

FOR SALE:

Vivian Park
Cottage
est. 1938

**6770 FAIRFAX DR.
PROVO, UT 84604**

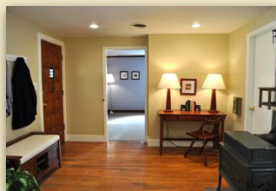


Located in the charming Vivian Park neighborhood just six miles from the mouth of Provo Canyon, this stone cottage is a perfect mountain retreat or full-time residence.

Set on a triple-sized lot, the home combines the charm and arts-and-crafts details of its 1938 construction with many modern updates.

Steps away from the Provo River and Provo River Trail, the home is also minutes away from Sundance Resort & Deer Creek Reservoir. Vivian Park features a great playground in addition to picnic, fishing and volleyball areas.

Vivian Park is also a stopping point for the Heber Valley Railroad and the gateway to South Fork hiking & biking.



The Cottage Features

- 1259 square feet
- Two bedrooms / One bath
- Fireplace & Wood Stove
- Washer & Dryer hook-ups
- Wiring for Internet & Dish access

The Yard Includes

- .20 acre lot (app. 69' x 128')
- Two storage sheds
- Patio & Firepit areas
- Full Fencing
- Share of Neighborhood Spring Water Rights
- Parking for 3 vehicles

Priced to Sell!

Offered at \$267,000

For more information or to schedule a tour, please contact Virginia at (801) 815-2854 or virginiacarlston@yahoo.com. Additional pictures & info at www.VivianParkCottage.com