

# FOX MEADOWS - SMITHFIELD

403 N 600 W  
SMITHFIELD, UT

435-253-7106

## AMENITIES

- Minutes from mountain biking and hiking trailheads
- 1 Minute from Birch Creek Elementary
- 5 Minutes from Sky View High School
- 5 minutes from restaurants and grocery stores
- 15 Minutes from Cherry Peak Ski Area
- 15-45 minutes from local ski areas
- 10 minutes from Utah State University
- 50 minutes to Beaver Mountain Ski Area
- 1 Hour drive to Bear Lake
- 1 Hour drive to Salt Lake City
- Near world-class outdoor recreation areas

## HOA INFORMATION

One-time reinvestment fee of 1/2 of 1% and HOA assessments of \$15/month.

FCS Community Management  
foxmeadows@hoaliving.com  
(435) 627-1776

## PUBLIC SCHOOLS

**Birch Creek Elementary School**  
675 W 220 N, Smithfield, UT, 84335  
435-792-7696

**North Cache Middle School**  
157 W 600 S, Richmond, UT, 84333  
435-258-2452

**Sky View High School**  
520 S 250 E, Smithfield, UT, 84335  
435-563-6273

## NEARBY PLACES

**US Post Office** (1.2 mi)  
170 Main St., Smithfield, UT 84335  
800-275-8777

**Smithfield Community Recreation Center** (1.5 mi)  
315 E 600 S, Smithfield, UT 84335  
435-563-0048

**Smithfield Central Park/Splashpad** (1.2 mi)  
100 N 100 W, Smithfield, UT 84335

## UTILITIES

**GAS**  
Dominion Energy  
800-323-5517

**ELECTRICAL**  
Rocky Mountain Power  
1-888-221-7070

**PHONE/INTERNET**  
Comcast  
800-945-2288

**CITY UTILITIES** (Water, garbage, storm water, and sewer services)  
Smithfield, City Utility Billing  
Online signup - [smithfieldcity.org/city-services/utility-info/](http://smithfieldcity.org/city-services/utility-info/)

**GARBAGE AND RECYCLING**  
Logan Environmental Department  
435-716-9755

*\*Visionary Homes reserves the right to change prices without notice. Approximate square footage and options shown in plan may not be included in base price.*

**SCAN FOR MORE INFO**  
435.228.4702  
[visionaryhomes.com](http://visionaryhomes.com)



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## COMMUNITY FEATURES

### STUNNING INTERIORS

- Tall 8' Ceilings on Main Floor
- Level 1 Carpet with High-Quality 6 lb. Padding
- Beautiful Level 1 Laminate flooring
- Designer Selected vanity lights in bathrooms
- Disc Lights throughout home
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with and double painted shelf
- Smoke and Carbon Monoxide Detectors
- A/C Condenser Complete
- 95% Efficient Single Stage Furnace
- 50 Gallon Water Heater

### TIMELESS EXTERIORS

- Traditional Base Elevation with Stone Front and Stucco Sides/Trim
- Low-Emissivity White Windows
- Spacious Two Car Garage and 18' Wide Driveway
- Keyless Entry to Garage and Entry
- 7' Tall Garage Doors with Two Openers
- 30 Year Architectural Style Asphalt Shingle Roof
- Taped Garage with Three Electrical Outlets and Lighting
- Two Freezeless Hose Bibs
- Concrete Backyard Patio as Per Plan
- 5' Wide Sliding Patio Door

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a Large Island
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Under-Mount Sink
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Water Line to Refrigerator

### LUXURIOUS BATHROOMS

- Beautiful Primary Bathroom Vanity with double sink
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertop Vanities
- Tub/Shower Combo, Americast Tub with Cultured Marble Surround in All Bathrooms (Primary 1)
- Elongated toilets in all bathrooms
- Convenient Adult Height Countertops

### QUALITY CONSTRUCTION

- Guaranteed One Year Builder Warranty
- Constructed with Visionary Homes' reputable "Tight Fit Method," helps reduce your monthly utility bill and ensures a weatherproof, long-lasting home.
- CAT6 Foam Barrier Around Doors and Windows

### SMART HOME AUTOMATION

Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, MyQ Smart Garage Door Opener.

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