



MOUNTAIN RIDGE

FROM THE \$400'S

Monthly payment for Mountain Ridge starts at
\$2,268*

SINGLE FAMILY HOMES & TOWNHOMES (CONDOMINIUMS COMING SOON)

This beautiful up and coming community is located within walking distance of grocery stores, schools, and shopping centers. Mountain Ridge is set to be our most walkable community, with trails and child safe walking paths that will never cross over a driveway. With easy access to Mountain View Corridor and Bangerter Highway, this community offers convenience and ease.



Community Amenities

- ✓ Clubhouse
- ✓ Pool
- ✓ Parks

Area Amenities

- ✓ Blackridge Reservoir nearby
- ✓ Walking trails nearby
- ✓ Close access to Mountain View Corridor



801.300.2085



information@EDGEhomes.com



13997 S Middle Ridge Ln
Herriman UT 84096



EDGEhomes.com

*Purchase price of \$493,900 with a 3.25% interest rate, 3.545% APR, and 5% down payment. Includes principal, interest, and property taxes only. HOA, PMI, and homeowners insurance are not included. Prices and rates are subject to change without notice. All loans are subject to credit approval.



HOA

Master

HOA Contact

FCS Community Management
801.256.0465

Schools

Jordan School District
Ridge View Elementary
South Hills Middle School
Mountain Ridge High School

SINGLE FAMILY HOMES

Master HOA Fees

One-time reinvestment fee of .5% (single family home gross sales price) and HOA assessments of \$58/month

Single Family Homes HOA Fees

One-time reinvestment fee of .25% (single family home gross sales price) and \$66.50/month

Internet

\$42.50/month

TOWNHOMES

Master HOA Fees

One-time reinvestment fee of .5% (townhome gross sales price) and HOA assessments of \$70/month

Townhomes HOA Fees

One-time reinvestment fee of .5% (townhome gross sales price) and HOA assessments of \$59/month

Internet

\$42.50/month

UTILITIES

Culinary Water

Riverton City 385.201.1010
Herriman City 801.446.5323

Secondary Water for Landscaping

Riverton City 385.201.1010
Herriman City 801.446.5323

Electric

Riverton City 385.201.1010
Herriman City 801.446.5323

Dominion Energy

801.324.5111

South Valley Sewer District

801.571.1166

EDGEhomes reserves the right to make changes at anytime. Floorplans, dimensions, amenities, and elevations are deemed reliable but may be modified. Rendering does not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.