

## **Mountain Cabin/Vacation Rental**

This unique 29-year-old, 7000 + sq ft, triple A-frame cabin on 9 + acres at an altitude of 7,400 ft in Elk Ridge Estates, with mature pines and a large meadow, is located off Highway 89 at Long Valley Junction, midway between Bryce and Zion National Parks in Southern Utah. The 9 acres are composed of 3 lots, one on each side of the main cabin. Each side lot is valued at approximately \$200,000, one of which has a full septic system installed. The facility has a total of:

- 9 bedrooms + loft (with 6 twin mattresses)
- 5 ½ baths, serviced by 2 septic tanks totaling 3,750 gallons
- 2 full kitchens with dining rooms
- 3 family rooms, with satellite TV
- Office area, with room for 2 large desks and 2 "overflow" beds
- 3 propane furnaces; two 1,000-gal leased propane tanks; 3 wood burning fireplaces.
- 20 kw Generac whole house generator
- 2 laundry rooms
- Tool room/workshop
- Large garage with work benches
- Over 2000 sq ft of decks and patios
- Greenhouse/solarium
- Large Game room, with access to 12' x 12' "man cave" bedroom
- Spa room, with 600-gal, 6 person, Artic hydrotherapy spa
- Tree house with queen bed and attached 500 ft zip line across meadow
- "Hobbit Hut" with full bed
- Large, approved fire pit
- Parking for 10 + vehicles; 4 RV spaces with electrical hookups; EV charging station
- Approx annual fixed costs: \$11,000 in property taxes; \$2,000 in annual HOA/water fees