

Residential Active
MLS# 25-265337
DOM/CDOM: 201/201

1546 W 840 S, Hurricane, UT 84737

\$587,500
Agent Detail Report



Total Bedrooms:	4	Listing Class:	Single Family
Total Bathrooms:	3	Listing Type:	ERS
# Levels:	1	Year Built:	2025
Primary Bedroom Level:	1st Floor	County:	Washington
Total SqFt:	1,777	City:	Hurricane
Main SqFt:	1,777	MLS Area:	Hurricane Valley
Upstairs SqFt:	0	Subdivision:	SCENIC POINTE
Other SqFt:	0	ADU YN:	Yes
List Price/SqFt:	\$330.61	Pool Private:	No
Lot Acres:	0.22	Pool:	No
Basement SqFt:	0	Community:	
Formal Dining Room:	No	Hot Tub:	No
Garage Type:	Attached	Elem. Schools:	Three Falls Elementary
Garage Cap:	3	Interm. Schools:	Hurricane Intermediate
Carpport Type:	None	Schools:	Intermediate
Carpport Cap:	0	Jr. High:	Hurricane Middle
		Sr. High:	Hurricane High

Showing Service: BrokerBay
Showing Instructions: Call Agent/Appt; Key Box
Owner: Scenic Point Land Holdings LLC

Private Remarks: Through buyer-feedback, the builder removed the small kitchen island (seen in photos) and replaced it with a mobile, more functional kitchen island. Contact listing agent with questions.

Public Remarks: Welcome to this stunning, newly constructed home built by Interstate Homes. The 4th bedroom/casita features a kitchenette, bathroom, stackable w/d hookups and concrete parking space, creating a perfect opportunity to rent out, using the potential income to qualify for your home loan. Large, fully-fenced backyard is a blank canvas for your backyard dreams! Schedule your showing today!

Directions:
Geo Lat: 37.163594 **Geo Lon:** -113.3169

Listing Date: 09/22/2025 **Status Change Date:** 09/22/2025
Short Sale Status: No

Original List Price: \$615,000	Tax ID: H-SCPE-2-7	Change of Ownership Fee: No
List Price: \$587,500	Tax ID Validated: Yes	Total Dues/Fees: \$0
List Price/SqFt: \$330.61	Total Taxes: \$1,222.72	Assoc Dues Period: N/A
	Tax Year: 2025	

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main				Bedroom 2	Main			
Bedroom 3	Main				Bedroom 4	Main			
Full Bathroom	Main				Laundry	Main			
Full Bathroom	Main								

ADU Details: Bedrooms: Studio; Bathrooms: 1; Kitchen: Partial; Cooling; Heating; Parking; Building Type: Attached; Utilities: Connected to Main House

Air Conditioning: Central Air

Exterior: Stucco

Foundation/Basement: Slab on Grade

Garage/Parking: Attached; Garage Door Opener; RV Parking

Green Features: Recirculation Pump; Tankless H2O Heater

Heating: Natural Gas

Inclusions/Features: Ceiling Fan(s); Dishwasher; Disposal; Fenced,

Land Description: Corner Lot; Curbs & Gutters; Paved Road; Sidewalk; Terrain, Flat

Property Condition: Built & Standing; New Construction

Renting: Rentable, Restrictions May Apply

Roof: Tile

Terms of Sale: Cash; Conventional; FHA; VA

Utilities: Culinary, City; Electricity; Natural Gas; Sewer

Water: Culinary

Zoning: Residential

Full; Landscaped, Partial; Microwave; Oven/Range, Freestnd; Patio,
Covered; Sprinkler, Auto; Walk-in Closet(s); Window, Double Pane

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