



# RIVER POINT

**FROM THE MID \$400'S**

## SINGLE FAMILY HOMES & TOWNHOMES

Introducing River Point, an exciting new community in Lehi, seamlessly connected to our Gardner Point Community. This new neighborhood will stretch along the picturesque Jordan River, offering residents urban convenience and unmatched views. Stay tuned for more information about pricing and available lots.



### Community Amenities


- ✔ Clubhouse & Gym
- ✔ Pool
- ✔ Playground
- ✔ 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

 [information@EDGEhomes.com](mailto:information@EDGEhomes.com)

 1833 N 3870 W  
Lehi, UT 84043

 [EDGEhomes.com](http://EDGEhomes.com)



## HOA CONTACT

FCS Community Management  
801.256.0465

## INCLUDED IN SALES PRICE

### SINGLE FAMILY

Front & side yard landscaping

### TOWNHOMES

Full landscaping

## SCHOOLS

Alpine School District

North Point Elementary - **5 mins**

Willow Creek Middle School - **10 mins**

Lehi High School - **10 mins**

## UTILITIES

<b>Dominion Energy</b>	800.323.5517
<b>Electricity</b>	385.201.1000
<b>Drinking Culinary Water</b>	385.201.1000
<b>Landscaping Secondary Water</b>	385.201.1000
<b>Sewer Waste Water</b>	385.201.1000

## SINGLE FAMILY HOMES

### Primary HOA Fees

One-time reinvestment fee of \$1,000 and HOA assessments of \$41/month without amenities and then \$53/month once amenities are completed

## TOWNHOMES

### Primary HOA Fees

One-time reinvestment fee of \$1,000 and HOA assessments of \$41/month without amenities and then \$53/month once amenities are completed

### Townhome HOA Fees

One-time reinvestment fee of .5% (townhome gross sales price) and HOA assessments of \$54/month