

# 6564 WEST IPSWITCH WAY

HERRIMAN, UTAH 84096 | MLS #: 2136932

**\$699,900.00** | 3+ BEDS | 2.5 BATHROOMS | 4 CAR PARKING | 3736 SQUARE FEET



View Online: <http://www.viewlisting.info/123258>  
For Instant Photos: Text 884610 To 415-877-1411

PRICE SLASHED + HOT TUB INCLUDED! Discover a rare Herriman gem that truly feels better than new. Now offered at \$699,900, this beautifully upgraded home delivers style, comfort, and incredible value-plus an almost-new hot tub included! Step into a bright, open great room with soaring windows, a cozy fireplace, and a sleek wrought-iron staircase leading to a spacious loft (easily finished into another bedroom). The gourmet kitchen features a farmhouse sink, gorgeous finishes, and opens to an extended deck-ideal for year-round entertaining. Enjoy peace of mind with completed landscaping, vinyl fencing, a full sprinkler system, an extra-long cement patio, permanent exterior accent lighting, and an oversized garage with epoxied floors. The unfinished basement already has HVAC installed, giving you a jump-start on future expansion. A whole-home water filtration system and 220 plug on the patio add even more convenience. The Vivint Security System stays-just enroll in monthly ser...

- Extremely Well Cared For
- Beautiful Open Floor Plan
- Contemporary Fireplace
- Oversized Pantry
- Home Water Filtration System
- Full Landscaping & Fencing
- Large Deck with Full Patio Slab Below
- Finished Garage with Epoxy Flooring



## AGENT INFORMATION

**Don Zimmerman**  
P: 8019210719  
M: 8019210719  
License # 5455491-BB00  
[dzimmerman@fathomrealty.com](mailto:dzimmerman@fathomrealty.com)  
[thez-team.fathomrealty.com](http://thez-team.fathomrealty.com)



**FATHOM Realty**  
1265 East Fort Union Blvd  
Cottonwood Heights, Utah 84047

## ABOUT DON ZIMMERMAN

Your neighborhood Real Estate Expert!

I have been in real estate for 35 years and it never gets old helping Buyers and Sellers to attain greater wealth and fulfill their dream through home ownership. I have had the pleasure of serving people in various areas of the Real Estate arena for over 37 years. During that time I have served as a Realtor, Broker, Manager, Trainer and Broke...

Disclaimer: All information deemed reliable but not guaranteed.