




# DISCOVER A PEACEFUL RETREAT IN BEAUTIFUL ALTON


75 NORTH 200 EAST | ALTON



 5 BD

 4 BA

 4,357 SF

 1.65 ACRES

## The Value of This Residence

This property offers a rare opportunity to own a peaceful retreat where space, comfort and outdoor recreation come together in one truly special setting. Set on 1.65 acres with 4,357 square feet, five bedrooms and four bathrooms, the home is designed to accommodate family, friends and guests with ease. From the vaulted great room and open kitchen to the multiple gathering areas, two fireplaces, expansive balconies and lower-level entertainment space, every part of the home invites connection, relaxation and memorable time spent together.

A buyer will love the flexibility this property provides as a quiet personal getaway, family retreat, second home or nightly rental investment with strong guest appeal. With a thoughtful multi-level layout, lower-level kitchenette, bunk/flex room, walkout backyard, hot tub, fire pit seating, playground, grass area and wide-open views, along with nearby access to Dixie National Forest, Brian Head Ski Resort, Cedar City, St. George and endless recreation, this property offers more than a place to stay; it offers a place to gather, recharge, explore and create lasting memories.

## Summary of The Residence

Set on 1.65 acres in beautiful Alton, Utah, this 4,357-square-foot, five-bedroom, four-bathroom retreat offers the perfect blend of space, comfort, outdoor recreation and investment potential. Designed for gathering and relaxation, the home features a vaulted great room with natural light, two fireplaces, an open kitchen, multiple living and entertainment areas, expansive balconies, a lower-level kitchenette, bunk/flex room and walkout access to a backyard complete with a hot tub, fire pit seating, grass area, playground and wide-open views. With year-round comfort from mini-splits and radiant heat, a two-car garage, access to nearby outdoor recreation, and nightly rentals allowed, this unique property is ideal as a peaceful personal escape, family retreat, second home or guest-friendly investment property.

## NOTABLE IMPROVEMENT SUMMARY

- Mini-splits

## PROPERTY FEATURES

- 5 bedrooms, 4 bathrooms and 4,357 square feet of living space on 1.65 acres
- Peaceful retreat setting with breathtaking views, open space and quiet surroundings
- Ideal escape from city life for those seeking privacy, relaxation and outdoor adventure
- Nightly rentals allowed
- Mini-splits for heating and cooling throughout the home
- Two fireplaces
- Two-car garage with storage, backyard access and entry into the mudroom
- Great location near outdoor recreation, including Dixie National Forest, Brian Head Resort, Cedar City and St. George
- Perfect for outdoor enthusiasts with room to bring Razors, side-by-sides and recreational toys

## MAIN LEVEL FEATURES

- Welcoming foyer entry
- Spacious great room with vaulted ceiling, ceiling fan, fireplace and abundant natural light
- Open kitchen with pantry and plenty of space for cooking, gathering and entertaining
- Semi-formal dining area
- Laundry/mudroom off the kitchen with stackable washer and dryer, sink, storage closet and sit-down bench
- Walk-out access to the expanded balcony with breathtaking views

- Main-level owner's en-suite with walk-in closet
- Convenient powder bathroom

## UPPER LEVEL FEATURES

- Loft-style entertainment area, perfect for relaxing or gathering
- Walk-out balcony access from the loft with beautiful views
- Two upstairs bedrooms connected by a Jack-and-Jill bathroom

## LOWER LEVEL FEATURES

- Flexible bunk room or additional living space
- Spacious living room with fireplace
- Pool table area for entertainment
- Second kitchenette with pantry or additional storage
- Stackable washer and dryer
- Two lower-level bedrooms with a full bathroom
- Walk-out access to the porch and backyard
- Backyard features a hot tub, grass area, fire pit sitting area, playground and expansive views
- Inviting outdoor space to relax under the stars, roast marshmallows and enjoy the peaceful setting

## BY THE NUMBERS

- Close proximity to Dixie National Forest
- Approximately 1 hour to Brian Head Ski Resort
- Approximately 1 hour to Cedar City and the Cedar City Airport
- Approximately 1 hour and 44 minutes to St. George
- Excellent basecamp for hiking, skiing, off-roading, exploring and year-round outdoor recreation