bathrooms
- Convenient Adult Height Countertops
- Elegant Chrome, Brushed Nickel, or Oil Rubbed Bronze Plumbing Fixtures

### 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.



*\*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