

Home Progress



Excavation completed



Footers and Foundation



Trenching for the water line



The home arrives



Front of the house is over the foundation, the backside is ready to roll
Home is rolled onto foundation



Framing for the Garage



The garage is closed in



Step back and take a look



Power brought into home & garage



Septic installed



Steps poured, front, back & garage



Interior of Garage Insulated



Front Porch & Sidewalk



House is powered



Metal Roof onto Garage



Siding on Garage



Interior of Garage is sheetrocked



Garage Interior Painted



Interior Garage trimmed and Caulked



Cedar Trim and Casing in LR

PARCEL INFORMATION

Tax Id	HM-0001C-0005B 45266 West 6560 South, Fruitland UT 84027
Access	Paved County road
Easements	See Title Reports and/or see Survey Map
HOA Fees	Yes.
CC&Rs	Yes.
Water Rights / Shares	Red Creek Irrigation Water Shares belong to HOA; Buyer to lease shares
Mineral Rights	Excluded
2011 Taxes	???. Estimated

UTILITIES

Propane	Western Petroleum 435.722.5171 (Natural gas not available)
Electricity	Moon Lake Electric: 435-722-5400; 435-738-5322
Culinary Water	Fruitland Special Service District: 435.548.2399
Wastewater / Septic	Septic System installed by Jay Roberts Construction 435-671-0373
Phone: Land or Cell	Strata Networks: 435.622.5007
Garbage Pickup	Basin Wide Dumpster: .435-738-5508

SERVICES

Postal	Post Office and some contract routes. 435.548.2399
Schools	Duchesne County District: 435.738.1240
Shopping	Fruitland UT is a recreational area with one convenience-type store. All Country Store (MM62) has groceries, café and RV parking. The primary shopping areas are Duchesne (26 miles East) and Heber City (45 miles West). Both towns are accessed via Hwy 40.
Public Transportation	None. However, there is a Senior Bus that goes from Fruitland to Duchesne once a week.
Medical Facilities	Duchesne City has a clinic. Uintah Basin Medical Center offer full medical care and is located in Roosevelt UT approximate 1 hour east from Fruitland. Heber City UT offer full service medical care located at 1485 South Hwy 40: 435.654.2500.
Fire Protection	Call 911. Volunteer Fire Dept.
Police / Emergency	Call 911. Duchesne County Sheriff 435.738.0196; Dispatch 435.738.2424

Indoor Riding Arena: Hidden Meadow Equestrian Center, Inc. (HMEC) is a privately owned corporation whose primary purpose is to own and manage the facilities and amenities providing owners and residents of Hidden Meadow with access to year round equestrian facilities. Currently the amenities include a 26,000 square foot enclosed riding arena and a 1,100 square foot community room for gatherings. Additional amenities will be provided over time and will include a 4 acre common pasture, holding pens and stables for temporary or permanent boarding. HMEC will have boarding and Ferrier services available on a reasonable fee basis.

Lot Owners' Share in Arena: All property owners of Hidden Meadow will be required to purchase a one (1) share interest in the HMEC Corporation at the time of purchase of their lot(s). Asking price for each share is \$9,000 with financing available. The arena monthly operations and maintenance fee of \$ 38.00 is in addition to the HOA fee of \$33.00 per month.

Irrigation Water: Participation in the Hidden Meadow Irrigation Water Plan is optional. Irrigation water is delivered through the developments underground pipe system and is completely separate from the culinary water available to homeowners. The Hidden Meadow Owner's Association will collect an annual management fee of \$ 400 per lot at the beginning of the irrigation water season, approximately May 1 each year.

IF YOU LOVE TO PARTAKE IN LIFE THIS CABIN WAS BUILT FOR YOU!

BRAND NEW! 1683 sq ft, 3 Bedroom, 2 bath
 30' x 35' interior *finished* garage, 10' x 20' covered front porch
 1 Acre WITH Access to Indoor Riding Arena, Access to Irrigation Water



THUNDER RIDGE REAL ESTATE

435-828-8824

StretchYourDream.com

Sale price: \$240,000

