

WATERS EDGE

FROM THE LOW \$200'S



TOWNHOMES & CONDOS

Waters Edge is a new and energetic master-planned community in Vineyard, Utah. Conveniently located just west of Orem in the town of Vineyard, Waters Edge encompasses more than 400 acres between I-15 and the eastern shoreline of Utah Lake. It's an active-lifestyle community that includes nearly 7 miles of walking and biking trails that weave through community. There will be multiple clubhouses, pools, and over 78 acres of open space. Mature, tree-canopied streetscapes will be the result of nearly 1,000 mature trees being transplanted into the community. Over 27 acres of parks will include splash pads, playgrounds, soccer fields, and sports courts. Warm sunrises over Lone Peak and Timpanogos Mountains, coupled with sunsets over Utah Lake and the Oquirrh Mountains, make Waters Edge a matchless setting in which to live and play.



open space



parks



splash pads



tot lot



sports courts



swimming pools



walking/biking trails



garages
(condos too)



clubhouse

Pricing for Waters Edge starts at **\$1,040/month***

Sales Center:
Vineyard Loop Rd, Main St. • Vineyard, Utah

EDGEhomes.com

EDGEhomes reserves the right to make changes at any time. Floor Plans, Dimensions, and Elevations are deemed reliable but may be modified. Rendering does not depict exact finishes or design. Please verify inclusions with an EDGEhomes Agent.

*Purchase price of \$233,900 with a 4.25% interest rate and 4.998% APR and 5% down payment. Includes principal, interest and property taxes only. HOA, PMI and homeowners insurance are not included. Prices and rates subject to change without notice. All loans are subject to credit approval.



HOA

Yes, Master and Sub

HOA Contract

MASTER

Advanced Community Services
801.641.1844

Sub-HOA

Sage - Trisha Noorda
801.789.7878

HOA Inclusions

Street snow removal
Common landscape maintenance

MASTER COMMUNITY AMENITIES

Nearly 7 miles of walking and biking trails, multiple clubhouses, pools, and over 78 acres of open space. Over 1,000 mature trees transplanted into the community. Over 27 acres of parks including splash pads, playgrounds, soccer fields, and sports courts.

HOA Fees

CONDOS

Master one-time Transfer Fee of \$500 and Master Assessments of \$35/month.
Sub-HOA one-time Community Transfer Fee of \$950 and HOA Assessments of \$110/month. *(\$110/month includes the \$30/month master fee)*
City Utility Assessment of \$49.50 (sewer, water, storm drain, garbage collection)

TOWNHOMES

Master one-time Transfer Fee of \$500 and Master Assessments of \$30/month.
Sub-HOA one-time Community Transfer Fee of \$950 and HOA Assessments of \$80/month. *(\$80/month includes the \$30/month master fee)*

Included in Sales Price

Full Yard Landscaping

Schools

District - Alpine
Elementary - Vineyard Elementary
Middle - Orem Junior High
High - Mountain View High