

# RIVERGATE- LOGAN

1580 WEST 600 SOUTH  
LOGAN, UT

435-236-3508

## AMENITIES

- Logan river 400 feet away
- 4 minutes from Logan River Golf Course
- 12 minutes from Utah State University
- 7 minutes from restaurants and shopping
- 7 minutes from Cutler Marsh Marina

## HOA INFORMATION

One-time reinvestment fee of \$1,000 | HOA assessments of \$42/month.

### FCS Community Management

[manager@hoaliving.com](mailto:manager@hoaliving.com)

## PUBLIC SCHOOLS

### MOUNTAINSIDE ELEMENTARY (K-6)

235 E 125 N, Mendon, UT 84325

### SPRING CREEK MIDDLE SCHOOL (7-8)

350 W 100 N, Providence, UT 84332

### RIDGELINE HIGH SCHOOL (8-12)

180 N 300 W, Millville, UT 84326

## NEARBY PLACES

### Logan Aquatic Center

451 South 500 West  
Logan, UT 84321

### Cache County Event Center

490 South 500 West  
Logan, UT 84321

### Willow Park

450 West 700 South  
Logan, UT 84321

### Logan River Golf Course

550 West 1000 South  
Logan, UT 84321

## UTILITIES

### GAS

Dominion Energy  
800-323-5517

### ELECTRICAL

Logan City Light and Power  
435-716-9700

### PHONE/INTERNET

Comcast  
800-945-2288  
CenturyLink  
877-987-9188

### CITY UTILITIES

(Water, garbage, storm water, and sewer services)  
Logan, City Utility Billing Online signup - [loganutah.org](http://loganutah.org)

### GARBAGE AND RECYCLING

Logan Environmental Department



*\*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 LVP Flooring
- Designer-Selected Level 1 Lighting Fixtures
- Disc Lights in Great Room
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- All Closets Include a Single Rod with a Painted Wood 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
- 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
- Landscaping Front Yard Included
- Front Sod and Sprinkling System

### 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 Top-Mount Sink
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Water Line to Refrigerator

### LUXURIOUS BATHROOMS

- Beautiful Primary Bathroom Vanity with a Single Sink
- Stunning Natural Oak, Cherry, or Knotty Alder Cabinets
- Level 1 Granite Countertop Vanities
- Tub/Shower Combo with Fiberglass surround
- Surround in All Bathrooms (Primary 1)
- Round 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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