

2944 W WINTERTON ROAD

CHARLESTON, UTAH 84032 | MLS #: 2140140

\$2,900,000 |



View Online: <http://www.viewlisting.info/123267>
For Instant Photos: Text 490286 To 415-877-1411

One of the finest remaining riverfront estate properties in Charleston's exclusive Winterton Farms community, this exceptional 4.59-acre homesite borders the Provo River and includes private river access - a rare and highly sought-after feature in the Heber Valley. This remarkable property offers a rare opportunity to build a private luxury estate in one of the most tightly held and difficult-to-acquire neighborhoods in the area. The property features fully usable, flat acreage - an increasingly rare characteristic for estate parcels - providing an ideal foundation for a custom residence and expansive outdoor living spaces. Water shares in Utah are valued more than gold, and this property includes 4 Charleston Irrigation Company water shares with a pressurized irrigation line already installed on the property - providing ample water to establish landscaping, plant trees, and maintain a lush property without relying on culinary water. Enjoy unobstructed 360-degree mountain v...

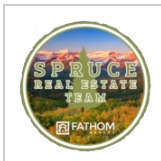


- horse property
- private river access to the Provo River
- completely flat, usable 4.59 acres
- 4 Charleston Irrigation Company water shares
- pressurized irrigation line already exists on property
- unobstructed 350 degree views
- premier Winterton Farms private lot
- a true legacy-caliber property



AGENT INFORMATION

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ABOUT SPRUCE REAL ESTATE TEAM

The Spruce Real Estate Team with Fathom Realty is one of the Wasatch Back's most experienced real estate teams. James, Heath and Rachel are true professionals and experts in the area. Their knowledge of the real estate industry, their undeterred work ethic and their continued efforts to help their clients become the most educated buyers and sellers in the area are a few of the reasons they a...

Disclaimer: All information deemed reliable but not guaranteed.