



**BUY HOME FROM OWNER**



**New!**

**\$550,000**

**Address**

847 S. West Hoytsville Rd, Hoytsville, Utah, 84017

**ABOUT HOME**

*Fish your own blue ribbon trout stream or ride horseback on the rail trail, adjacent meadows and hillsides! Only 50 minutes from the Salt Lake City airport, this stunning small ranch is located in the lush agricultural valley four miles south of Echo Reservoir, in an area known as Hoytsville.*

*After entering the property through a log arch, an inviting wrap-around porch draws you in to this ranch home where old logs from a White Pine Canyon cabin create a warm and rustic hearth space. The house features large bay windows looking across the pasture to the river and valley beyond. Two bedroom suites provide both luxury and privacy. In addition to the panoramic views, the upper suite includes open office space, sitting area, separate closets, separate bedroom, and a large bath with jetted tub. The lower suite incorporates a queen-sized bed, sitting area, television and private bath.*

*The country kitchen and dining area are arrayed with colorful cabinetry, contemporary stainless appliances, ceramic tile and rustic fixtures. A sunny studio also provides ample space for the artist in you. Add the knotty pine paneling, western fabrics and textures, and you have a gem that would make Ralph Lauren proud.*

*The grounds include old-growth willow trees, mature shrubs and pines, a large perennial cutting garden and lawn enough for a croquette tournament. Buck-and-rail fence defines the pasture that includes a three-stall barn with water and electricity, two paddocks, tack room, and a 50'™ round pen. The green pasture is cross-fenced and has an underground irrigation system along with corresponding water rights.*

*The owners reluctantly relinquish this fantastic ranch for a larger spread in Oregon. It is offered to serious prospects for the appraised value, \$550,000. Please call for an appointment to tour the property.*

**PROPERTY DETAILS**

- Sq. Footage: 2190
- # of Floors: 3
- # of Bedrooms: 2
- # of Bathrooms: 2

**contact@leadfsbo.com**

LeadFSBO Company

Find your Dream Home



Year Built: 1978

If you like this house, call its owner by telephone  
(435)659-9596 or leave him message.  
With him you may on all agree.  
Without go-betweens. Without comission.

*NEW!*

### ***Contact Information***

---

Contact: Art Samson  
Phone: (435)659-9596  
***contact@leadfsbo.com***

LeadFSBO Company

Find your Dream Home



Phone: (435)659-9596

Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.

**NEW!**

**[contact@leadfsbo.com](mailto:contact@leadfsbo.com)**