

Covered balcony and Emigration Canyon, shown staged for photography

TOP FLOOR • DONNER CREST • EAST BENCH

850 S Donner Way, Unit 505

Salt Lake City, Utah 84108

$599,000

LIST PRICE

3	2	1,554	1978
BEDS	BATHS	SQ FT	BUILT

Some photos show staging from the first photo shoot. The condo is vacant now.

PRESENTED BY DELIA BAYNA, REALTOR®

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THE STORY

Top floor, nobody above you, and nothing to climb

Park in one of your two covered spaces. Ride the elevator up. Walk in. That is the whole trip home, in any weather.

Inside, it is 1,554 square feet on one level. Three bedrooms give you room for guests, an office, or both. The great room has a fireplace. The kitchen has stainless appliances.

A covered balcony looks out into scrub oak and Emigration Canyon. There is no one overhead and no yard to keep up. The building and the parking are both secured, with a ramp and wheelchair access.

The dues are $1,000 a month, and they cover water, sewer, trash, cable TV, snow removal, insurance, and earthquake insurance. In a house, most of those are bills you pay one at a time. The HOA also puts 32% of its yearly budget into reserves, so money is set aside for big repairs before they come up.

> *Mornings on the balcony while the light comes over the canyon. Home by lunch, with nothing on the list to fix.*

Elevator to Your Door

From secured, covered parking to the top floor. A ramp and wheelchair access too.

Canyon Views

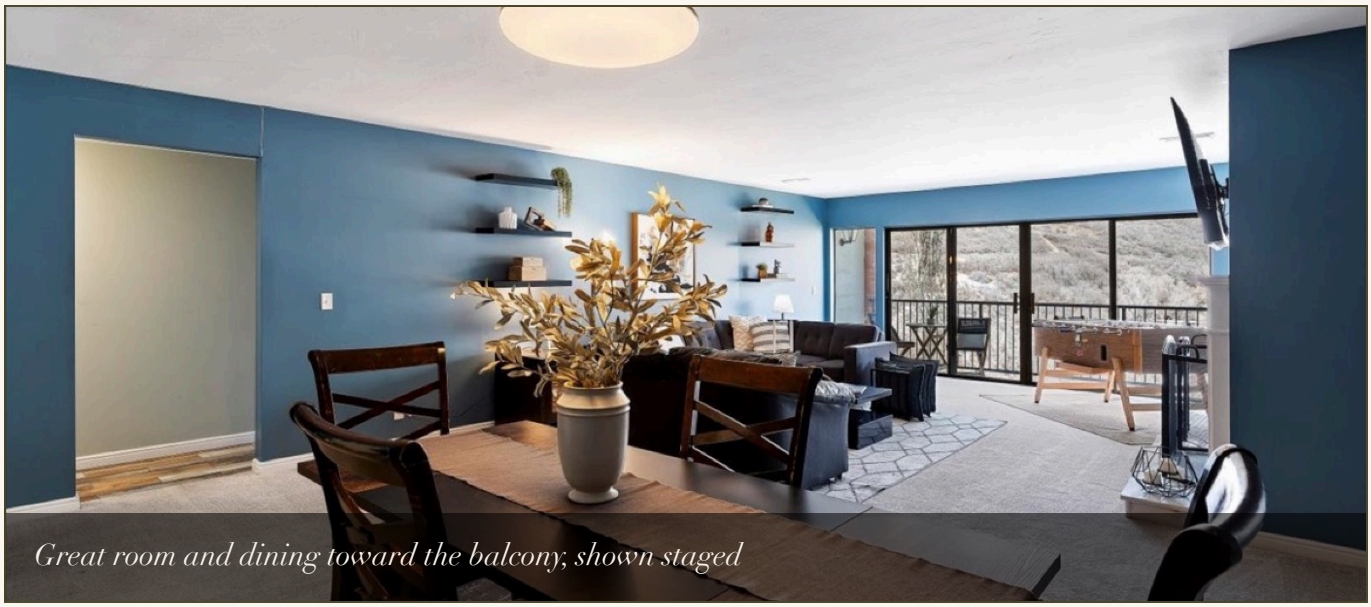
Mountain and wooded views toward Emigration Canyon, with no neighbors above.

Two Covered Spaces

Attached, with a door opener and an EV charging station.

THE CONDO

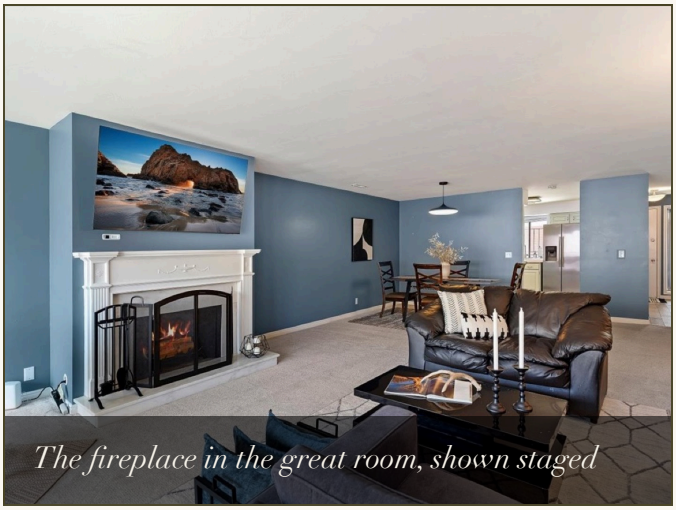
See it the way you'll live it



Great room and dining toward the balcony, shown staged



The kitchen, with stainless appliances



The fireplace in the great room, shown staged

Staged photos are from the first photo shoot. The condo is vacant now, and the floor plan is in the full info pack.

DONNER CREST • EAST BENCH

Tucked away, close to everything

A quiet cul-de-sac

Secluded, with mature trees, scrub oak, and mountain views.

Trails at the door

Hiking trails and a picnic area are part of the community.

Near the U

Close to the University of Utah, Research Park, Red Butte Garden, and downtown.

THE DETAILS

At a glance

PROPERTY FACTS	
Address	850 S Donner Way, Unit 505, Salt Lake City, UT 84108
Type	Condo, top level, Donner Crest, built 1978
Size	1,554 sq ft on one level. 3 bedrooms, 2 baths (1 full, 1 three-quarter), fireplace
Parking	2 covered, attached spaces, opener, EV charging
HOA	$1,000 a month. Covers water, sewer, trash, cable TV, snow removal, insurance, earthquake insurance, security, and storage
Reserves	32% of the yearly HOA budget goes to reserves. 2024 reserve study available on request
Rentals	Up to 4 in the building. Owners may apply after one year. No short-term rentals
Stays with the condo	Refrigerator, range, range hood, washer, dryer, compactor, fireplace equipment, storage shed. Home warranty transferable through May 2027
Schools	Indian Hills Elem., Clayton Jr. High, East High

WHY $599,000

$599,000 is about $385 per square foot for a top-floor, three-bedroom condo with an elevator, canyon views, and two covered spaces.

PRESENTED BY

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