

Mill Creek Oasis



BERKSHIRE HATHAWAY HOMESERVICES UTAH PROPERTIES – SINCE 1976

1435 Powerhouse Lane
Moab, UT 84532





1435 POWERHOUSE LANE
MOAB, UT 84532

MILL CREEK OASIS

The heart of this unique property is the sound of a babbling brook, a perennial stream, spilling through a lush riparian valley. Snow melt flowing down from the La Sal mountains, etching its way through the property's red rock cliffs, reflecting fractured sunlight on the water, red rocks contrasting against the blue sky, white clouds casting shadows that meander from canyon rim to rims, and the mesmerizing, flickering sunlight filtering through sage-green cottonwood leaves. This extraordinary property rises up from the peaceful sounds of this cascading stream to a crowning series of peaks and rock formations that offer incredible views of the surrounding Moab.

7.95
ACRES

\$1,690,000
LISTED PRICE



This is a 7.95-acre desert oasis situated at the mouth of Moab's crown jewel, the national park-worthy Mill Creek Canyon. With property lines that border Mill Creek Canyon and the surrounding wilderness fed by mountain snow, the heart of this property consists of 1000 feet of lush riparian creek cascading from a misty waterfall to a cool, clear pond, down through a series of private swimming holes nestled in a lush canyon that rises dramatically to the south.

With building sites along Mill Creek and Powerhouse Lane, water is abundant; in addition to the creek, there is city water on site, an approved well that produces 6 gallons a minute of irrigation, and the true magic of a developed spring coming directly out of the bedrock through which established pipelines and water distribution systems irrigate over 2 acres of land. The spring has water rights that are the equivalent of irrigating 2.25 acres one foot deep every year. The creekside parcel has sewer, power, and fiber optic pulled to the site.



Offered with the sale are plans for a six bedroom/six bathroom modern house designed as your spa-style retreat, to accommodate all your gatherings, yoga retreats, as well as a base camp for all your back country adventures. The design was approved by Planning & Zoning and was fully permitted with all impact fees paid and continued engineering is underway to understand strategic development plans. There is no place in Moab blessed with the combination of seclusion, privacy, and development potential. Private water rights, swimming holes, and a private waterfall create an Eden in the desert, only minutes from downtown Moab.



1435 POWERHOUSE LANE
MOAB, UT 84532

- 7.95 Acres of private creekside oasis at the mouth of Moab's world-famous Mill Creek Canyon, including:
- Potential Building sites on Powerhouse lane along Mill Creek
- Upwards of 1,000 feet of creekside access (along both sides), a private waterfall, and multiple cascading swimming holes
- Private spring with 2.2 acre-feet of water rights
- City utilities pulled to the lot line
- Private well
- Culinary water and sewer to the property line
- National park-worthy BLM land bordering two sides, county land bordering the other
- Direct, private access to world-famous Mill Creek Canyon
- 6-Bedroom house design overlooking the creek with building permit and all fees paid
- Huge views of the La Sal Mountains and the Moab valley from the canyon rim
- Unequaled privacy in the center of Moab— 5 minutes to downtown Moab
- Located in an Opportunity Zone





Offered At \$1,690,000 • Scan For More Info ▶



 @moabliving

 @moabliving

 www.MoabReCo.com



Rachel Moody
ASSOCIATE BROKER, CRS, ABR, SRS
(435) 260-8245
Rachel@BHHSUtah.com
MoabReCo.com



Nikole Andersen
BRANCH BROKER
(801) 750-5280
NikoleAndersen@BHHSUtah.com
MoabReCo.com

RACHEL MOODY TEAM
MOAB REAL ESTATE
“Committed to Your Future”