

**ALL FIELDS DETAIL**


<b>MLS #</b>	50508	<b>BEDROOMS</b>	4
<b>Status</b>	Active	<b>FULL BATH</b>	2
<b>Type</b>	Single Family on Acreage	<b>HALF BATH</b>	0
<b>Address</b>	4952 S 5200 W	<b>GARAGE CAPACITY</b>	2
<b>Address 2</b>		<b>GARAGE TYPE</b>	Detached
<b>City</b>	Cedar City	<b>STYLE</b>	Two Story
<b>State</b>	UT	<b>FIREPLACE</b>	Woodstove
<b>Zip</b>	84720	<b>APPROX. SQ. FT.</b>	1700-1999
<b>Area</b>	02-Enoch,Cedar Highlands, Cedar Valley,Hamilton Fort, Iron Co. Boundaries		
<b>Class</b>	Residential		
<b>Asking Price</b>	\$325,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	NAYLENE M NIELD - Home: (435) 865-0454	<b>Listing Office 1</b>	A Step Above Realty - (435) 865-0454
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Comp CSB Y/N</b>	Yes	<b>Comp CBB Y/N</b>	Yes
<b>Dual Comm Agreement Y/N</b>	No	<b>Comp Buyers Brokers</b>	2.5
<b>Comp Sub-Agency</b>	N	<b>Non-MLS Member Commission</b>	2.0
<b>Listing Date</b>	6/25/2009	<b>Owner Name</b>	Parker
<b>Lot Size</b>	4.96	<b>Total Acres</b>	4.96
<b>Year Built</b>	1992	<b>To Be Built</b>	N
<b>Upper Level Apx Sq Ft</b>	1107	<b>Upper Level BR</b>	3
<b>Upper Level Baths</b>	1	<b>Upper Level LR</b>	
<b>Upper Level KIT</b>		<b>Upper Level FR</b>	1
<b>Upper Level DR</b>		<b>Upper Level LDRY</b>	
<b>Upper Level FRPL</b>	1	<b>Upper Level % Finished</b>	100
<b>Main Level Apx Sq Ft</b>	725	<b>Main Level BR</b>	1
<b>Main Level Baths</b>	1	<b>Main Level LR</b>	1
<b>Main Level KIT</b>	1	<b>Main Level FR</b>	
<b>Main Level DR</b>	1	<b>Main Level LDRY</b>	1
<b>Main Level FRPL</b>	1	<b>Main Level % Finished</b>	100
<b>Base Level Apx Sq Ft</b>		<b>Base Level BR</b>	
<b>Base Level Baths</b>		<b>Base Level LR</b>	
<b>Base Level KIT</b>		<b>Base Level FR</b>	
<b>Base Level DR</b>		<b>Base Level LDRY</b>	
<b>Base Level FRPL</b>		<b>Base Level % Finished</b>	
<b>Elementary School</b>	East	<b>Junior High School</b>	Cedar
<b>Senior High School</b>	Cedar	<b>Directions:</b>	I-15 to HamiltonFort/Kanarraville exit, left on Old Hwy 91 go to 4875 South, left to 5200 W, right to the end of the street, house on the right, driveway to the right of sign.
<b>Zoned</b>	R-1	<b>Subdivision</b>	Kanarra Kove
<b>Off Market Date</b>		<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	7/16/2009
<b>Status Date</b>	6/26/2009	<b>HotSheet Date</b>	6/26/2009
<b>Price Date</b>	6/26/2009	<b>Input Date</b>	6/26/2009 11:45:00 AM
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$325,000
<b>Days On Market</b>	23		

**FEATURES**

<b>POSSESSION</b> Upon Closing	<b>CONSTRUCTION</b> Log	<b>ROOF</b> Asphalt Shingle	<b>APPLIANCES</b> Dishwasher Garbage Disposal Refrigerator Complete Range
<b>OCCUPANCY</b> Owner	<b>UTILITIES</b> Septic Tank Natural Gas Electricity	<b>WATER HEATER</b> Gas	<b>INSIDE INCLUSIONS</b> Window Covering
<b>APPOINTMENT</b> Call List Office	Community Well	<b>LANDSCAPING</b> Fenced-Part Landscaped-Part	<b>OUTSIDE INCLUSIONS</b> Storage Shed
<b>TERMS OF SALE</b> Cash Conventional	<b>ENERGY CONSERVATION</b> Double Pane	<b>AIR CONDITIONING</b>	

**FEATURES**

Farm Home	Storm Windows	Evaporative	Animal Rights
FHA	Woodstove	<b>HEAT</b>	<b>ASSESSMENTS</b>
Utah Housing	Ceiling Fan	Gas	Paid
VA	<b>PATIO/DECK</b>	Forced Air	<b>LISTING TYPE</b>
<b>FLOOR COVERING</b>	Patio Covered		Exclusive Right
Wall-Wall Carpet	Deck Covered		<b>WATER RIGHTS</b>
Hardwood			Shares Owned

**FINANCIAL**

<b>Assumable Y/N</b>		<b>Accelerate Y/N</b>	
<b>Qualify</b>		<b>Equity Amount</b>	
<b>Present Payment</b>		<b>Includes (PITI)</b>	
<b>CC Code</b>		<b>Tax ID</b>	0318920
<b>Dup #</b>		<b>Pay Discount %</b>	
<b>1st Lender</b>		<b>1st Balance</b>	
<b>1st Type &amp; Rate</b>		<b>2nd Lender</b>	
<b>2nd Balance</b>		<b>2nd Type &amp; Rate</b>	
<b>General Taxes</b>		<b>Special Taxes</b>	
<b>Total Taxes</b>	1615.50	<b>Financing Remarks</b>	

**SOLD STATUS**

<b>How Sold</b>		<b>Contract Date</b>	
<b>Closing Date</b>		<b>Sold Price</b>	
<b>Selling Agent 1</b>		<b>Sell Team</b>	
<b>Selling Office 1</b>		<b>Selling Agent 2</b>	
<b>Selling Office 2</b>		<b>Sq Ft Above</b>	
<b>Sq Ft Below</b>		<b>S Partic</b>	
<b>New Mtg</b>		<b>New Int</b>	
<b>Var Y/N</b>		<b>Mort Amt</b>	
<b>Addl Inf</b>		<b>Concessions</b>	

**PUBLIC REMARKS**

Beautiful Log home on almost 5 acres in the trees. Located in the foothills just south of Cedar City. Landscaped yard with fruit trees, grape vine, garden area. Horses and animals allowed. Home away from town feeling, very secluded seems like your in the mountains while still at home!!! Must See!! Call Naylene for Appointment 435-590-2193 Has 1 acre foot water in community water system, monthly water bill \$25.00 per month.

**AGENT ONLY REMARKS**

Call Naylene for appointment 435-590-2193

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.