

# SUNRISE RANCH - MAPLETON (TOWNHOMES)

4 S MOONLIT RD  
MAPLETON, UT

385-336-4561

## AMENITIES

- Half a mile from Maple Grove Park and Playground
- 5 minutes from Rees Elementary School
- 5 minutes from Maple Mountain High School
- 5-10 minutes from restaurants and grocery, including walmart and Costco
- 6 minutes from Eagle Rock Disc Golf Course
- 10 minutes from Mapleton Canyon camping and hiking
- 15 minutes from Provo Bay at Utah Lake
- 40 minutes from Sundance Mountain Ski Resort
- Weekly farmer's markets and concerts July-September
- [Mapleton Farmer's Markets and Concerts](#)

## HOA INFORMATION

One-time reinvestment fee of 0.5% and HOA assessments of \$139/month.

Passaro Leasing  
Kami Bird  
801-704-3440 Ext. 1102  
[sunriseranch@passaroleasing.com](mailto:sunriseranch@passaroleasing.com)

## PUBLIC SCHOOLS

Mapleton Elementary School  
120 W Maple St., Mapleton, UT 84664  
801-489-2850

Mapleton Junior High School  
362 E 1200 N, Mapleton, UT 84664  
801-489-2892

Maple Mountain High School  
Spanish Fork Pkwy, Spanish Fork, 84660  
801-794-6740

## NEARBY PLACES

**US Post Office** (2.6 mi)  
45 E Center St. Springville, UT 84663  
800-275-8777

**Mapleton City Office** (1.5 mi)  
125 W 400 N Mapleton, UT 84664

## UTILITIES

**GAS**  
Dominion Energy  
800-323-5517

**ELECTRICAL**  
Rocky Mountain Power  
1-888-221-7070

**PHONE/INTERNET**  
Comcast  
800-945-2288  
CenturyLink  
877-990-0994

**CITY UTILITIES** (Water, storm water, and sewer services)  
Mapleton, City Utility Billing Online signup - [mapleton.org/departments/utilities](http://mapleton.org/departments/utilities)

**GARBAGE AND RECYCLING**  
Mapleton City Public Works  
1405 W 1600 N, Mapleton UT 84664  
801-489-6253



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## COMMUNITY FEATURES

### STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Level 3 Carpet with High-Quality 8 lb. Padding
- Beautiful Level 3 Laminate Flooring
- Sleek Baseboards
- Wholly Smooth Drywall Finish
- Disc Lights throughout House
- One-Tone Paint in Standard Living Areas
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Unit
- 95% Efficient Single Stage Furnace
- 50 Gallon Water Heater
- Finished basement with more living space, additional full bathroom, and ample storage

### TIMELESS EXTERIORS

- New Transitional Elevation Style with 4 Sided Wrapped Architecture, Stone Front and Stucco Sides/Trim
- Styled with Stone, Stucco, Siding Materials, and Accents
- Low-Emissivity White Windows
- Spacious Two Car Garage and 18' Wide Driveway
- Keyless Entry to Garage
- Convenient Exterior Door in Garage
- 8' Tall Garage Doors with Two Openers
- 30 Year Architectural Style Asphalt Shingle Roof
- Taped Garage with Three Electrical Outlets and Lighting
- Freezeless Hose Bib
- Concrete Backyard Patio as Per Plan

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Painted Cabinets
- Quartz Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a Large Island
- Contemporary Subway Tile Backsplash
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Under-Mount Sink
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink Water Line to Refrigerator
- Gourmet Kitchen with Hood, Wall Microwave Oven, and Gas Range

### LUXURIOUS BATHROOMS

- Large Double Sink Vanity in Primary Bathroom
- Beautifully Tiled Flooring in Primary Bathroom
- Stunning Stained Knotty Alder Cabinets
- Tub/Shower Combo with Fiberglass Insert in Secondary Bathroom
- Quartz Countertop Vanities in All Baths (Level 3)
- Elongated Toilets in All Bathrooms
- Convenient Adult Height Countertops
- Spacious Walk-in Shower

### QUALITY CONSTRUCTION

- Guaranteed One Year Builder Warranty
- Constructed with Visionary Homes' reputable "Tight Fit Method," helps reduce your monthly utility bill and ensures a weatherproof, long-lasting home.
- CAT6 Foam Barrier Around Doors and Windows

### SMART HOME AUTOMATION

- Ring Video Doorbell
- EcoBee Smart Thermostat
- Kwikset Smartcode Deadbolt
- MyQ Smart Garage Door Opener

