

**MLS# 1516493**

List Price: \$369,900  
 Price Per: \$161  
 Original List Price: \$399,900  
 CDOM: 38  
 DOM: 38

Tour/Open: None  
 Status: Active  
 List Date: 04/10/2018

Address: 6226 Zion Rd

NS/EW: /

Area: Kanab; Big Water; Glen Canyon

City: Kanab, UT 84741  
 County: Kane  
 Proj/Subdiv: CANYON COUNTRY

Restrictions: No

Tax ID: D-A-3 • History

Taxes: \$1,205

Zoning:

HOA?: No

Pre-Market:

School Dist: Kane

Elem: Kanab

Sr High: Kanab

Priv Schl:

Jr High: Kanab  
 Other Schl:



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T			H	K	B		
4	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-
1	1500	2	2	-	-	1	1	1	1	-	-
B	792	1	-	1	1	-	-	-	-	-	-
Tot	2292	3	2	0	1	1	1	0	1	0	0

Roof: Metal

Heating: Electric; Radiant; Propane

Air Cond: Evap. Cooler: Roof

Floor: Carpet; Laminate; Travertine

Window Cov: None

Pool?: No

Pool Feat:

Possession: upon reco

Exterior: Frame; Stucco

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Part

Lot Facts: Fenced: Part; Sprinkler: Auto-Part

Exterior Feat: Horse Property; Sliding Glass Doors; Walkout

Interior Feat: Alarm: Fire; Bar: Wet; Bath: Master; Dishwasher, Built-In; Kitchen: Updated; Range/Oven: Free Stndg.; Granite Countertops

Amenities: Cable Tv Available; Electric Dryer Hookup

Inclusions: Fireplace Equipment; Microwave; Range; Refrigerator; Storage Sheds; Workbench

Terms: Cash; Conventional

Storage: Shed; Basement

Tel Comm: Fiber Optics

Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected

Zoning: Single-Family

**Remarks:** HORSE PROPERTY: Brand new inside and out. This horse property is almost complete. Exterior stucco, and soffit and rain gutter. All new interior doors, windows, kitchen, and bathrooms. Enjoy this 6.09-acre horse property which borders on the BLM land across the street. We have totally upgraded the interior of this house. It features 2 extra large master bedrooms on the main floor, and a new modern kitchen with granite countertops and a full package of new stainless steel appliances. BLM Riding trails are located directly across the street from this ranch home. It also features a 792 sq ft basement with a half bath ready to finish how you like. Mountain views and scenery are epic. You must see this home in person to appreciate it. Owner/Agent

**Agmt Remarks:** This home does not have an electronic key box. Please call Scott Boerstra for access code to get into the house. Basement room can be used as a basement or there is an unfinished part of the basement that could be turned into a bedroom.

Show Inst: Call Agent/Appt

Contact: Scott Boerstra  
 L/Agent: Scott Boerstra  
 L/Office: Equity Real Estate  
 L/Broker: Eric V. Lee

Owner: Boerstra Holdings  
 Contact Type: Agent  
 Email: sboerstra@gmail.com

Owner Type: Owner/Agent  
 Ph 1: 801-628-9400  
 Ph: 801-628-9400  
 Ph: 800-785-9995  
 Ph 2:  
 Cell: 801-628-9400  
 Fax:

BAC: 3.5%

Dual/Var: No

List Type: Exclusive Right to Sell (ERS)

Comm Type: Net

Wthdrwn Dt:

Off Mkt Dt:

Exp Dt: 10/10/2018