

## Newly Renovated Lower Unit!

**13854129631**

8335 Western Dr  
Magna, Utah 84044-1353

**Rent: \$1,700.00** **Size:** 1800 SqFt

**3** Beds **1** Baths **Other**

**Deposit:** \$1,700.00 USD



### Property Description

This full basement apartment is approximately 1700 square feet. It offers three large bedrooms and a newly renovated bathroom with tile and granite finishes. The living area is spacious, complemented by all-new flooring and paint, reflecting a fresh and modern ambiance. There is even a huge storage room.

If outdoor living is what you're looking for, you will find the large separately fenced yards perfect, ready for your care, with mature trees for shade and a private back yard for get togethers. There's even a large garden space for those with a green-thumb. There are 2 single car garage spaces available. One for each unit. They have not been updated and are more of an enclosed carport. The yards, driveway, garden area, and laundry are shared with the other unit.

Commuting is easy from this property with quick access from the 201, U-111 and Mountain View Corridor. It is close to schools, restaurants and shopping. Enjoy the convenience of city life while benefiting from the tranquility of a residential neighborhood.

The full property is available to a single tenant if desired.

No smokers or vapers.

IMPORTANT - Deposit and Rent are due BEFORE Move-in.

\*\*\* To apply for this property, please visit our website [www.utahrentals.com](http://www.utahrentals.com)\*\*\*

View our rental criteria here: <https://www.utahrentals.com/rental-criteria>

Application Fees: \$50/person

Rent: \$1,700

Monthly Amenities Fee: \$200

The monthly amenities fee includes electric, gas, water, sewer, and trash.

Deposit: \$ 1,700\*

Lease Initiation Fee: \$150

Resident Package\*\*: \$42/monthly (Liability coverage, portal access, Filters, 24/7 maintenance emergency line, and more...)

\* OAC - An additional deposit may be required for poor credit/rental history

\*\*Resident benefit package is required.

Professionally Managed by Vision Real Estate. Please contact our office for more information or to schedule a showing 801-429-3221

### Restrictions

**Date Available:** Immediately

**Dogs:** No Dogs

### Vision Real Estate

Office Location

**13854129631**



