

Residential Active
 MLS# 25-264534
 DOM/CDOM: 226/226

465 S Grotto, Hurricane, UT 84737

\$798,000
 Agent Detail Report



Total Bedrooms:	4	Listing Class:	Single Family
Total Bathrooms:	3.5	Listing Type:	ERS
# Levels:	2	Year Built:	2022
Primary Bedroom Level:	1st Floor	County:	Washington
Total SqFt:	3,254	City:	Hurricane
Main SqFt:	1,834	MLS Area:	Hurricane Valley
Upstairs SqFt:	0	Subdivision:	ZION VISTA
Other SqFt:	0	ADU YN:	Yes
List Price/SqFt:	\$245.24	Pool Private:	No
Lot Acres:	0.19	Pool Community:	No
Basement SqFt:	1,420	Hot Tub:	No
Den/Office:	Yes	Elem. Schools:	Three Falls Elementary
Formal Dining Room:	No	Interm. Schools:	Hurricane Intermediate
Garage Type:	Attached	Jr. High:	Hurricane Middle
Garage Cap:	3	Sr. High:	Hurricane High
Carpport Type:	None		
Carpport Cap:	0		

Showing Service: BrokerBay
Showing Instructions: Call Agent/Appt; Key Box
Owner: The Seth and Carole Eisenberg Family Trust

Private Remarks: Contact listing agent with any questions. Please turn off lights and lock up when you're done with the showing.

Public Remarks: Spacious 3,254 square-foot, 4-Bedroom Retreat with Unrivaled 180° Views. Wake up to the majesty of the American Southwest in this stunning 2022-built residence. Nestled in the premier Zion Vista community, this spacious 4-bedroom home is designed to showcase unobstructed 180-degree panoramas of Zion National Park, Kolob, and Pine Valley Mountain. Key Features: - Versatile Layout: Featuring effortless main-level living and a full walk-out basement with oversized large guest rooms, a second kitchen, and its own laundry and entrance--perfect for multi-generational families. - Dedicated Workspace/Flex Room: The heated 3-car garage includes a third bay expertly converted into a private, climate-controlled space. With its own mini-split and separating wall, it's a ready-made workshop, home gym, or hobby studio. - Indoor-Outdoor Harmony: Enjoy the horizon from the expansive covered deck or the private backyard, complete with a hot tub and gas fire pit for watching the valley lights sparkle at night. - Community Perks: Low \$44/month HOA includes access to a putting green, pickleball courts, and a pavilion. This is more than a home; it's a front-row seat to Southern Utah's natural wonders.

Directions:
Geo Lat: 37.169839 **Geo Lon:** -113.323584

Listing Date: 08/28/2025 **Status Change Date:** 08/28/2025
Short Sale Status: No

Original List Price: \$925,000	Tax ID: H-ZIVI-38	Change of Ownership Fee: Yes
List Price: \$798,000	Tax ID Validated: Yes	Ownership Fee Amount: 500
List Price/SqFt: \$245.24	Total Taxes: \$2,893.43	Total Dues/Fees: \$44
	Tax Year: 2025	Assoc Dues Period: Monthly

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main				Bedroom 2	Main			
Bedroom 3	Basement				Bedroom 4	Basement			
Full Bathroom	Basement				Kitchen	Main			
Living Room	Main				Kitchen	Basement			
Storage Room	Basement				Family Room	Main			
					Den	Basement			
					Laundry	Main			
					Laundry	Basement			
					Half Bathroom	Main			

ADU Details: Bedrooms: 2; Bathrooms: 1; Kitchen: Full; Cooling; Heating; Building Type: Basement; Utilities: Connected to Main House
Air Conditioning: Central Air
Association Dues Include: Common Area Maintenance; Pavillion; Putting Green; Pickleball Court
Exterior: Stucco
Foundation/Basement: Walkout
Garage/Parking: Attached; Garage Door Opener; Heated
Heating: Natural Gas
Inclusions/Features: Bath, Sep Tub/Shwr; Ceiling Fan(s); Deck, Covered; Dishwasher; Disposal; Fenced, Full; Hot Tub; Landscaped, Full; Microwave; Outdoor Lighting; Oven/Range, Freestnd; Patio, Covered; Second Kitchen; Sprinkler, Auto; Sprinkler, Full; Walk-in Closet(s); Window Coverings; Window, Double Pane
Land Description: City View; Curbs & Gutters; Paved Road; Sidewalk; View, Mountain; View, Valley
Possession: Close Of Escrow
Property Condition: Built & Standing
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

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