

BOUNTIFUL CANYON CREEK LAND

Canyon Creek Drive | Bountiful, UT 84010



FOR SALE

\$950,000

Seller Financing Available

Property Highlights

- Lot Size: 69.39 AC
- Zoning: R-F (Single Family Foothill)
- Pre-Entitlement Status: Priced at \$950,000 during the pre-entitlement phase; potential price increase after full entitlement.
- Division of Land: Split by a dirt road and Canyon Creek into approximately 40 acres on the north side and 30 acres on the south side
- Development Potential: Requires engineering (driveway design, water pressure study, retaining walls) and city approval for residential building.
- Proximity to Neighborhood: Adjacent to a residential area, balancing seclusion with accessibility to community amenities.

Property Amenities

- Year-Round Creek: Canyon Creek flows through the property, providing a serene natural feature.
- Trail Access: Close to a trailhead with over 100 miles of mountain bike trails.
- Off-Road Opportunities: Suitable for motorcycles, ATVs, and other adventure sports.
- Wildlife Habitat: Home to turkeys, deer, and other wildlife throughout the year.
- Hiking and Hunting: Surrounded by areas perfect for hiking and hunting.
- Private Roads: Dirt roads enhance privacy and exclusivity.
- Utilities Availability: Adjacent 2-acre lot offers stubbed utilities (water, electricity, gas) for potential synergy.

Contact

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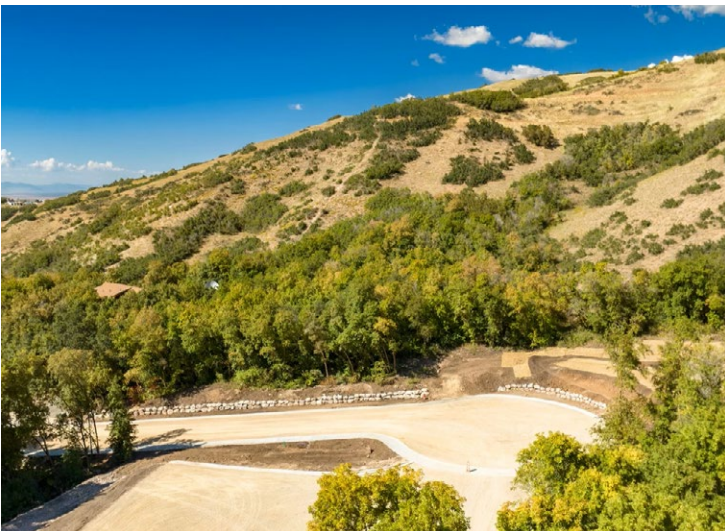
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