



\$ 379,900



1250 S Catail Dr, Santaquin, UT 84655

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 2131011
- » Townhouse | 2,206 ft<sup>2</sup> | Lot: 1,307 ft<sup>2</sup>
- » More Info: [1250SCatailDr.IsForSale.com](https://www.1250SCatailDr.IsForSale.com)



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Welcome to this beautifully maintained, nearly new townhome in the sought-after Summit Ridge community. Designed with wide streets, sidewalks, and abundant guest parking, this neighborhood offers both convenience and charm. Located just 2 minutes from I-15, you'll enjoy quick commutes to Spanish Fork in 15 minutes and downtown Provo in 25 minutes, along with easy access to nearby hiking trails. Inside, the OPEN-CONCEPT LAYOUT SHOWCASES A STYLISH KITCHEN featuring quartz countertops, shaker cabinetry, stainless steel gas appliances, a breakfast bar, and a large pantry, complemented by laminate flooring throughout the main level. Upstairs, the SPACIOUS PRIMARY SUITE offers a private bath and walk-in closet, alongside two additional bedrooms, a full bath, and the laundry area. THE UNFINISHED BASEMENT is plumbed for an additional bathroom and offers room to expand with a future bedroom and living space. ADDED FEATURES include an active radon mitigation system, smart home package including smart thermostat, smart garage door opener, door bell camera, smart front door lock, 4 smart light switches. WHY GO THROUGH THE HASSLE OF BUILDING when you can move right into this fantastic home. Ask your lender about the USDA RURAL HOUSING LOAN with zero down payment! SANTAQUIN CITY is an escape from the big city with a strong sense of community. The home is close to schools, shopping, dining, and

