

SHADOW RUN II

FROM THE LOW \$200'S



TOWNHOME COMMUNITY

This premiere townhome community is an unbeatable value in Herriman. Located right off of Mountain View Corridor, residents enjoy quick accessibility and commuting. This beautiful, elevated location provides an opportunity for better air quality and breathtaking views of the Salt Lake Valley. With The District located only minutes away, take advantage of the amenities and dining opportunities close by.



open space



shopping nearby



restaurants nearby



tot lot



clubhouse



rec center nearby



walking trails



exercise room



swimming pool

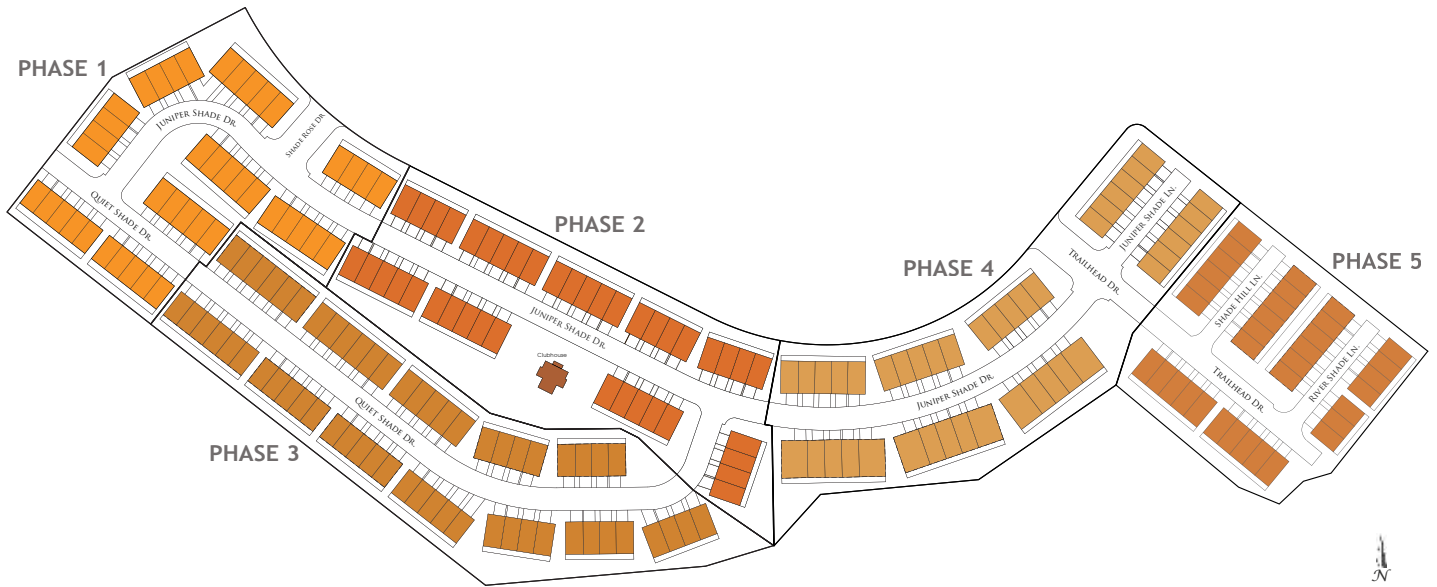
Pricing for Shadow Run II starts at **\$923.56/month***

Sales Center:
14449 S Hill Shadow Way • Herriman, Utah 84065

EDGEhomes.com

EDGEhomes reserves the right to make changes at any time. Floor Plans, Dimensions, and Elevations are deemed reliable but may be modified. Rendering does not depict exact finishes or design. Please verify inclusions with an EDGEhomes Agent.

*The figures shown represent monthly principal & interest payments and do not include monthly taxes, homeowners insurance, or mortgage insurance. These figures are based on a Conventional mortgage loan with 5% down payment and are based on a 700 credit score. These are estimates only and not guaranteed payment amounts. Based on \$219,900 purchase price.



HOA

Yes, Master and Sub

HOA Contact

Master
 FCS Community Management
 801.256.0465

Sub-HOA
 Sage - Lindsay Madsen
 801.789.7878

HOA Fees

Master
 one-time Transfer Fee of \$250 and
 Master Assessments of \$155/year

Sub-HOA
 Community one-time Transfer Fee of \$950
 and HOA Assessments of \$70/month

HOA Inclusions

Clubhouse, pool, common area, private road;
 common area snow removal and
 yard maintenance

Included in Sales Price

Full landscape;
 10 ft privacy fence (wings)

Schools

District - Jordan School District
 Elementary - Bluffdale Elementary
 Middle - South Hills Middle School
 High - Riverton HS