

MLS# 2084500

List Price: \$1,400,000
Price Per: \$875
DOM: 3
Address: 897 E Cocks Comb Dr
NS/EW: 0 / 897
City: Teasdale, UT 84773
County: Wayne
Proj/Subdiv: COCKCOMB COVE SUBDIVISION
Tax ID: 04-0040-0001
Zoning:

Status: ACTIVE
Entry Date: 05/13/2025
Restrictions: No
Est. Taxes: \$2,387
HOA?: No
ADU?: No



Jr High: Wayne

School Dist: Wayne
Sr High: Wayne

Elem: Loa
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	1280	3	1	-	-	1	-	-	1	1	-	-	-
B1	320	-	-	-	-	-	-	-	-	-	-	-	-
Tot	1,600	3	1	1	0	1	0	0	1	1	0	1	0

Roof: Asphalt Shingles
Heating: Electric: Baseboard; Electric: Radiant; Forced Air; Gas: Stove; Hot Water; Propane; Wood Burning
Air Cond: Central Air; Gas; Natural Ventilation
Floor: Carpet; Hardwood; Linoleum; Tile
Window Cov: Blinds; Full; Shades
Pool?: No
Pool Feat:
Possession: 7 days after closing
Exterior: Asphalt Shingles; Stucco
Has Solar?: No
Landscape: Mature Trees; Pines; Stream
Lot Facts: Sprinkler: Auto-Full; Terrain, Flat; Terrain: Grad Slope; Terrain: Hilly; Terrain: Mountain; Terrain: Steep Slope; View: Mountain; View: Valley; Wooded; View: Red Rock; View: Water
Exterior Feat: Attic Fan; Balcony; Basement Entrance; Double Pane Windows; Horse Property; Out Buildings; Outdoor Lighting; Secured Building; Storm Doors
Interior Feat: Dishwasher, Built-In; Disposal; French Doors; Great Room; Oven: Gas; Range: Gas; Range/Oven: Built-In; Vaulted Ceilings; Granite Countertops
Amenities: Cable TV Wired; Workshop
Inclusions: Ceiling Fan; Dog Run; Fireplace Equipment; Gas Grill/BBQ; Microwave; Range; Range Hood; Refrigerator; Satellite Equipment; Satellite Dish; Water Softener: Own; Window Coverings; Wood Stove; Workbench
Exclusions: Dryer; Freezer; Washer
Terms: Cash; Conventional
Storage: Garage; Basement
Tel Comm: Fiber; Multiple Phone Lines
Access Feat: 32" Wide Doorways; Frnt-Cntrld Stove/Oven; Grab Bars
Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected
Zoning: Single-Family; Agricultural
Remarks: Stunning 3-bed, 2-bath home on 16 secluded acres with panoramic views of Capitol Reef and the Henry Mountains. Enjoy peaceful living surrounded by pinion pines, junipers, and direct access to nearby trails for hiking, biking, horseback riding, and ATV adventures. Features include vaulted ceilings, granite countertops, gas stove, wood-burning stove, A/C, attic fan, and fiber internet. Outdoor amenities include a full-length front deck, fire pit with red rock patio, and two large garages-one with 5 bays and a workshop, the other with a 2-ton hoist. Perfect for outdoor enthusiasts with nearby access to fishing, rock climbing, kayaking, tubing, and winter activities like sledding and ice skating (pond not on property but accessible). Antique equipment and rustic charm remain on the land, offering a rare historical touch. Whether you're ready to build your dream cabin or enjoy as-is, this is a one-of-a-kind opportunity in one of Utah's most scenic regions. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement.

Type: Single Family
Style: Other
Year Built: 2001
Acres: 16.23
Deck | Pat: 0 | 0
Garage: 5
Carport: 0
Prkg Sp: 0
Fin Bsmt: 100%
Basement: Partial
Garage/Park: 2 Car Deep (Tandem); Detached; Extra Height; Extra Width; Parking: Uncovered; Extra Length; Workshop; Workbench
Driveway: Dirt; Gravel
Water: Well
Water Shares: 0.00
Spa?: No Community Pool?:No
Primary Level: 2nd floor
Senior Comm: No
Animals: Livestock

Const Status: Blt./Standing
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No



Showing Requests Available Soon

Show Inst: Combination Box

Owner: Very Nice People

Contact: Jennifer Sorbonne

L/Agent: Jennifer Sorbonne

L/Office: Equity Real Estate (Solid)

Contact Type: Agent

Email: jensorbonne@gmail.com

Ph 1: 801-803-0358

Ph:

Ph: 801-208-5872

Special Owner Type:

Ph 2:

Mobile: 801-803-0358

Listing Type: Exclusive Right to Sell (ERS)

Expiration Date: 03/27/2026