

2706 ANNIE OAKLEY DRIVE

PARK CITY, UTAH 84060 | MLS #: 117700483

\$795,000 | 3 BEDS | 3.5 BATHROOMS | 2 CAR GARAGE | 2,600 SQUARE FEET



View Online: <http://www.2706AnnieOakley.com>
For Instant Photos: Text 428402 To 415-877-1411

Bordered by Park City's in-town schools, the Historic Rail Trail, 2 parks and popular restaurants, Prospector is Park City's favorite locals' neighborhood. And this home enjoys a highly coveted location on the stream & rail trail.

2,600 sq ft and opportunity to add large master suite over garage. Main level living also easily accomplished if desired. Recent upgrades totaling more than \$100k include beautiful Brazilian KOA hardwood floors, attractive chef's kitchen w/custom cabinets, premium slab granite, high-end appliance package. Beautiful back yard setting with a brick patio plumbed for a hot tub, fully landscaped flat yard, large willow and pine. Both a comfortable & cost saving home. Know your neighbors & enjoy remarkable access to everything Park City!

- 3 bed / 3.5 bath - 2,600 sq. ft.
- Stacked rock wood-burning fireplace
- Brazilian Koa hardwood floors
- Thermador 6-burner gas stove
- Bosch stainless dishwasher, LG stainless side-by-side fridge
- Lots of storage, over-sized 2 car garage, new extra wide driveway
- 2 super-efficient furnaces, 2 Nest Smart thermostats
- Aluminum clad wood windows, new roof with vent system



AGENT INFORMATION

Tom Ward
P: 435-647-3727
tomward@winutah.com
PCNeighborhoods.com

Windermere Real Estate Park City
750 Kearns Blvd./PO Box 682511
Park City, UT 84068

ABOUT TOM WARD

TOM WARD, ASSOCIATE BROKER
Tom Ward is a veteran Park City Realtor. He began his career in Park City in 1994 and has been a perennial top producer in his company and recipient of numerous awards & firsts. Tom has a passion for working with locals to help them navigate their real estate goals with the best possible outcomes, and loves to...



Disclaimer: All information deemed reliable but not guaranteed.