



6176 N Rocky Ridge Road

PEOA, UTAH 84061



4 bedrooms



5 bathrooms



6,762 sqft



12.39 acres

HOME CUSTOM BUILT

- › 3 Tax IDs HMRCH-3-AM, CD-6-7-B-1, CD-141
- › Culinary water via well, septic
- › 2 kitchens, 2 offices, 2 laundry rooms
- › 2 master bedroom suites
- › Theatre room
- › 4 bedrooms, 5 bathrooms
- › 4 furnaces, 2 A/C
- › 2 laundry rooms
- › 4 covered decks
- › 2 fireplaces
- › Sealed and insulated all exterior walls, insulation between floors for sound and heat, insulated under basement slab with foam insulation
- › Kinetico water softener and reverse osmosis system
- › Central vacuum system
- › Cedar and stone exterior
- › Cement driveway
- › 50-year asphalt shingle roof with metal and heat tape
- › Exterior of home fully stained in August 2020

KITCHEN

- › All stainless JENNAIR appliances
- › 6 burner gas stove with grill and double oven
- › Custom knotty Alder cabinets
- › Granite counter tops
- › Stainless kitchen sink plus prep sink
- › Extra large pantry

MAIN FLOOR

- › 2641 sq ft
- › Kitchen
- › Living room
- › Office with custom shelving with large desk and workspace
- › Master suite with ensuite bath
- › Laundry
- › ½ bath
- › Extra large mudroom
- › Open floor plan
- › Extra-large, wide, and deep 3 car garage
- › 2 decks with mountain views

ENTRANCE

- › Beautiful water fall feature in entryway
- › 8 ft custom Alder door and trim
- › Unique custom etched glass above entry door

LIVING ROOM

- › Open floor plan
- › Custom hand carved mantle in polished river rock
- › Beautiful unique copper face on Majestic gas fireplace
- › Unique custom etched glass above sliding deck doors
- › Lofted ceilings
- › Huge 8 ft double sliding glass doors for maximum view
- › Large deck off living room
- › Wired for speaker in living room, office, main deck, and master suite
- › Built-in entertainment center with TV

MASTER SUITE

- › Extra-large master bedroom
- › Private deck
- › 2 master walk-in custom closets
- › Ensuite bathroom
- › Jacuzzi style tub
- › Separate walk-in shower
- › 2 vanities and sinks
- › Pet room can be made into extra closet

LAUNDRY ROOM

- › Front loading washer dryer included
- › Granite countertops and custom cabinets
- › Large stainless sink
- › Tile flooring

UPPER LEVEL

- › 2 bedrooms, one with deck
- › Full bathroom
- › Huge bonus room, used for office, extra bedroom or bunkroom
- › Sitting/reading nook

LOWER LEVEL

- › Full walkout basement
- › Master Suite with private bathroom
- › Closet alongside 1/2 bath plumbed to add shower
- › Kitchen
- › Extra large family room
- › Lots of storage including cold storage
- › Theater room, that can become 5th bedroom
- › Laundry room

ATTACHED HEATED GARAGE

- › 1185 sq ft
- › 3 car oversized bays
- › 3 10 ft by 10 ft insulated garage doors

DETACHED HEATED GARAGE/WORKSHOP

- › 3120 sq ft
- › 104 ft by 30 ft
- › 3 insulated garage doors are 18 ft wide and 14 ft tall
- › 1 insulated garage door is 16 ft wide and 14 ft tall
- › Office
- › Bathroom with shower
- › Drain in floor with hot and cold hose bibs in wash bay
- › Has its own well pressure tank, hot water heater and septic
- › 1 Inside 50 amp RV hookup and 1 outside 50 amp RV hookup
- › Black water dump station for RV on the outside of bldg.
- › Shop sink

PASTURE FARMING LAND

- › Irrigated pasture
- › Irrigation water shares included
- › Irrigation equipment included; 2 wheel lines, 60-3" by 40' alum. hand lines, hoses, valve opener, plugs
- › 2 septic tanks and fields, one for home, one for shop
- › Hay equipment included; swather, baler, rake
- › Pump house, 7.5 hp Berkley Pump, mostly underground water system with 2 fence mounted watering system

SHED

- › 192 SqFt
- › 16' by 12'
- › Ramp through extra large door
- › Great motorcycle shed, toy shed or lawn equipment shed

BARN

- › 3584 Sq Ft
- › 56' by 32 on two levels
- › Huge hay storage on top level with garage style doors for easy access
- › Lower level 3 interior stalls and 2 extra large Inside outside stalls with paddocks
- › Auto waterers inside stalls and in pasture
- › Tack room
- › Storage area can be used for chicken coop



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