



Offered By

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**HOMES**

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**#10433: Unique Luxury Home,** Flat Iron Mesa, 86 acres, featured in "Architectural Digest". \$3,200,000. Call Tom



**#10387: Luxury in Castle Valley,** 10 acres, 3900 sq. ft., 3 bd 2.5 bath, \$1,400,000. Call Janie



**COMMERCIAL**

**#10280: Yama Pawn Shop,** 15 years in business, includes Real Estate and Inventory. \$699,000. Call Tom



**#10326: Manufactured Home,** 1248 sq.ft., 3 bd 2 ba. \$130,000. Call Janie



**#9663: South Valley Home** on 1.17 acs, w/barn and covered parking. Reduced to \$215,000. Call Tom



**#10478: 251 acres in Hanksville** w/5600 sf modular home w/mile of river frontage. Price: \$800,000. Call Janie



**#10109: Castle Valley Farm House,** 5 acres, mature landscape, orchard. \$274,000. Call Janie



**UNDER CONTRACT**

**#10007: New Custom Home,** in town, 3 bd 2 ba, 2 car garage. \$290,000. Call Bryon



**#10325: Large Luxury Home** near golf course, 3600 sq ft, 5 bd, 3 ba. \$395,000. Call Janie



**#9392: Stucco Home in Castle Valley,** 5 acres, 2900 sq ft, 5 bd 3 ba. \$389,500. Call Janie



**#10396: Solar Straw Bale Home,** LaSal, stucco exterior, 2 bd 2 ba. \$174,800. Call Janie



**#10116: South Valley Manufactured Home,** 2.5 ac, 2400 sq ft, 4 bd 3 ba, w/garage, \$329,500. Call Tom



**#10300: Cabin in La Sals,** above Castleton, 12.86 acres, \$350,000. Call Janie



**#10435: Custom Stucco Home,** Castle Valley on Shafer Ln. \$650,000. Call Janie



**#10440: Pristine 300 Acres at Bluff,** ruins of historic Cottonwood Canyon. \$3,000,000 Call Bryon



**#10081: La Sal Mt., Ranch,** 553 acres, cabin and springs. \$8,298,000. Call Bryon



**#10183: New Twinhome at Southgate Village.** 1706 sq ft, 3 bd 2 ba. \$249,000 Call Janie



**#10324: Ravens Retreat Vacation Rental,** home and business. \$450,000. Call Janie



**#10259: Rim Village Townhome,** Turnkey-Instant Income: 3 bd 2 ba, 2 car garage, reduced to \$269,500. Call Wendy



**LAST UNIT**

**#9050: Red Cliff Condo,** 3-G, 3 bd 2 ba, USDA loan approval. \$164,900. Call Tom



**#10111: PRICE REDUCED: Rim Vista Townhome** Spacious 3 bd 2 ba, nicely furnished, private hot tub \$249,500. Call Wendy



**#9406: Coyote Run,** furnished Patio Home near Golfing, 3 bd 2ba 2 car garage. \$475,000.



**REDUCED**

**#10534: INCOME PROPERTY** Turnkey, fully furnished Sixplex + garages. \$899,500. Call Deanne



**#10550: Solano Vallejo Townhome.** 3 bed, 2 bath, fully furnished with excellent rental history. \$254,900. Call Tom

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**LOTS AND ACREAGE**

**#10498: 129 Acres at Thompson Springs** in 4 locations, with some improvements. \$300,000 buys all. Call Janie.

**#10486: .25 acre lot at Millcreek Cove Subdivision.** \$89,500 each. Call Bryon.

**MLS #6336 84.54 acres on beautiful FLAT IRON MESA.** This fabulous parcel may be subdivided into 10 acre parcels. Magnificent views in all directions. Total privacy, county year-round road, underground utilities are a few of the amenities. Price reduced to \$1,268,000. Call Tom to see.

**#10208 .62 acre lot close to town.** Lot 4 Arbor Court Estates with 2.67 acres of Pack Creek Open Space also available. Possible owner financing. \$109,000. Call Roger.

**#10207 Wilson Arch, Cottage lot #12.** Build with the Arch right in your back yard. Ready to build. \$60,000. Call Roger.

**#10205 160 Acres on Majestic South Mesa** close to Moab. Pinyon and Juniper forested with sage intermingled throughout. Located next to 2 other available properties combined would make a Wonderful Destination Ranch or Great get-away Escape. \$880,000. Call Bryon.

**#9696, 9701, 9702 Three large lots,** 2.25 ac. 5 ac of common open space adjacent to all. Utilities stubbed lots, county impact fees paid. \$93,500-\$98,500. Call Tom.

**#9738, 9739 in Spanish Valley.** Utilities stubbed to each, equestrian easement, all the views. Lot 1, 1.14 acs. \$129,000. Lot 2, 1.75 acs. \$159,000. Call Tom.

**#8831 2.6 acres at Kayenta Heights.** Views galore. Covenants. County Road. \$199,000. Call Janie.

**#9133 Flag Lot on Mesa Rd.** Sewer and water fees paid, .66 acres, manufactured homes welcome. Call Roger

**#8515 640 acres Elk, Deer Hunters Mecca.** 6 blinds, wooded, mtn. views. \$544,000. Possible owner financing. Call Roger.

**#10246 Lot 1, 439 Kachina way,** .25 acre. Great location, close to the Millcreek Parkway and the high school just off 400 East in Millcreek Cove subdivision. \$89,500. Call Bryon.

**#8205 Creekside Castle Valley Lot 445** Firecliff Lane with well, surface irrigation water, deer fencing & tool shed. \$160,000. Call Janie.

**#8896 Half mile of Colorado River frontage** at Westwater 100 acres with its own sandstone butte & Cottonwood trees. \$340,000. Call Janie.

**#9234 Mt. Shadows Old La Sal, Beat the Heat.** Lots # 22, 10, 12, 24, 21 \$45,900 / ea. Call Bryon 260-1699.

**#9307 1 acre lot, La Sal, Blankenagel** Subdivision, just off Lisbon Valley Rd, Financing available. \$16,500 Call Bryon.

**#9205 80 Acres off Thompson Springs exit,** great site for commercial/industrial project \$5,000 per acre. \$401,700. Call Bryon.

**#9642 Beautiful Redrocks,** oversized 6.9 ac. Castle Valley Lot 66, top of Bailey Ln, dynamic views. \$99,000. Call Janie.

**#9656 Commercial Acreage** 4.61 acres, prime high-density location, near downtown. \$1,200,000. Call Roger.

**#9888 Unique lot** at 515 Huntridge Circle, Sunrise Hills Subdivision, Great Views. Modifiable house plan available. \$39,500 Call Bryon.

**#9870 Lot #2 Mountain View Mesa,** 5.94 acres with small cabin, on upper 2 mile road next to Redd Ranches. Great get away Mtn. property. \$65,000 Call Bryon.

**#10041 Flat Iron Mesa Lot 20,** This 13 ac lot has views in all directions and the utmost privacy. Located on a quiet cul de sac with unobstructed open space to the south and east. Priced for quick sale \$204,700 Call Tom.

**#10014 Flat Iron Mesa Lot 28.** This 22.33 ac lot is perfect for the horseman. It is approved for up to 6 horses. Bordering BLM land to the north there are hundreds of miles of trails to ride. May be subdivided into 2 lots. \$399,000 Call Tom.

**PREMIER VACATION INCOME PROPERTY!** Put your money to work for you! I still have some outstanding low maintenance; worry free town homes available that are nicely furnished and ready for instant fun. Spacious floor plans, complimented by vaulted ceilings with plenty of natural light, complete with two-car garages for your cars and "toys". Outside, enjoy private patios with breathtaking views perfect for BBQ's with friends and family. Outstanding facilities complete with large swimming pool, hot tub, tennis and basketball courts and playground.



Wendy Flanders, Moab's Vacation Home Expert



If you are interested in buying or selling a vacation home, an investment property or a primary residence, contact me to take advantage of my 17 years of vacation home experience!

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