


AN ELEVATED LIFESTYLE AT THE REGENT AT CITY CREEK

35 EAST 100 SOUTH #1302 | SALT LAKE CITY | THE REGENT



 1 BD

 2 BA

 1,254 SF

 -

The Value of This Residence

The value of this residence is found in its rare combination of luxury, convenience and effortless downtown living. Located in The Regent at City Creek, one of Salt Lake City's premier condominium towers, this residence offers more than just a beautiful home – it delivers a lifestyle centered around comfort, security, walkability and access.

What sets this condo apart is its thoughtful layout and elevated functionality. The spacious one-bedroom en-suite is complemented by a versatile flex room, creating valuable additional space for a private office, media room, guest area or quiet retreat. The great room with fireplace, private balcony, pantry and storage, in-unit laundry, Nest thermostat, high-speed internet and secure assigned parking with an EV charger all add everyday convenience and livability.

Summary of The Residence

Experience elevated downtown living at The Regent at City Creek, one of Salt Lake City's premier luxury condominium towers. This beautifully appointed residence offers a thoughtful one-bedroom en-suite layout with an additional flex room, powder bath, inviting great room with fireplace and a private balcony showcasing beautiful city and City Creek views. Designed for comfort, convenience and a true lock-and-leave lifestyle, the home features a stackable washer and dryer, pantry and storage space, forced air, central A/C, Nest thermostat, high-speed internet, secure assigned parking with an EV charger and access to exceptional building amenities including a swimming pool, hot tub, fitness center, secure entry, lobby services and same-floor trash disposal. Perfectly positioned in the heart of downtown Salt Lake City, residents enjoy walkable access to City Creek Center, dining, shopping, entertainment, TRAX, the Eccles Theater, Delta Center and Gateway, with quick access to the airport, ski canyons and Park City.

NOTABLE RENOVATION AND IMPROVEMENT SUMMARY

- Fresh paint throughout
- Added EV charging station

WHAT IS INCLUDED WITH MONTHLY HOA DUES:

- \$730 a month
- Change over fee: \$2,025
- Alarm System
- Controlled Access
- Earthquake Insurance
- Gas
- Gym Room
- Insurance
- Maintenance
- On Site Property Mgmt
- Pet Rules: Pets Not Permitted
- Pool
- Sewer Paid
- Snow Removal
- Spa
- Storage Area
- Trash
- Water

THE REGENT #1302 FEATURES

- 1 Bedroom en-suite
- 1 Flex Room
- 1 Powder Bath
- Stackable Washer and Dryer
- Pantry and Storage
- Great Room
- Fireplace
- Private Balcony
- Forced Air and AC
- Nest Thermostat
- Assigned Parking with EV Charger
- Private and Secure Storage Unit

THE REGENT AT CITY CREEK AMENITIES

- Swimming Pool
- Hot Tub
- Gym
- Trash Shoot
- Dry Cleaning Pickup and Dropoff
- Mailbox in Lobby
- Secure Building Entry
- Property Management
- High Speed Internet
- Gas / Sewer / Trash / Water with HOA Dues
- Additional Private Parking Spot (Call to verify as this is subject to change without notice and decided by City Creek parking.)

DOWNTOWN LIFESTYLE

- City Creek Mall
- Restaurants
- Shopping
- TRAX
- Broadway at The Eccles Theater
- Grocery Stores
- Delta Center
- Gateway Outdoor Mall

BY THE NUMBERS

- 2 Minute Walk to Broadway at The Eccles Theater
- 4 Minute Walk to Grocery Store
- 10 Minutes or Less to Freeway Access
- 14 Minute Drive to Salt Lake International Airport
- 18 Minute Walk to Delta Center for Basketball, Hockey and Concerts
- 23 Minute Walk to Gateway Outdoor Mall
- 23 Minute Drive to The Base of Big
- Cottonwood Canyon (Brighton and Solitude Resorts)
- 29 Minute Drive to The Base of Little Cottonwood Canyon (Alta and Snowbird Resorts)
- 44 Minute Drive to Park City