

MLS# 2114377

List Price: \$650,000 Status: ACTIVE
Price Per: \$258
DOM: 2 Entry Date: 09/29/2025
Address: 14816 E Austin Cir
NS/EW: 100 N / 14816 E
City: Huntsville, UT 84317
County: Weber Restrictions: No
Proj/Subdiv: CAUSEY ESTATES SUBDIVISION #2
Tax ID: 23-076-0010 Est. Taxes: \$5,003
Zoning: RES HOA?: Yes, \$1,050/Year
HOA Change Fee: \$2500
HOA Contact: Sheri Hardi HOA Phone: 308-279-8044
HOA Amenities: Biking Trails; Controlled Access; Gated; Hiking Trails;
Horse Trails; Pets Permitted; Picnic Area
Short Term Rental: No



School Dist: Weber ADU?: No Elem: Valley Jr High: Snowcrest
Sr High: Weber Other Schl:

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
2	476	2	1	-	-	-	-	-	-	-	-	-	-
1	1020	1	1	-	-	1	-	-	1	-	-	-	1
B1	1020	-	-	-	-	-	-	-	-	-	-	1	-
Tot	2,516	3	2	0	0	1	0	0	1	0	0	1	1

Type: Single Family (PUD)
Style: 2-Story
Year Built: 2003 Const Status: Blt./Standing
Acres: 2.03
Deck | Pat: 1 | 0 Frontage: 0.0
Garage: 0 Side: 0.0
Carport: 0 Back: 0.0
Prkg Sp: 10 Irregular: No
Fin Bsmt: 25%
Basement: Full; Walkout
Garage/Park: RV Parking; RV Electrical Hookup
Driveway: Circular; Dirt
Water: Private; Spring
Water Shares: 0.00
Spa?: No Community Pool?: No
Primary Level:
Senior Comm: No
Animals: Pets > 75 Lbs.

Roof: Aluminum
Heating: Gas: Central; Propane; Wood Burning
Air Cond: Evap. Cooler: Window
Floor: Hardwood; Linoleum
Window Cov: Blinds; Draperies; Part
Pool?: No
Pool Feat:
Possession: negotiable
Exterior: Aluminum; Vinyl
Has Solar?: No
Landscape: Mature Trees; Pines
Lot Facts: Corner Lot; Secluded Yard; View: Mountain; View: Valley
Exterior Feat: Basement Entrance; Deck; Covered; Double Pane Windows; Out Buildings; Walkout
Interior Feat: Closet: Walk-In; Dishwasher, Built-In; Floor Drains; Kitchen: Updated; Range/Oven: Free Stdng.; Smart Thermostat(s)
Amenities: Cable TV Wired; Electric Dryer Hookup; Gated Community
Inclusions: Ceiling Fan; Fireplace Equipment; Microwave; Range Hood; Storage Shed(s); Window Coverings; Wood Stove; Smart Thermostat(s)
Exclusions: Hot Tub; Refrigerator; Washer
Terms: Cash; Conventional
Storage: Shed; Basement
Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected
Zoning: Single-Family

Remarks: Nestled above Causey Reservoir in the coveted gated community of Causey Estates, this beautifully maintained 3-bedroom, 2-bath cabin offers the perfect mountain retreat. Surrounded by a mature grove of quaking aspens with stunning mountain views, the property includes power, septic, and a spring-fed water system maintained by the HOA for year-round comfort. The freshly stained, covered, ¾ wrap-around deck offers shade screens and creates a welcoming outdoor living space. Enjoy a morning soak in the hot tub, take a brisk mountain walk, or spend evenings roasting marshmallows and watching abundant wildlife from your private deck. The large corner lot features a U-shaped in-and-out dirt driveway with plenty of parking for friends and family, RV parking with a waste hookup, and a large shed for additional storage. Inside, the cabin boasts updated appliances including a Bosch dishwasher, LG refrigerator, range, and microwave. A Fisher large box wood-burning stove keeps the whole living area cozy, complemented by a smart thermostat for the furnace, and a window swamp cooler for summer comfort. The walk-out basement includes a mud and laundry room with propane wall-mounted heaters that keep you toasty as you shed your winter gear. The unfinished area offers flexible space with room to park four-wheelers or a side-by-side, plus plenty of additional space for a game room or storage. Whether for weekend getaways or extended stays, this cabin blends rustic charm with modern comfort, a rare find in Causey Estates. Square footage figures are provided as a courtesy estimate only and were obtained from county records . Buyer is advised to obtain an independent measurement.

Agt Remarks: Listing Agent must be present for all showings. Only Pre-Approved Buyers. ALL OFFERS MUST INCLUDE PROOF-OF-FUNDS FOR CASH OFFERS, OR LENDER PRE-APPROVAL LETTER. All information is provided as a courtesy. Square footage figures were obtained from county records. Buyer and buyer's agent to verify all listing information. Buyers Agent to be present at all showings. Must have appointment for all showings.

HOA Remarks: Lot Owners can reduce their HOA fees by \$50 to \$100 a year by volunteering at one or both community work parties for four hours. HOA fees cover water and road maintenance.

Show Inst: Agent Has Key; Call Agent/Appt; Use Aligned Showings			
Owner: Brian K Hennefer Family Trust			
Contact: Jennifer Sorbonne	Contact Type: Agent	Ph 1: 801-803-0358	Special Owner Type: Trust
L/Agent: Jennifer Sorbonne	Email: jensorbonne@gmail.com	Ph:	Ph 2:
L/Office: Equity Real Estate (Solid)		Ph: 801-208-5872	Mobile: 801-803-0358
Listing Type: Exclusive Right to Sell (ERS)			
Expiration Date: 03/23/2026			