



GARDNER POINT

FROM THE MID \$300'S

SINGLE FAMILY HOMES, TOWNHOMES, & CONDOMINIUMS

Gardner Point is in an ideal location with everything you need right at your fingertips. Enjoy the convenience of living close to your favorite restaurants and stores, like Costco and the Outlets at Traverse Mountain. Gardner Point also has convenient access to schools (elementary, middle school, and high school) within a ten-minute drive.

Community Amenities

- ✓ Large Clubhouse & Gym
- ✓ Large Pool
- ✓ Playground
- ✓ Pickleball courts
- ✓ Basketball court
- ✓ Walking Trails

Area Amenities

- ✓ Intermountain Primary Children's Hospital
- ✓ Thanksgiving Point
- ✓ Outlets at Traverse Mountain
- ✓ Olympic Park
- ✓ Jordan River Trail
- ✓ Easy Access to I-15
- ✓ Lehi Skate Park



801.300.2085



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HOA CONTACT

FCS Community Management
801.256.0465

INCLUDED IN SALES PRICE

SINGLE FAMILY

Front & side yard landscaping

TOWNHOMES

Full landscaping

CONDOMINIUMS

Full landscaping

SCHOOLS

Alpine School District

North Point Elementary - **5 mins**

Willow Creek Middle School - **10 mins**

Lehi High School - **10 mins**

UTILITIES

Dominion Energy	800.323.5517
Electricity	385.201.1000
Drinking Culinary Water	385.201.1000
Landscaping Secondary Water	385.201.1000
Sewer Waste Water	385.201.1000

SINGLE FAMILY HOMES

Primary HOA Fees

One-time reinvestment fee of \$1,000 and HOA assessments of \$44/month without amenities and then \$57.50/month once amenities are completed

Single Family Homes HOA Fees

One-time reinvestment fee of .25% (single family home gross sales price) and HOA assessments of \$9/month

Internet \$42.50/month

TOWNHOMES

Primary HOA Fees

One-time reinvestment fee of \$1,000 and HOA assessments of \$53/month without amenities and then \$66.50/month once amenities are completed

Townhomes HOA Fees

One-time reinvestment fee of .5% (townhome gross sales price) and HOA assessments of \$42/month

Internet \$42.50/month

CONDOMINIUMS

Primary HOA Fees

One-time reinvestment fee of \$1,000 and HOA assessments of \$53/month without amenities and then \$66.50/month once amenities are completed

Condominiums HOA Fees

One-time reinvestment fee of .5% (condo gross sales price) and HOA assessments of \$107/month

Internet \$42.50/month

Water & Sewer Utility Fee \$65/month