



FOR SALE

164-198 Zion View Dr
Brian Head, UT 84719

- Located Near Brian Head Ski Resort
- Scandinavian Flat Log Cabins with Modern upgrades
- 20 Prime Cabin Sites Available

±3.1 ACRES

Property Specs

| | |
|-----------------|-----------------------------------|
| LIST PRICE | \$2,500,000.00 |
| TOTAL AVAILABLE | ± 3.1 Acres |
| YEAR BUILT | 2025 |
| ZONING | R-3-M |
| TAX ID | A-1222-0002-0000 |
| TYPE | Residential Multi-Family |

- Each cabin features 20-foot cathedral ceilings, hardwood floors, modern finishes, a spacious deck, and more.
- The homes offer 3 bedrooms, 2 bathrooms, and a loft.
- Located just southeast of the Brian Head Ski Lifts, these sites offer flexible selling terms and year-round access.
- Surrounded by the stunning National Forest and close to multiple National Parks, this is the perfect location for nature lovers and outdoor enthusiasts.



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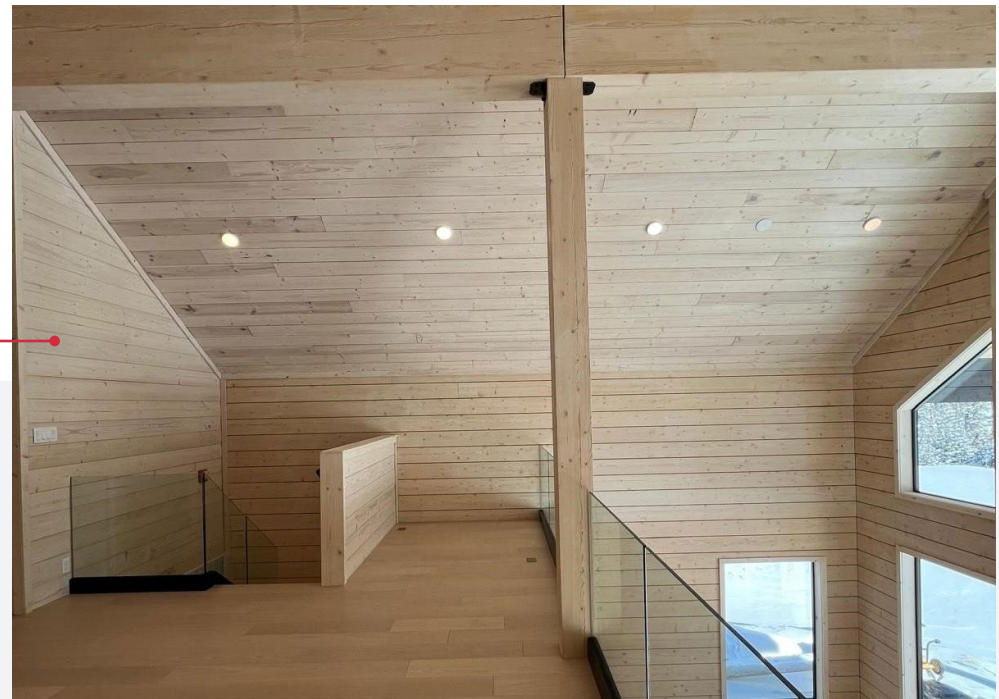
SUMMARY



20 ft high ceilings and a loft overlooking the first floor.



PHOTOS



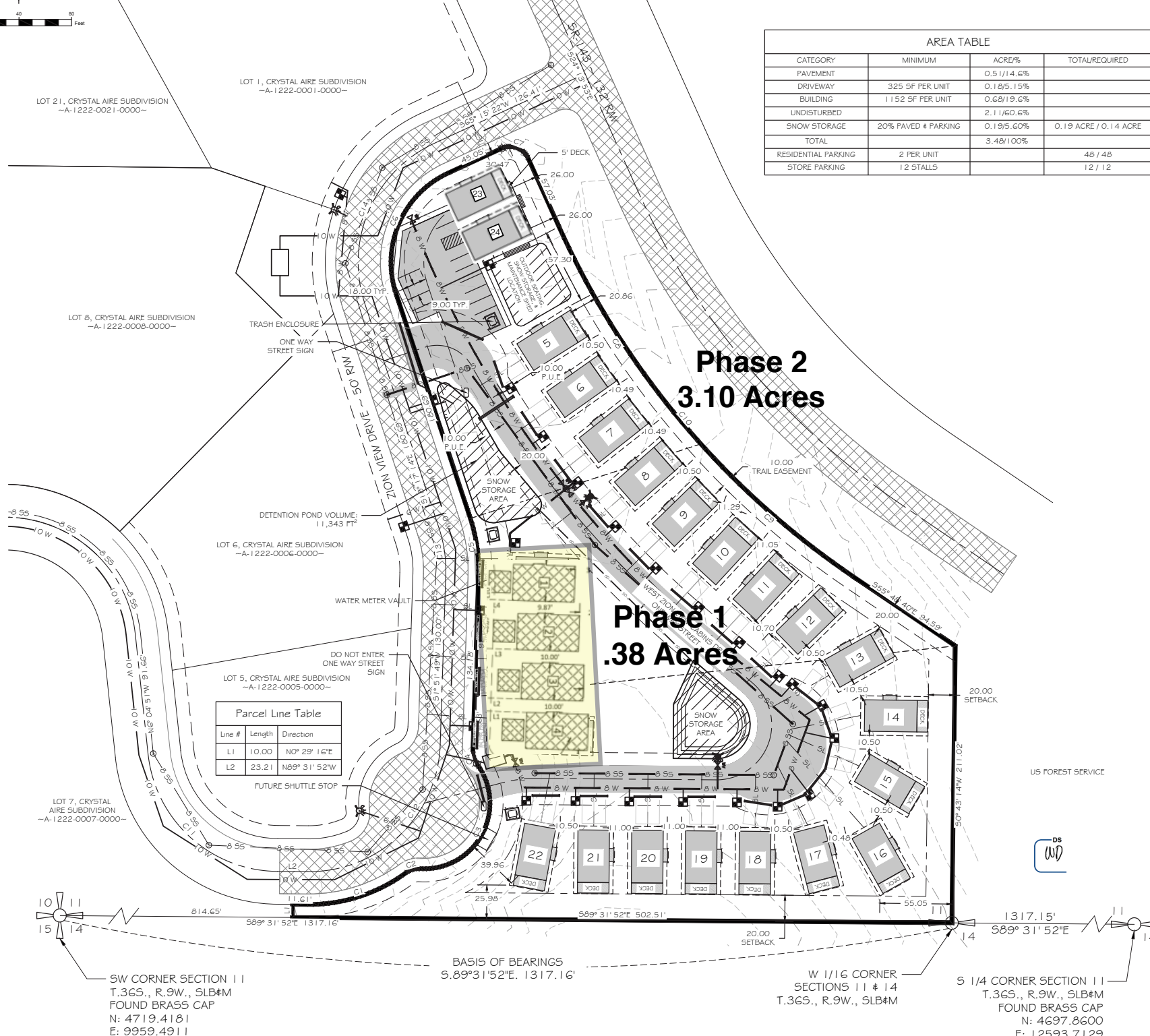


PHOTOS



SITE PLAN

| AREA TABLE | | | |
|---------------------|---------------------|------------|-----------------------|
| CATEGORY | MINIMUM | ACRE/% | TOTAL/REQUIRED |
| PAVEMENT | | 0.51/14.6% | |
| DRIVEWAY | 325 SF PER UNIT | 0.18/5.15% | |
| BUILDING | 1152 SF PER UNIT | 0.68/19.6% | |
| UNDISTURBED | | 2.11/60.6% | |
| SNOW STORAGE | 20% PAVED + PARKING | 0.19/5.60% | 0.19 ACRE / 0.14 ACRE |
| TOTAL | | 3.48/100% | |
| RESIDENTIAL PARKING | 2 PER UNIT | | 48 / 48 |
| STORE PARKING | 12 STALLS | | 12 / 12 |



ZONING MAP

BRIAN HEAD ZONING MAP

BH_Streets

Brian Head Municipal Boundaries

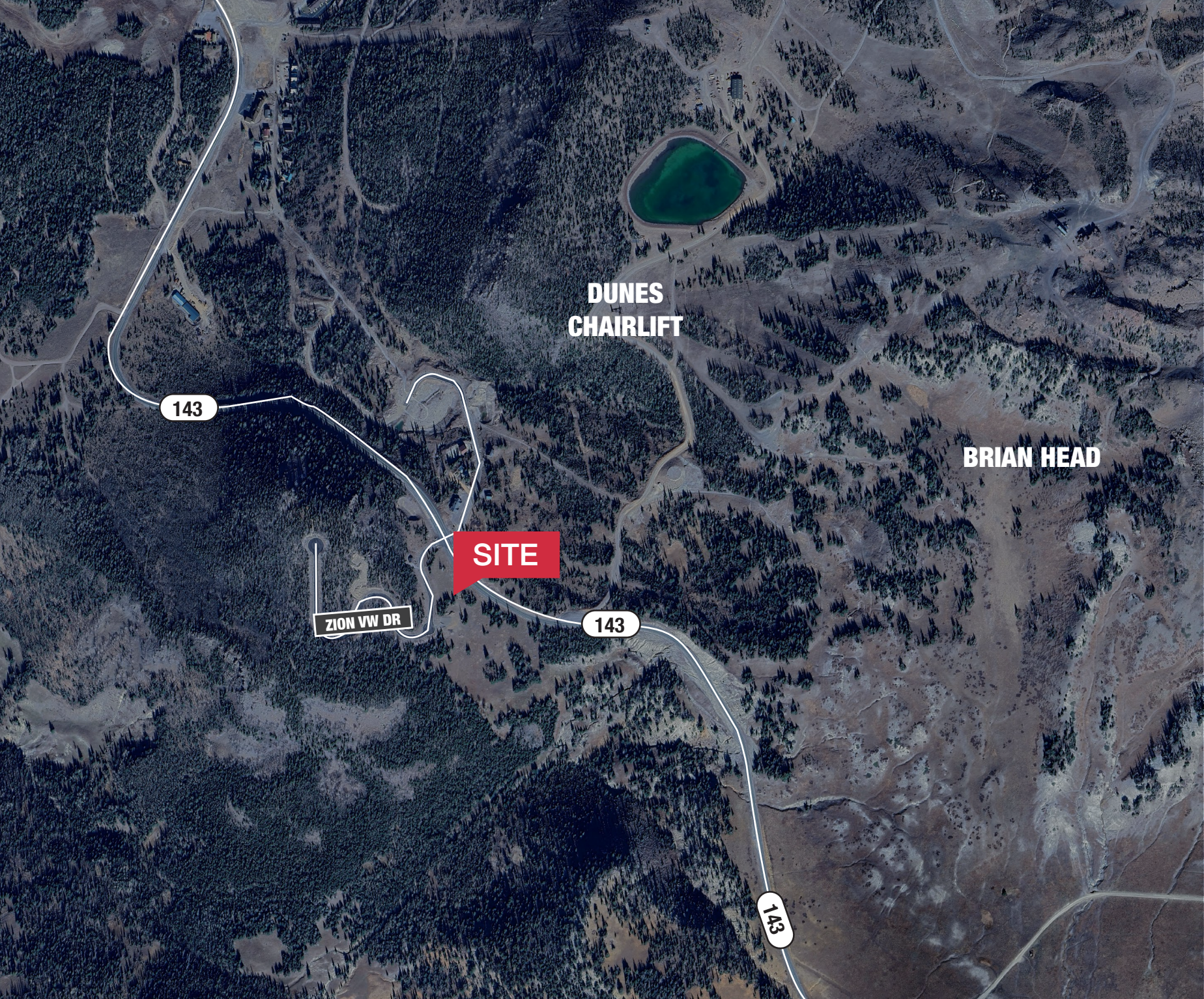
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Zoning Types

- CIVIC
- CONSERVATION OPEN SPACE
- GENERAL COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- RECREATION OPEN SPACE
- VILLAGE COMMERCIAL
- MEDIUM DENSITY RESIDENTIAL
- ANNEXED TRANSITION



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

TERMS & CONDITIONS

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