

## **Shire Ridge Estates Project Summary**

Shire Ridge Estates is a quiet cul-de-sac neighborhood that embraces all the elements of luxury; superbly built homes, privacy, spacious lots, and spectacular mountain views. The 13 exclusive lots are centrally located in South Jordan at 9900 South and 1000 West with easy accessibility to schools, shopping, entertainment and thoroughfares. It is the perfect place for any family.

Shire Ridge will be a community with elegant European homes. There will be mix of different styles including; French Country, English Cottage, Italian Villa, Mediterranean and Victorian homes in this distinctive neighborhood. A commitment to these timeless designs will create an immediate attraction to the community that will promptly reward the homebuilders. Specifically, homes in this community will be priced around \$650,000 to \$850,000. The appraised value will be significantly higher since comparable homes are listed and selling for well over \$1.0 million.

Shire Ridge will be part of the 2008 Parade of Homes. A beautiful, 4800 square foot, European home will be built on Lot 1. It is expected that around 20,000 people will visit Shire Ridge this summer from August 1 -16. Three additional homes will be built in 2008. There are plans to have at least four more built and ready by early 2009. Builders and homeowners can purchase lots today in order to take advantage of the free Parade of Homes foot traffic.





- Large Lots
- Quiet Cul de Sac Neighborhood
- Spectacular Mountain and South Jordan Temple Views
- Perfect Location

Fill out the form below and a representative will contact you.  
**Your Name:**

**Your Email:**

**Your Phone Number:**

Choose your first pick for a lot:

Lot 1

Choose your second pick for a lot:

Lot 1

**RIVER RIDGE ESTATES**

Located in beautiful Salt Lake Valley, Utah, River Ridge Estates embraces all the elements of luxury: superbly built homes, privacy, spacious lots, and easy accessibility to shopping and major interstate highways. Surrounded by breathtaking views of the mountains, this exclusive comfortable neighborhood is the perfect place for your family.

There are only 13 lots available in this secluded neighborhood. We are taking reservations on a first come first serve basis. **Submit your request today!**



Contact Todd Sorenson at 801-456-1280

lot 01	.44 ac	19,000 s.f.	lot 08	.28 ac	12,044 s.f.
lot 02	.28 ac	12,289 s.f.	lot 09	.28 ac	12,046 s.f.
lot 03	.28 ac	12,280 s.f.	lot 10	.28 ac	12,048 s.f.
lot 04	.28 ac	12,280 s.f.	lot 11	.28 ac	12,329 s.f.
lot 05	.29 ac	12,811 s.f.	lot 12	.31 ac	13,416 s.f.
lot 06	.55 ac	23,768 s.f.	lot 13	.33 ac	14,362 s.f.
lot 07	.31 ac	13,410 s.f.			

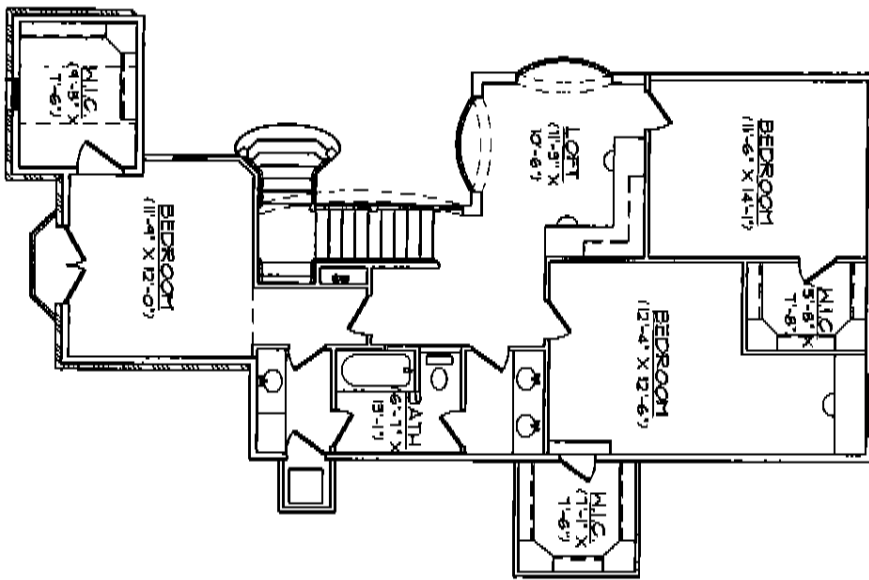
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## Shire Ridge Estates

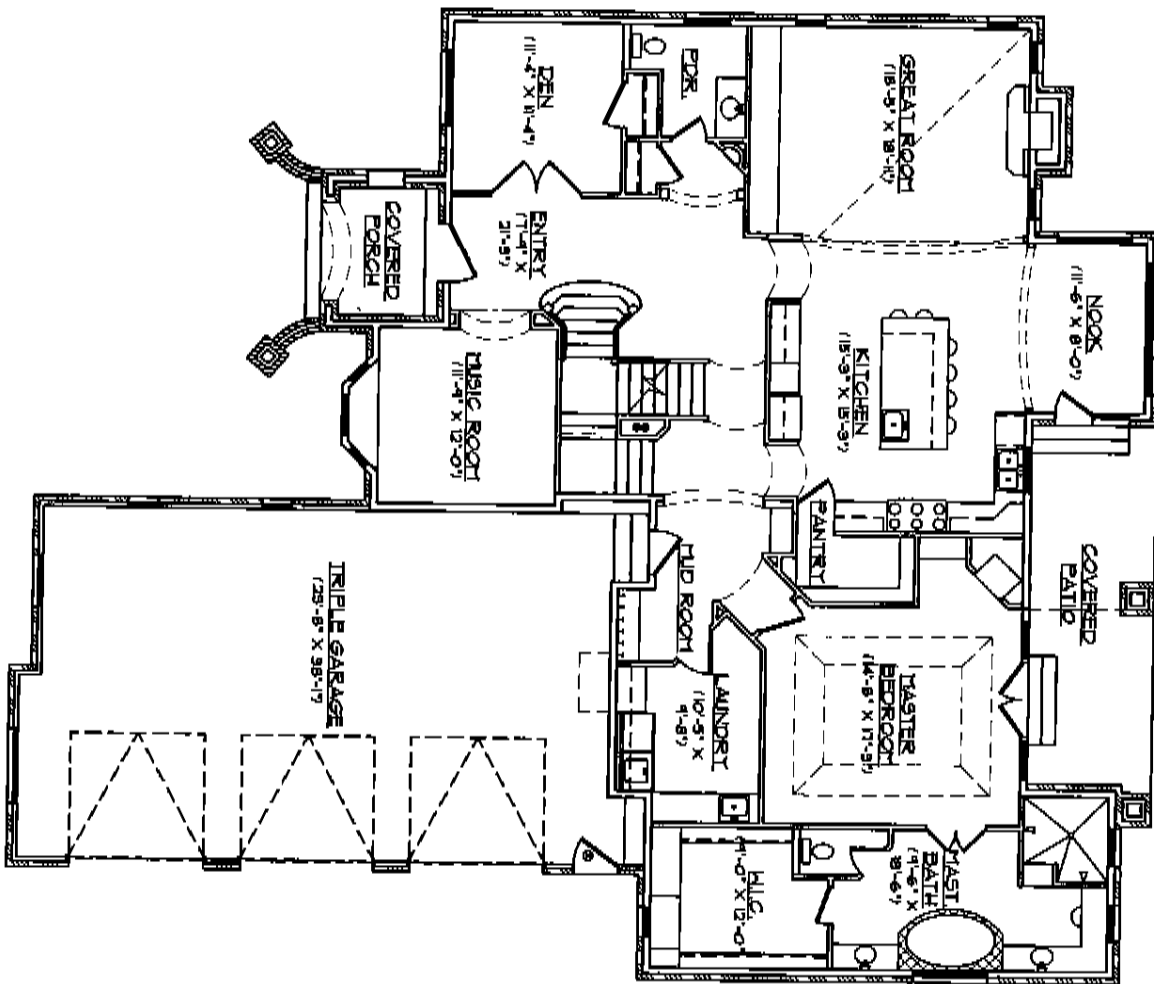
Lot	Total SF	Lot Price	Appraised Value - Lot	Construction Costs	Total Costs	Appraised Value	Estimated Value	LTV	75% LTV	90% LTC
1	4,804	254,000.00	280,000	495,000	749,000	900,000	900,000	83%	675,000	674,100
2		254,000.00	280,000							
3		254,000.00	280,000							
4		259,000.00	280,000							
5	4,214	259,000.00	280,000	415,000	674,000	800,000	800,000	84%	600,000	608,600
6		299,000.00	310,000							
7	4,451	259,000.00	280,000	420,000	679,000	810,000	810,000	84%	607,500	611,100
8		249,000.00	275,000							
9		249,000.00	275,000							
10		249,000.00	275,000							
11		249,000.00	275,000							
12		254,000.00	280,000							
13	4,784	254,000.00	280,000	475,000	729,000	875,000	875,000	83%	656,250	656,100

## Shire Ridge Estates

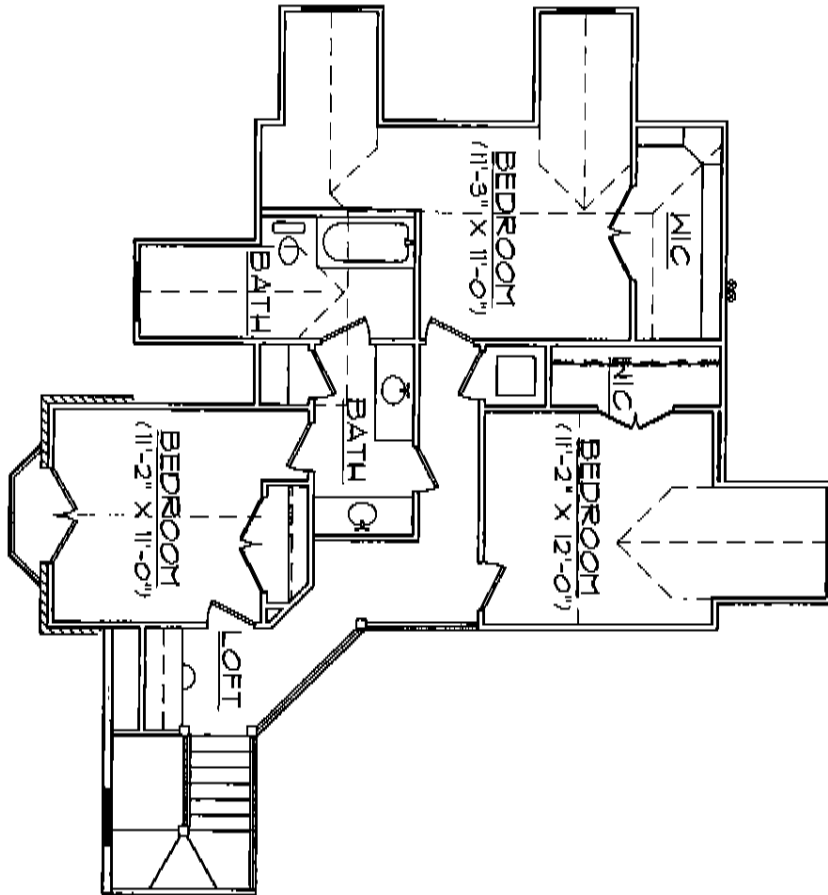
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UPPER FLOOR PLAN  
(1003 SQ. FT.)



MAIN FLOOR PLAN  
(2486 SQ. FT.)



UPPER LEVEL FLOOR PLAN

(995 SQ. FT.)

## Sue Ann Wilkinson - Prudential Utah

List Price: **\$1,500,000**    **MLS# 747842**  
 Address: **11237 PERVENCHE LN**  
 City: South Jordan, UT 84095  
 Prop. Tour: **NA**    **NS/EW: 11237 S / 1910 W**



Stat: **Sold**  
 Type: **Single Family**  
 Project: **NELSON FARMS**  
 Sold Dt: **04/18/2007**  
 Tot Sq Ft: **5566**  
 Tot Beds: **7**  
 Tot Baths: **4.00**  
 Family Rms: **2**  
 Fireplace: **2**  
 Gar|Port: **3 | 0**

Ref # **3**  
 Style: **2-Story Conventional**  
 Sold Price: **\$1,500,000**  
 Yr Built: **2007**  
 Taxes: **\$1,799**  
 Acres: **0.34**  
 HOA Fee: **\$0**  
 Under Cnst: **No**  
 Fin Bsmnt: **100%**

Exterior: **Stone, Stucco**

Lot Facts: **Corner Lot, Sidewalks**

Features & Info: **Patio Covered / Closet-Walk-In, Den/Office, Disposal, Jetted Tub, Master Bath, Oven-Wall, Vaulted Ceilings**

Inclusions:

Remarks: **For comparable purposes only**

Information deemed reliable but not guaranteed. Buyer to verify all information.

## Sue Ann Wilkinson - Prudential Utah

List Price: **\$1,700,000**    **MLS# 747857**  
 Address: **1858 W PORTABELLO RD**  
 City: South Jordan, UT 84095  
 Prop. Tour: **NA**    **NS/EW: 11220 S / 1858 W**



Stat: **Sold**  
 Type: **Single Family**  
 Project: **NELSON FARMS**  
 Sold Dt: **09/28/2007**  
 Tot Sq Ft: **6377**  
 Tot Beds: **6**  
 Tot Baths: **4.00**  
 Family Rms: **2**  
 Fireplace: **1**  
 Gar|Port: **3 | 0**

Ref # **4**  
 Style: **2-Story Conventional**  
 Sold Price: **\$1,695,000**  
 Yr Built: **2007**  
 Taxes: **\$2,100**  
 Acres: **0.33**  
 HOA Fee: **\$0**  
 Under Cnst: **No**  
 Fin Bsmnt: **100%**

Exterior: **Stone, Stucco**

Lot Facts: **Cul-de-Sac**

Features & Info: **Deck Covered / Closet-Walk-In, Den/Office, Dishwasher, Formal Dining, Intercom, Jetted Tub, Master Bath, Oven-Wall, Vaulted Ceilings**

Inclusions:

Remarks: **For Comparable Purposes only**

Information deemed reliable but not guaranteed. Buyer to verify all information.

## Sue Ann Wilkinson - Prudential Utah

**List Price: \$1,875,000**    **MLS# 770638**  
**Address: 1896 W PORTABELLO RD**  
**City: South Jordan, UT 84095**  
**Prop. Tour: NA**    **NS/FW: 11200 S / 1896 W**



**Stat: Sold**  
**Type: Single Family**  
**Project: NELSON FARMS**  
**Sold Dt: 02/07/2008**  
**Tot Sq Ft: 7200**  
**Tot Beds: 6**  
**Tot Baths: 5.00**  
**Family Rms: 2**  
**Fireplace: 2**  
**Gar|Port: 3 | 0**

**Ref # 5**  
**Style: 2-Story Modern**  
**Sold Price: \$1,875,000**  
**Yr Built: 2006**  
**Taxes: \$1,799**  
**Acres: 0.33**  
**HOA Fee: \$0**  
**Under Cnst: No**  
**Fin Bsmnt: 100%**

**Exterior: Stone, Stucco**  
**Lot Facts: Fenced Part, Sprinkler, Auto-Full, Terrain, Flat**  
**Features & Info: Attic Fan, Deck Covered, Outdoor Lighting /**  
**Bath-Sep Tub/Shower, Central Vacuum, Closet-Walk-In,**  
**Den/Office, Gas Log, Jetted Tub, Kitchen-Second, Master**  
**Bath**  
**Inclusions: Refrigerator**

**Remarks: For Comparable Purposes Only.**

**Information deemed reliable but not guaranteed. Buyer to verify all information.**