



Property Comparative Market Analysis

Prepared for:
Lori Greene

Property address:
991 SKI LAKE DR
HUNTSVILLE, UT 84317

Prepared by:
Eric Trostle



HomesAcrossUtah.com

Ascent Real Estate Group LLC - Full Property Details

Properties Sold

MLS# 1438684

List Price: \$559,900
Price Per: \$133
Original List Price: \$569,000
CDOM: 149
DOM: 149
CTDOM: 39
Sold Price: \$540,000
Concessions: \$0
Address: 1057 S 6525 E
NS/EW: 1057 S / 6525 E
City: Huntsville, UT 84317
County: Weber
Proj/Subdiv: SKI LAKE ESTATES
Tax ID: 20-056-0008 • History
Zoning: RES
Pre-Market:
School Dist: Weber
Sr High: Weber
Tour/Open:
Status: Sold
List Date: 03/24/2017
Contract Date: 07/16/2017
Sold Date: 08/24/2017
Sold Terms: Conventional
Area: Lbrty; Edn; Nordic Vly; Huntsvl
Restrictions: No
Taxes: \$2,916
HOA?: No
Elem: Valley
Priv Schl:



Jr High: Snowcrest
Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1350	4	2	-	-	-	-	-	-	-	-	-	-	-
1	1276	-	-	1	1	-	-	1	1	1	-	1	1	1
B	1420	1	1	-	-	1	-	-	-	-	-	-	-	1
Tot	4046	5	3	0	1	2	0	1	1	1	0	1	1	2

Type: Single Family
Style: 2-Story
Year Built: 1993
Effect Yr Blt:
Deck | Pat: 3 | 1
Garage: 3
Carport: 0
Prkg Sp: 0
Fin Bsmt: 95%
Const Status: Blt./Standing
Acres: 1.01
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles
Heating: Forced Air; Gas: Central
Air Cond: Central Air; Electric
Floor: Carpet; Hardwood; Tile
Window Cov: Blinds; Draperies; Part
Pool?: No
Pool Feat:
Possession:
Exterior: Brick; Cement Board
Has Solar?: No
Landscape: Landscaping: Full; Mature Trees; Pines
Lot Facts: Corner Lot; Sprinkler: Auto-Full; Terrain, Flat; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley
Exterior Feat: Balcony; Basement Entrance; Bay Box Windows; Double Pane Windows; Entry (Foyer); Outdoor Lighting; Patio: Covered; Porch: Open; Storm Doors; Walkout
Interior Feat: Bar: Wet; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Gas Log; Jetted Tub; Kitchen: Updated; Oven: Double; Vaulted Ceilings; Granite Countertops
Amenities: Cable Tv Wired; Electric Dryer Hookup; Gas Dryer Hookup
Inclusions: Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Satellite Dish; Storage Sheds; Washer; Water Softener: Own; Window Coverings
Exclusions: Satellite Equipment
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Shed; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected
Zoning: Single-Family

Remarks: Price reduced! AMAZING LAKE AND MOUNTAIN VIEWS!! Most affordable home in Ski Lake Estates! Recreation paradise! You are minutes from the lake, 3 ski resorts, hiking, mountain biking, snowmobiling, fishing, golfing and more! 2 Decks and a covered patio to take advantage of one of the best view lots in Ogden Valley! You can see Pineview Reservoir and Snow Basin from the same lounge chair on the large deck off the master bedroom! Lake and mountain views even from the lower decks and yard! Just had all new concrete done on the drive way, fresh paint in the garage, and a brand new rear patio! New roof, all new hardy board siding, and windows in 2011/2012! Exterior is like a brand new home! New Granite counter tops, LG Stainless steel appliances, and Bosch dishwasher! Large bedrooms, 3 car garage with sink, wet bar in fully finished walkout basement! Amazing home you must see!

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Ascent Real Estate Group LLC - Full Property Details

MLS# 1450546

List Price: \$475,000
Price Per: \$118
Original List Price: \$499,000
CDOM: 31
DOM: 31
CTDOM: 55
Sold Price: \$475,000
Concessions: \$0
Address: 4016 E Juniper Ln
NS/EW: 5100 N / 4016 E
City: Eden, UT 84310
County: Weber
Proj/Subdiv: WOLF CREEK SUB NO. 1
Tax ID: 22-018-0009 • History
Zoning: RES
Pre-Market:
School Dist: Weber
Sr High: Weber
Tour/Open:
Status: Sold
List Date: 05/12/2017
Contract Date: 06/13/2017
Sold Date: 08/07/2017
Sold Terms: Conventional
Area: Lbrty; Edn; Nordic Vly; Huntsvl
Restrictions: No
Taxes: \$3,126
HOA?: No



Elem: Valley
Priv Schl:

Jr High: Snowcrest
Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laun dry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	466	-	-	-	-	1	-	-	-	-	-	-	-	-
1	1773	3	2	-	1	1	1	-	1	-	-	1	1	1
B	1773	3	1	-	-	1	1	-	1	-	-	1	1	1
Tot	4012	6	3	0	1	3	2	0	2	0	0	2	2	2

Roof: Asphalt Shingles

Heating: Forced Air

Air Cond: Central Air; Electric

Floor: Carpet; Hardwood; Tile

Window Cov: Blinds

Pool?: No

Pool Feat:

Possession: neg

Exterior: Aluminum/Vinyl; Asbestos Shingles; Stucco

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees; Pines; Terraced Yard

Lot Facts: Cul-de-Sac; Road: Paved; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain; Private

Exterior Feat: Basement Entrance; Double Pane Windows; Entry (Foyer); Out Buildings; Outdoor Lighting; Patio: Covered; Storm Doors; Walkout

Interior Feat: Basement Apartment; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Dishwasher, Built-In; Disposal; Kitchen: Second; Mother-in-Law Apt.; Range/Oven: Free Stdng.

Amenities: Cable Tv Wired; Electric Dryer Hookup; Exercise Room; Gas Dryer Hookup

Inclusions: See Remarks; Ceiling Fan; Dryer; Microwave; Play Gym; Range; Range Hood; Storage Sheds; Swing Set; Washer

Exclusions: See Remarks; Dryer; Gas Grill/BBQ; Washer

Terms: Cash; Conventional; FHA

Storage: Garage; Shed; Basement

Tel Comm: DSL; Multiple Phone Lines

Access Feat: Single Level Living

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Zoning: Single-Family

Remarks: PRICE HAS BEEN REDUCED \$24,000. Beautiful mountain views with 6 bedrooms, 3 1/2 baths, .92 acres on a cul-de-sac.

Formal dining room, bonus room & 2 family rooms. Complete mother-in-law apartment with 3 bedrooms, walk out with no stairs, and complete kitchen. 2 driveways, north and south side of home. Storage sheds. Large covered patio and a yard that is perfect for entertaining. Yard includes play gym and horseshoe pits, 3 bedrooms down, so they can be used as an office or gym. Very close to golfing, skiing and the Lake. Square footage figures are provided as a courtesy estimate only and were obtained from County records. Buyer is advised to obtain an independent measurement.

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Ascent Real Estate Group LLC - Full Property Details

MLS# 1478685

List Price: \$459,900
Price Per: \$116
CDOM: 165
DOM: 81
CTDOM: 24
Sold Price: \$459,900
Concessions: \$0
Address: 3927 N Mountinoak Dr
NS/EW: 3927 N / 4600 E
City: Eden, UT 84310
County: Weber
Proj/Subdiv:
Tax ID: 22-058-0011 • History
Zoning:
HOA Transfer: \$0
HOA Contact:
HOA Amenities:
Pre-Market:
School Dist: Weber
Sr High: Weber
Elem: Valley
Priv Schl:
Tour/Open:
Status: Sold
List Date: 09/07/2017
Contract Date: 11/26/2017
Sold Date: 12/20/2017
Sold Terms: Conventional
Area: Lbrty; Edn; Nordic Vly; Huntsvl
Restrictions: No
Taxes: \$3,230
HOA?: Yes, \$55/Year
HOA Phone:



Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fire place
			F	T	H				K	B	F	S		
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	1979	3	2	-	-	1	1	-	1	1	-	1	1	1
B	1979	2	1	-	-	1	-	-	1	-	-	1	1	1
Tot	3958	5	3	0	0	2	1	0	2	1	0	1	2	2

Roof: Asphalt Shingles
Heating: Forced Air
Air Cond: Central Air; Electric
Floor:
Window Cov: Blinds
Pool?: No
Pool Feat:
Possession:
Exterior: Stone; Stucco
Has Solar?: No
Landscape: Landscaping: Full
Lot Facts: Road: Paved; Sprinkler: Auto-Full; View: Mountain; View: Valley
Exterior Feat: Deck; Covered; Patio: Covered; Porch: Open
Interior Feat: Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Dishwasher; Built-In; Disposal; Kitchen: Second; Kitchen: Updated; Vaulted Ceilings
Amenities: Electric Dryer Hookup
Inclusions: Alarm System; Ceiling Fan; Microwave; Range; Refrigerator
Terms: Cash; Conventional; FHA; VA
Storage: Garage; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
Remarks: Ski season is just around the corner. This home is centrally located to 3 ski resorts, Pineview Reservoir, and hiking, biking, fishing, and more! 3 Car Attached Garage, 2 Car detached shop, walkout basement, and 2 full kitchens. Wonderful home!!

Type: Single Family
Style: Rambler/Ranch
Year Built: 1999
Effect Yr Blt:
Deck | Pat: 0 | 0
Garage: 5
Carport: 0
Prkg Sp: 0
Fin Bsmt: 100%
Basement: Full; Walkout
Garage/Park: See Remarks; Attached; Opener; Rv Parking
Driveway: Asphalt; Concrete
Water: Culinary; Secondary
Water Shares: 0.00
Spa?: No **Community Pool?:** No
Master Level: 1st floor
Senior Comm: No
Animals:

Jr High: Snowcrest
Other Schl:

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Properties Sold

MLS# 1438684

List Price: \$559,900
1057 S 6525 E
Huntsville, UT 84317





WFRMLS



WFRMLS

Kitchen 1: Open kitchen w/ New Granite, Back-splash, and Appliances



WFRMLS



WFRMLS



WFRMLS



WFRMLS



WFRMLS

Master Bedroom: Amazing Views from Large Master Bedroom Windows



WFRMLS

Master 2: Office/Sitting Room extension of Master Bedroom



View of Lake from Master bedroom deck



Looking toward Snow Basin from Master bedroom deck



Master Bath: Views of the Lake from the Jetted Tub!





Upstairs Bath: Upper level 2nd Bathroom



WFRMLS



WFRMLS

Basement 2: Downstairs family room



WFRMLS

Basement 1: Basement w/ walkout and wet bar



WFRMLS

Laundry: Main level laundry with large extra pantry



WFRMLS



WFRMLS



WFRMLS



Summer Sunset: View of Lake and Sunset from deck



: More Views from Deck!



Fireworks : Huntsville fireworks from deck

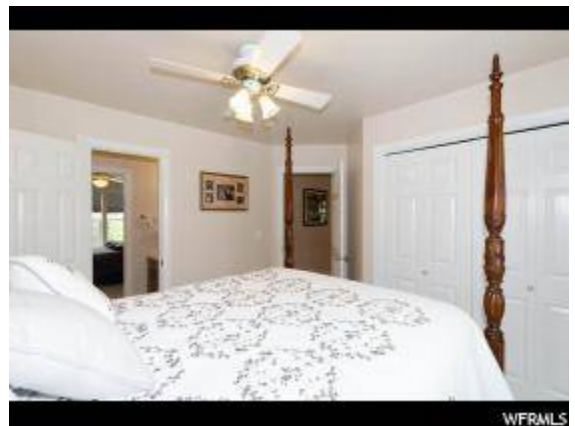
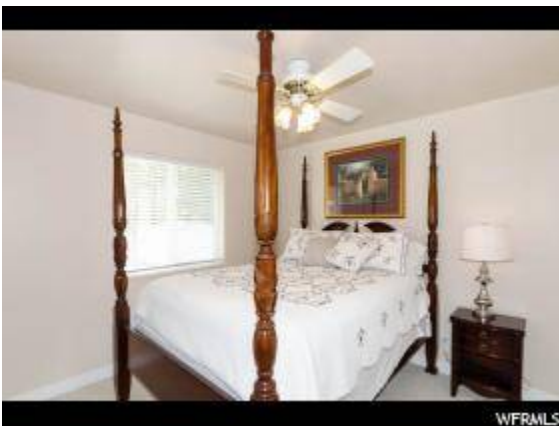
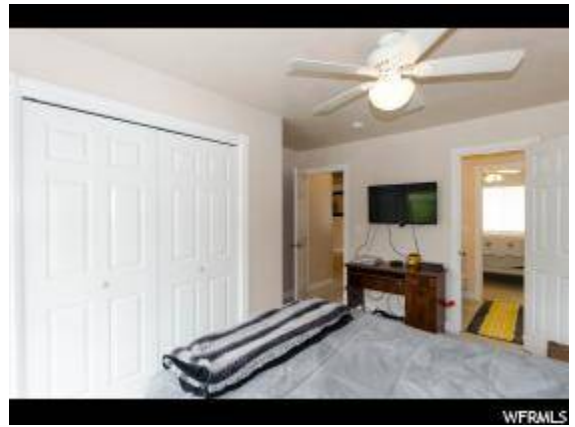
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MLS# 1450546

List Price: \$475,000
4016 E Juniper Ln
Eden, UT 84310
Property Tour: Tour







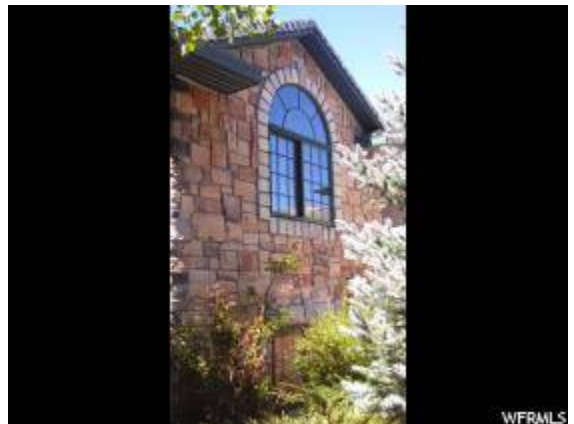


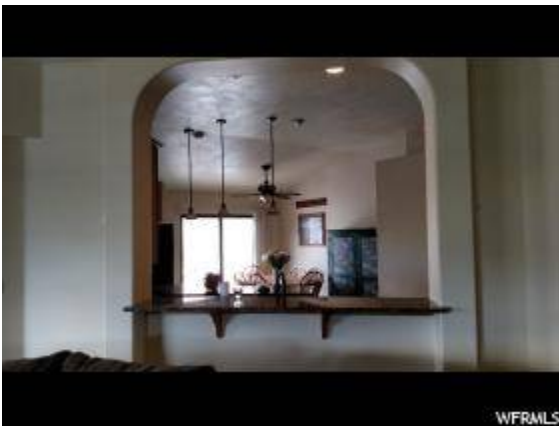
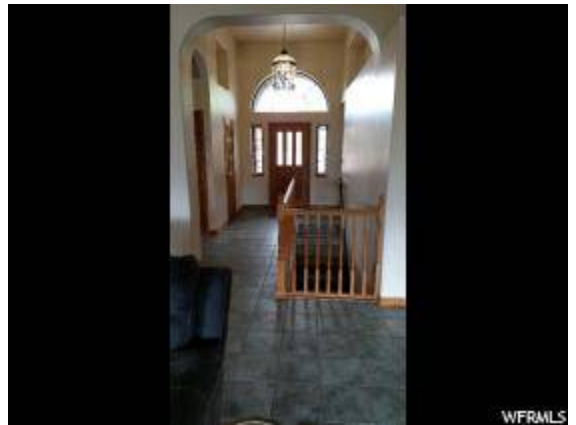


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MLS# 1478685

List Price: \$459,900
3927 N Mountainoak Dr
Eden, UT 84310
Property Tour: Tour













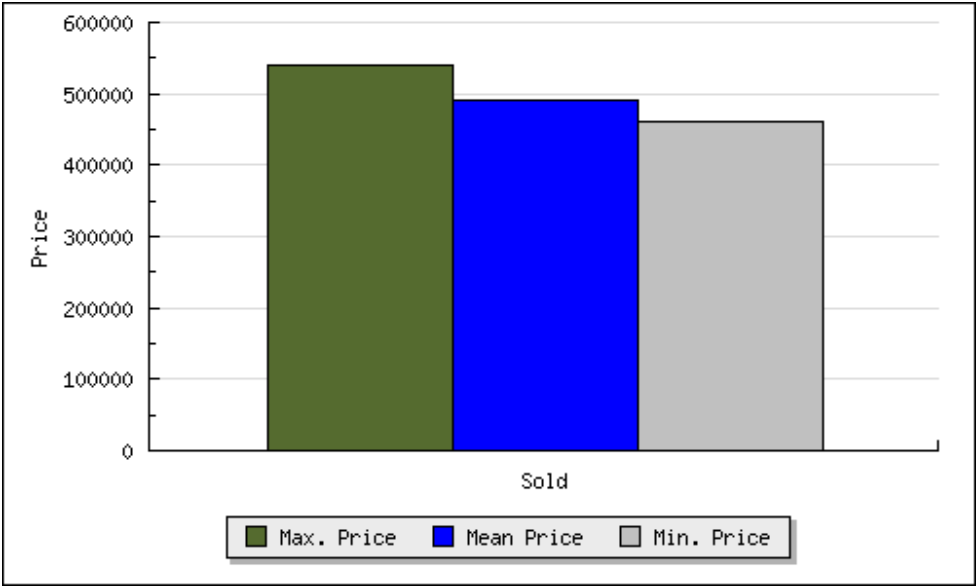
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Ascent Real Estate Group LLC - Comparison Report

Properties Sold

								
Address:	991 SKI LAKE DR HUNTSVILLE, UT 84317		1057 S 6525 E Huntsville, UT 84317		4016 E JUNIPER LN Eden, UT 84310		3927 N MOUNTAINOAK DR Eden, UT 84310	
	SUBJECT		COMP 1		COMP 2		COMP 3	
MLS #:			1438684		1450546		1478685	
Status:			Sold		Sold		Sold	
List Price:	N/A		\$559,900		\$475,000		\$459,900	
Sold Price:	N/A		\$540,000		\$475,000		\$459,900	
CDOM:			149 days		31 days		165 days	
Sale Date:			08/24/2017		08/07/2017		12/20/2017	
Bedrooms:	9	1000	5	4000	6	3000	5	4000
Full Baths:	3	5000	3		3		3	
¾ Baths:		3500	0		0		0	
½ Baths:	1	2500	1		1		0	2500
L4 SqFt:			0		0		0	
L3 SqFt:			0		0		0	
L2 SqFt:			1350		466		0	
L1 SqFt:	2310		1276		1773		1979	
Bsmt SqFt:	2310	10	1420	8900	1773	5370	1979	3310
Bsmt %Fin:	95	15	95	12682.5	100	6322.5	100	3232.5
Total SqFt:	4620		4046		4012		3958	
\$/Sold SqFt:	\$111/sqf		\$140		\$122		\$124	
GL Area:	2310		2626		2239		1979	
Year Blt:	1993	500	1993		2000	-3500	1999	-3000
Garage Cap:	3	5000	3		3		5	-10000
Carport Cap:	1000		0		0		0	
Acres:	1	43560	1.01	-435.6	0.92	3484.8	0.33	29185.2
Concessions:			0		0		0	
Sold Adj. Total:	\$514,651		\$565,147		\$489,677		\$489,128	
Combined Adj. Total:	\$514,651							

Ascent Real Estate Group LLC - Summary Analysis



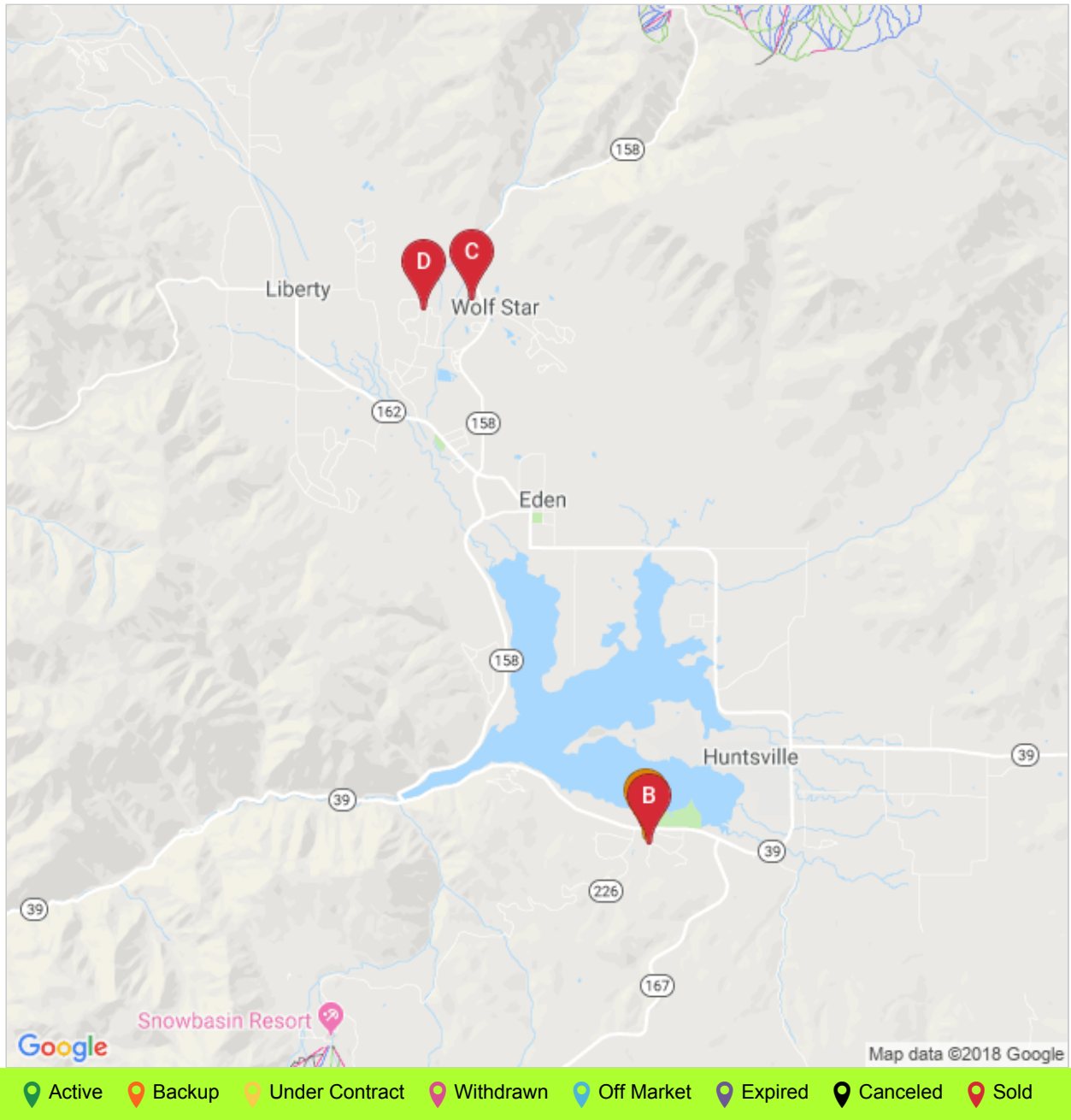
Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/SqFt
Sold Listings	\$459,900	\$540,000	\$491,633	\$123
Total Averages	\$459,900	\$540,000	\$491,633	\$123

Sold Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt	Concessions
1057 S 6525 E	\$569,000	\$559,900	\$540,000	149	-3.55%	\$133	\$0
4016 E JUNIPER LN	\$499,000	\$475,000	\$475,000	31	0.00%	\$118	\$0
3927 N MOUNTAINOAK DR	\$479,900	\$459,900	\$459,900	165	0.00%	\$116	\$0
Sold Averages	\$515,967	\$498,267	\$491,633	115	-1.18	\$122	\$0

Note: Sold Price is the actual Contract Sales Price - not adjusted for concessions or CMA factors.



Property Listings

A:



Subject Property

Subject Range: \$514,651

991 Ski Lake Dr, Huntsville, UT 84317, USA

B: Photo for Listing #1438684

MLS#: 1438684 Status: Sold

Sold Price: \$540,000

Total Sq Ft: 4046

1057 S 6525 E

Huntsville, UT 84317

C: Photo for Listing #1450546

MLS#: 1450546 Status: Sold

Sold Price: \$475,000

Total Sq Ft: 4012

4016 E Juniper Ln

Eden, UT 84310

D:



MLS#: 1478685 Status: Sold

Sold Price: \$459,900

Total Sq Ft: 3958

3927 N Mountainoak Dr

Eden, UT 84310