

**MLS# 1637265**

**List Price:** \$175,000  
**Price Per:** \$115  
**CDOM:** 1  
**DOM:** 1  
**Address:** 2970 Orchard Ave  
**NS/EW:** 2970 S / 650 E  
**City:** Ogden, UT 84403  
**County:** Weber  
**Proj/Subdiv:**  
**Tax ID:** 04-033-0008 • History  
**Zoning:** RES  
**Pre-Market:**

**Tour/Open:** Tour 1  
**Status:** Active  
**List Date:** 10/10/2019

**Restrictions:** No  
**Taxes:** \$1,068  
**HOA?:** No



**Jr High:** Mount Ogden

**School Dist:** Ogden  
**Sr High:** Ogden  
**Elem:** James Madison  
**Other Schl:** Judge Memorial

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-
1	764	2	1	-	1	-	-	1	-	-	-	-
B	750	1	-	-	1	-	-	-	-	1	-	-
Tot	1514	3	1	0	2	0	0	1	0	0	1	0

**Type:** Single Family  
**Style:** Rambler/Ranch  
**Year Built:** 1955  
**Effect Yr Bilt:**  
**Deck | Pat:** 0 | 1  
**Garage:** 1  
**Carport:** 0  
**Prkg Sp:** 2  
**Fin Bsmt:** 75%

**Const Status:** Blt./Standing  
**Acres:** 0.14  
**Frontage:** 60.0  
**Side:** 100.0  
**Back:** 60.0  
**Irregular:** No

**Roof:** Asphalt Shingles  
**Heating:** Forced Air; Gas: Central  
**Air Cond:** Central Air; Electric; Central Air; Gas  
**Floor:** Carpet; Linoleum  
**Window Cov:**  
**Pool?:** No  
**Pool Feat:**  
**Possession:** Recording  
**Exterior:** Vinyl  
**Has Solar?:** No  
**Landscape:** Landscaping: Full; Mature Trees; Terraced Yard  
**Lot Facts:** Curb & Gutter; Fenced; Full; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain: Grad Slope; View: Mountain; View: Valley  
**Exterior Feat:** Out Buildings; Outdoor Lighting; Patio: Covered; Porch: Open; Storm Windows  
**Interior Feat:** Alarm: Fire; Alarm: Security; Dishwasher, Built-In; Disposal; Floor Drains; Kitchen: Updated; Range/Oven: Free Stndg.  
**Amenities:** Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Home Warranty; Workshop  
**Inclusions:** Alarm System; Ceiling Fan; Range; Range Hood; Refrigerator; Tv Antenna; Window Coverings; Workbench  
**Terms:** See Remarks; Cash; Conventional; FHA; VA  
**Storage:** Garage; Patio; Basement  
**Tel Comm:** Broadband Cable  
**Utilities:** Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected  
**Zoning:** Single-Family  
**Driving Dir:** Easy to find, just off of 30th st.  
**Remarks:** This classic Ogden bungalow has all the right features in all the right places. A great location just off of 30th street, this light and airy home is packed with the most desirable features. You'll find a large kitchen, spacious dining area, large windows throughout, plenty of storage and closets, bigger sized bedrooms along with two large family rooms. There is a workshop downstairs along with a huge laundry area and quiet 3rd bedroom. The whole yard is fully fenced, the garage is in great condition, and the fridge, alarm system, fully automated sprinkler system, dishwasher, and covered private patio are the icing on the cake. Don't forget the proximity to I-15, Ogden's many outdoor recreation opportunities, downtown restaurants/shopping, and of course, Weber State University. There's a lot of house for the price here, come see! (Please note that square footage figures are provided as a courtesy estimate only and were obtained from county tax records . Buyer is advised to obtain an independent measurement.)  
**Agt Remarks:** Showings begin Thursday Oct 17 at 1:00 p.m. Home is easy to show, pls text agent the day and time that you will be showing. Feedback will be requested. Offers must be accompanied by a lender-signed pre-approval letter and/or POF. Pls give 48 hours for response as Seller is out of town. TY for showing.

[Attached Documents](#)

**Show Inst:** Call/Use Key Box; Call Agent/Appt; Vacant

**Contact:** Jennifer 801-791-0365  
**L/Agent:** Jennifer Bunker  
**L/Office:** Coldwater Creek Properties  
**L/Broker:** Jennifer Bunker

**Owner:** Alan and Andrea Bake  
**Contact Type:** Agent  
**Email:** jenniferlbunker@gmail.com

**Owner Type:** Property Owner  
**Ph 1:** 801-791-0365  
**Ph:** 801-791-0365  
**Ph:** 801-791-0365

**Ph 2:** 801-791-0365  
**Cell:** 801-791-0365  
**Fax:** 791-791-0365

**BAC:** 3%

**Dual/Var:** Yes

**List Type:** Exclusive Right to Sell (ERS)

**Comm Type:** Net

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**Wthdrwn Dt:**

**Off Mkt Dt:**

**Exp Dt:** 04/10/2020

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