



# MOUNTAIN RIDGE

**FROM THE MID \$300'S**

## SINGLE FAMILY HOMES, TOWNHOMES & CONDOMINIUMS

This beautiful up and coming community is located within walking distance of grocery stores, schools, and shopping centers. Mountain Ridge is set to be our most walkable community, with trails and child safe walking paths that will never cross over a driveway. With easy access to Mountain View Corridor and Bangerter Highway, this community offers convenience and ease.



### Community Amenities

- ✓ 3 Clubhouses
- ✓ 3 Pools
- ✓ Playgrounds
- ✓ Future City Park
- ✓ Paved Trails Connecting to Parks
- ✓ Canal Trail from Herriman to Riverton

### Area Amenities

- ✓ Mountain View Village Shopping Center
- ✓ Sentinel Ridge Park
- ✓ K9 Memorial Dog Park
- ✓ JL Sorenson Recreation Center
- ✓ Easy Access to Bangerter



801.300.2085



information@EDGEhomes.com



13997 S Middle Ridge Ln  
Herriman UT 84096



EDGEhomes.com



## 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

Jordan School District

Ridge View Elementary - **Walk**

South Hills Middle School - **5 mins**

Mountain Ridge High School - **Walk**

## UTILITIES

<b>Dominion Energy</b>	800.323.5517
<b>Rocky Mountain Power</b>	888.221.7070
<b>Drinking Culinary Water Herriman</b>	801.446.5332
<b>Drinking Culinary Water Riverton</b>	801.208.3131
<b>Landscaping Secondary Water Herriman</b>	801.446.5323
<b>Landscaping Secondary Water Riverton</b>	801.208.3131
<b>Sewer Waste Water</b>	801.571.1166

## SINGLE FAMILY HOMES

### Primary HOA Fees

One-time reinvestment fee of .5% (single family home gross sales price) and HOA assessments of \$51/month and then \$62/month once all amenities are completed

### Single Family Homes HOA Fees

One-time reinvestment fee of .25% (single family home gross sales price) and \$27/month

### Internet

\$42.50/month

## TOWNHOMES

### Primary HOA Fees

One-time reinvestment fee of .5% (townhome gross sales price) and HOA assessments of \$63/month and then \$74/month once all amenities are completed

### Townhomes HOA Fees

One-time reinvestment fee of .5% (townhome gross sales price) and HOA assessments of \$59/month

### Internet

\$42.50/month

## CONDOMINIUMS

### Primary HOA Fees

One-time reinvestment fee of .5% (condominium gross sales price) and HOA assessments of \$63/month and then \$74/month once all amenities are completed

### Condominiums HOA Fees

One-time reinvestment fee of .5% (condominium gross sales price) and HOA assessments of \$106/month

### Internet

\$42.50/month

### Utilities

\$57/month