

FEATURES & UPGRADES

11695 E 18500 N

MOUNT PLEASANT · SANPETE COUNTY · UTAH

4,442

SQ. FT. HOME

5.26

ACRES

10

CAR GARAGE

4,420

SQ. FT. SHOP

6

CAR POLE BARN

The Home

This 4,442-square-foot home was built to be a *forever home* and the detail and meticulous planning that went into it are ready for the next owner. It could be move-in ready the day you walk in.



INTERIOR

- ◆ Open floor plan
- ◆ Lifeproof flooring throughout
- ◆ 36" wide doors
- ◆ Main floor and master bedroom 90% handicap accessible
- ◆ Quartz countertops in kitchen and bathrooms
- ◆ Vaulted ceilings
- ◆ Oversized windows, front and back

KITCHEN

- ◆ Large island, seats four
- ◆ Custom cabinets
- ◆ Pantry
- ◆ Wall oven and microwave
- ◆ Propane range
- ◆ Vented hood

LIVING ROOM

- ◆ Fireplace alcove with high-efficiency wood-burning stove and power fan
- ◆ TV mounted above fireplace
- ◆ Gorgeous mountain views

MASTER SUITE

- ◆ Large master suite with sitting area
- ◆ Large walk-in closet
- ◆ Oversized roll-in shower
- ◆ Free-standing tub
- ◆ Two separate shower heads
- ◆ Double sink and make-up counter
- ◆ 36" tall vanity
- ◆ Private outside door

BEDROOM TWO

- ◆ Mini master with sitting area
- ◆ Full bathroom

LAUNDRY, CRAFT & MUD ROOM

- ◆ Built-in cabinets and desk
- ◆ Sink
- ◆ View of the backyard
- ◆ New paint
- ◆ Coat and storage sitting area
- ◆ Half bath
- ◆ Oversized staircase

II Structure & Systems



EXTERIOR

- ◆ Real wood, heavy timber walk-around from front door to back porch
- ◆ Fire-rated exterior
- ◆ Steel and shingle roof
- ◆ Two separate entrances to the home
- ◆ Concrete driveway with bridge
- ◆ 360° Trimlights
- ◆ Gorgeous mountain views

LOWER LEVEL

- ◆ Two bedrooms, potential third with sliding curtain
- ◆ Large open basement
- ◆ Stained and sealed concrete
- ◆ Black-out 8' ceiling with access pipe and electrical access
- ◆ Media room with entertainment center
- ◆ Multiple storage rooms with shelves
- ◆ Chest freezer

MECHANICAL & UTILITIES

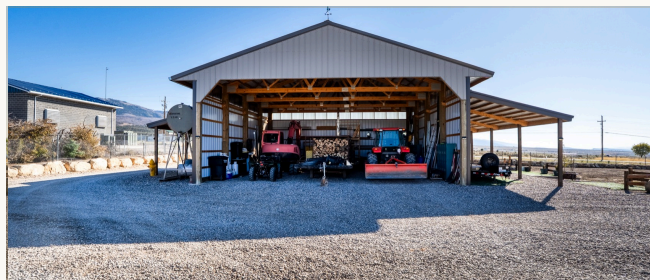
- ◆ **All utilities average \$375 per month**
- ◆ HVAC ductwork in the floor
- ◆ Two water heaters
- ◆ High-efficiency propane furnace and AC
- ◆ Custom plumbing manifold
- ◆ Grey water recovery lines with bypass valves
- ◆ Whole-house water filtration system
- ◆ Fiber-optic internet in basement

YARD

- ◆ Horseshoe pit
- ◆ Rock landscape throughout
- ◆ Seasonal stream
- ◆ 4,500 sq ft landscaped lawn
- ◆ Rachio smart irrigation control and Tempest weather station

III

The Outbuildings



The Garage

4,420 SQ FT · 10 CAR

- ◆ Three bays plus a pull-through bay in back – four commercial doors
- ◆ 60' × 72' freespan with 16' ceilings
- ◆ Stained and sealed concrete floors, insulated
- ◆ Heated by commercial furnace and wood-burning stove
- ◆ Air compressor and car lift
- ◆ 220 outlets, LED lights, floor drains
- ◆ Two RV hookups, inside and out
- ◆ Gym area and upstairs loft
- ◆ Kitchenette and bar area with sink, fridge, microwave
- ◆ Commercial washer and dryer hookups
- ◆ Full bathroom
- ◆ Wall of TVs, custom woodwork throughout
- ◆ Oversized cement parking in front, 60' × 45'

POLE BARN

- ◆ Six-car detached
- ◆ 36' × 40' × 14' freespan
- ◆ Three sides enclosed with translucent panels
- ◆ 12'×30'×9' and 12'×40'×9' lean-tos
- ◆ Gravel floors, water hydrant
- ◆ RV power box and RV clean-outs
- ◆ Firewood storage

SELF-SUFFICIENT HOME & YARD

- ◆ 2,200-gallon propane storage to house and backup generator
- ◆ 240-gallon propane storage to garage furnace
- ◆ 1,500-gallon septic tank
- ◆ Water hydrant and RV power box
- ◆ Rain gutter spouts capture and divert water from the front of the home to the overflow area
- ◆ Grey water recovery piped to overflow area; front yard water flows to overflow
- ◆ Backup Generac generator
- ◆ Built to Wildland Interface fire building codes

IV

Opportunities

One property, many lives. Here is who this home was built for – and what it makes possible.



◆ **Move-in ready**

Walk in and enjoy the self-sufficiency and peace of mind from day one.

◆ **A furnished second home**

Already outfitted to enjoy seasonally, with a full-price offer.

◆ **Retreats and gatherings**

Masterminds, reunions and events with room for everyone.

◆ **Car enthusiast or entertainer**

Sixteen covered spaces, a lift, a bar and a wall of TVs.

◆ **Handicap accessible**

Main floor and master designed for buyers with mobility concerns.

◆ **Outdoor enthusiasts**

Minutes from the mountains, trails and the canyon.

◆ **Wildlife and quiet**

Deer and other wildlife at the edge of the yard.

◆ **Gardeners**

Plenty of backyard, water and southern exposure to work with.

MOUNT PLEASANT, UTAH

11695 E 18500 N

Five and a quarter acres, a home built to last generations, and outbuildings that would take years and a small fortune to reproduce. Contact your agent to arrange a private showing.



PRIMARY BEDROOM



BASEMENT THEATER ROOM



GARAGE WORKSHOP



GARAGE BAR & LOFT

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CAR POLE BARN

PROPANE & GENERAC BACKUP

WHOLE-HOUSE FILTRATION

FIBER-OPTIC INTERNET

WILDLAND FIRE CODE BUILD

Buyer and buyer's agent to verify all information. Square footage and acreage are approximate.