



1063 Station Loop Rd

PARK CITY, UT 84098

 2 bedrooms  3 bathrooms  1,739 sqft  0.08 acres  440 sqft deck/patio

UPPER MAIN LEVEL

- › Spectacular open floor plan living space with tall ceilings, solid hardwood doors, ¾" hardwood floors throughout home, primary bedroom suite, large windows/ slider doors allow for an abundance of luminous natural light into the home and mountain views from just about every room.
 - › Kitchen features Quartz® counters, Island w sink & entertaining bar, GE®/ Frigidaire® appliances, polished finish cabinet hardware, touch control sink faucet, and painted cabinets.
 - › Family room offers warm and cozy sitting area with gas starter fireplace and built-in sheetrock wall sections for TV display or Art Décor placement.
 - › Semi-formal dining area is nestled on the corner of the open floor plan with views towards the east / southwest and easy access to the 240 Sq Ft solid outdoor deck space through glass slider door.
 - › Upper main level primary en suite w/ mtn views toward the North and East, primary bathroom w/ shower, soaking / jetted tub, double sink vanity, enclosed toilet room and walk-in closet.
 - › Main level powder bathroom and two hallway closets.

CRAWL SPACE

- › Crawl space access is in the closet in the laundry/ mudroom area.
 - › Furnace system located in crawl space. The central air system has a manual control four zone damping lever system, allowing air flow to where needed.
 - › Two sump pumps located in crawl space.

LOWER LEVEL

- › Lush garden views from every room, solid hardwood doors, tall ceilings coupled with large windows allow for ample natural light throughout the entire level. Walkout onto the lower level covered stone patio and green lawn space. Flooring consists of ¾" hardwood, stone and carpet.
 - › The home offers a second entertaining family space or great room for the kids to hang out with friends. Sliding glass door allows for easy access to the backyard patio and green lawn spaces.
 - › Second bedroom with carpet flooring, reach in closet, and garden views.
 - › Hallway bathroom full bathroom.
 - › Laundry/ Mudroom room features upper cabinets, stone floors, and hook-up for washer/ gas dryer. Maytag® wash and gas dryer included with sale of home. Large storage closet and with access to crawl space.
 - › Two car heated garage and utility closet that houses the water heater tank.
 - › Lush backyard and 200+ sq ft covered stone patio space can be accessed from the lower-level family room through glass sliding door. Indulge in the oversized hot tub.



Jose Garcia

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EXTERIOR RESIDENCE FEATURES

› North facing property:

- › Entrance to the front of the property is off the NW quiet side of Station Loop Rd, the driveway allows for 2 parked cars and plenty of parking on the street.
- › Fully landscaped flat front yard with mix of mature deciduous trees and green lawn areas. The front yard landscaping is maintained by the HOA, both irrigation system watering and maintaining the lawn/ tree care.

› East facing property:

- › Side yard consists of a path towards the front entrance of the home and leads towards the back yard through the fence door.

› South facing backyard:

- › Covered stone patio space that leads towards the hot tub, green lush lawn and mature pine / deciduous trees.

› West facing backyard:

- › This side yard area is where you will find the utility meters and place for storing garbage/recycling containers.

LOCATION, ADVENTURE ACCESS & PROXIMITY TO ALL THE ESSENTIALS

- › The home is located within the Park City School District and within walking distance to the school bus pick up location by the community's front entrance sign on Bitner Rd.
- › Minutes to everything Park City has to offer from Old Town Main Street to Redstone/ Kimball shopping districts fine dining / shopping, and 4 grocery stores.
- › Explore 500+ miles of outdoor adventure trails, 5-12 min bike ride from the home to Glenwild or Round valley trailhead, local parks/ sports fields, dog parks, and free public bus transit right down the road. 10-15 min to Deer Valley® Resort, Park City Mtn Resort, and Woodward Park City, Olympic facilities, Jordanelle waters, Golfing, 20 min to SLC, and 30 min to SLC International Airport.



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HOME UPDATES BY CURRENT OWNERS:

2022 IMPROVEMENTS

- ▶ New Quartz® kitchen counters, Kohler® sink and smart touch technology faucet.
- ▶ New AC system.
- ▶ Interior and exterior paint.
- ▶ Deck & hot tub stained
- ▶ New shingle roof.
- ▶ New hardware, lighting fixtures and sink faucets throughout home.
- ▶ New Smart Technology Nest® thermostat/ doorbell and Yale® front entrance door lock.
- ▶ All new toilets and plumbing lines.
- ▶ 2 new sump pumps.

2023 IMPROVEMENTS

- ▶ New garage doors and lift master control.
- ▶ New garage gas heater.

HOME UPDATES BY PREVIOUS OWNER:

PRIOR TO AUG 2021 IMPROVEMENTS

- ▶ New furnace.
- ▶ New GE® & Frigidaire® appliances.



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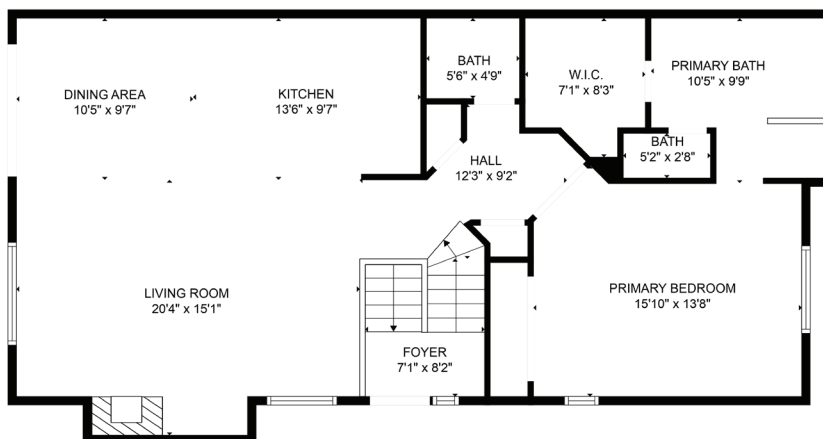


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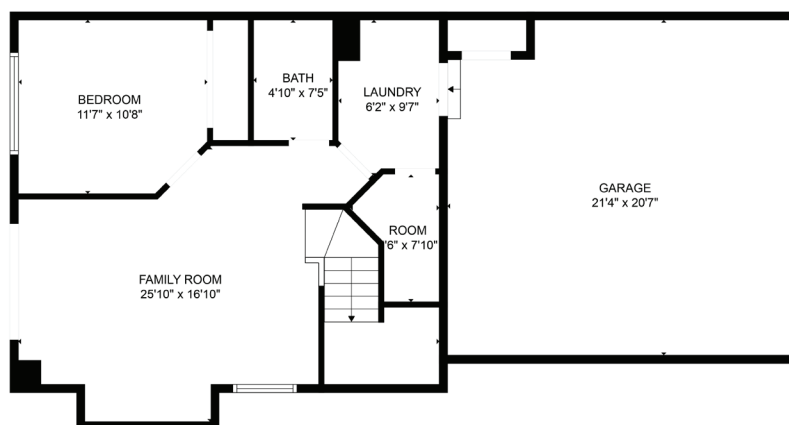
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