

VIEW

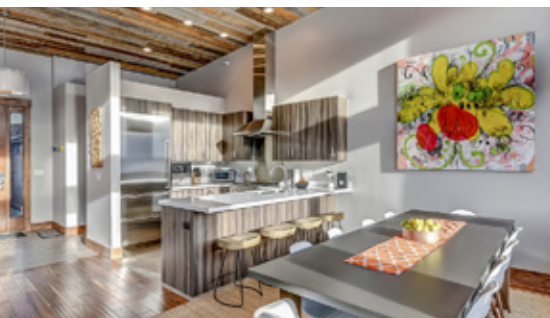
Stylish Illumination
LIGHTING IDEAS

April 2022
UTAH

Cover Represented by LYNN GRIESE & MEREDITH REED



Cover Feature



STUNNING OGDEN VALLEY VIEWS

EDEN | \$1,500,000

This four-bedroom home features a dining space that comfortably seats 12 people while overlooking a spectacular view of Ogden Valley. The primary suite with an en-suite bath is also on the main floor. Downstairs you'll find a family room that boasts a Montana rock fireplace and walks out to the back patio and hot tub. Located within minutes of Wolf Creek Golf Course, Pineview Reservoir, Nordic Valley Ski Resort and Powder Mountain, the property is also just 25 minutes from Snowbasin for skiing, hiking and mountain biking adventures.



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GENERATIONS
REAL ESTATE GROUP

VIEW

Utah's Leading Real Estate Magazine

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Chris Jensen, President
Utah

7730 S. Union Park Ave., Suite 675
Salt Lake City, UT 84047

ColdwellBankerHomes.com





PRESIDENT'S MESSAGE

No Home Has Room for Inequality

Everyone deserves equal opportunities when pursuing their dream of homeownership, which is why the Coldwell Banker® brand proudly supports and promotes Fair Housing Month. Now, while the spring market is at its peak, is the perfect time to bring awareness to this initiative for inclusivity.

The Fair Housing Act protects against discrimination regardless of race, color, national origin, religion, sex, familial status or disability – and we stand firmly behind its principles. In fact, they are so critical to the success of our mission to guide people home, the company has developed its own Fair Housing Pledge, taken by tens of thousands of Coldwell Banker real estate professionals over the years who promise to stand up for fair housing.

The commitment to providing equal service to all doesn't stop there. We are focused on helping build thriving, inclusive communities everywhere, for everyone, so that all home buyers can find a place to put down roots, grow and flourish.

As a real estate leader, the Coldwell Banker brand understands its responsibility in the industry: to lead by example and set a high standard when it comes to equity and opportunity for all. We hope you'll join us in celebrating the beliefs and values that Fair Housing Month is built on – during the month of April and beyond.



Chris Jensen
President, Utah
Coldwell Banker Realty

A handwritten signature in black ink that reads "Chris". The script is fluid and cursive, with a large, sweeping "C" and a trailing flourish.



STYLISH. *illumination*

By Judy Kleinberg

Lighting ideas to brighten your home



Lighting has come a long way since the days of an ordinary square of frosted glass adorning the center of the ceiling. With an almost unlimited range of options, interior lighting today is creative, versatile and every bit as important as the furniture you choose.

Inside the home, light serves to helpfully illuminate the spaces where we work and play, but it also creates an overall mood. Successful lighting design involves more than simply tucking a few extra lamps into dark corners. Whether you are planning illumination for a remodel or supplementing your current array, here are a few points to keep in mind.

Let's Be Practical. Fixtures should be bright and focused for cooking, desk work, reading, grooming, crafts and games, while general illumination should allow for ease with cleaning and other practical housekeeping tasks. Motion-sensor staircase and nightlights add an extra measure of safety.

A Matter of Attraction. Place the light where you'd like to direct focus. Use a spot or up-light to draw attention to a particularly attractive architectural feature, sculpture or large potted plant. A framed photograph or painting can be showcased using a mounted picture light from above.

Set the Mood. Dimmer switches alter the ambiance easily and dramatically, turning general illumination and task lights into party lighting. Nearly every fixture and room can benefit from this simple hardware adjustment. And while high-wattage overhead bulbs are ideal for playrooms or workspaces, they're not particularly flattering. Select softer, warm-tone bulbs for dining room fixtures and chandeliers.

Variety and Versatility. Rooms that serve multiple purposes will require a number of different light sources. A kitchen island requires plenty of light for food prep and homework, but a softer glow is in order when it doubles as a bar or buffet for entertaining. Versatile, USB-chargeable LED lamps can be moved around where light is needed most – from room to room or even to brighten up the patio or porch.

Accentuate the Positive. Add a bit of drama with a touch of neon, a draped light rope, a sprinkling of twinkle lights or a set of shelving lights to artistically display a special collection. Explore the unexpected – install a colorful paper lantern in a powder room or an elegant chandelier in the guest bedroom. Make an older fixture or sconce feel new again with a distinctive bulb choice. Edison bulbs have lately been having



a moment, but flame-tipped, spiral, vintage diamond shapes and even amber glow bulbs can be transformative.

The Art of the Matter. Sculptural lighting has emerged as a novel way to add some character as well – a striking work of art with a practical purpose. Spindly pendant lights, funky Art Deco sconces and styles that incorporate industrial metal accents are brilliant choices to spice things up in an otherwise conservative space.

Make a Statement. Fixtures with oversized shades or in an unusual shape can become a focal point in a main living area like a family room or even a smaller space such as an office or library. New styles range from futuristic to retro 70s cool, and custom designs can incorporate antiques, found objects, art glass or metalwork.

Efficiency Is Key. Acknowledging the importance of energy efficiency, LED bulbs and fixtures are now available in a multitude of sizes, styles and brightness levels. And with the latest in smart home technology, a single panel or remote for your entire property can manage indoor and outdoor illumination, automatic on-off, window coverings, vacation lights and much more.

Lighting can run the gamut from sophisticated and modern to traditional or romantic – and should always be uplifting and inspiring. Careful attention to illumination will enhance the comfort and overall feel of your home for both family and guests. It's limited only by your imagination to make it brilliant!



UTAH

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who deliver exceptional customer service every day.



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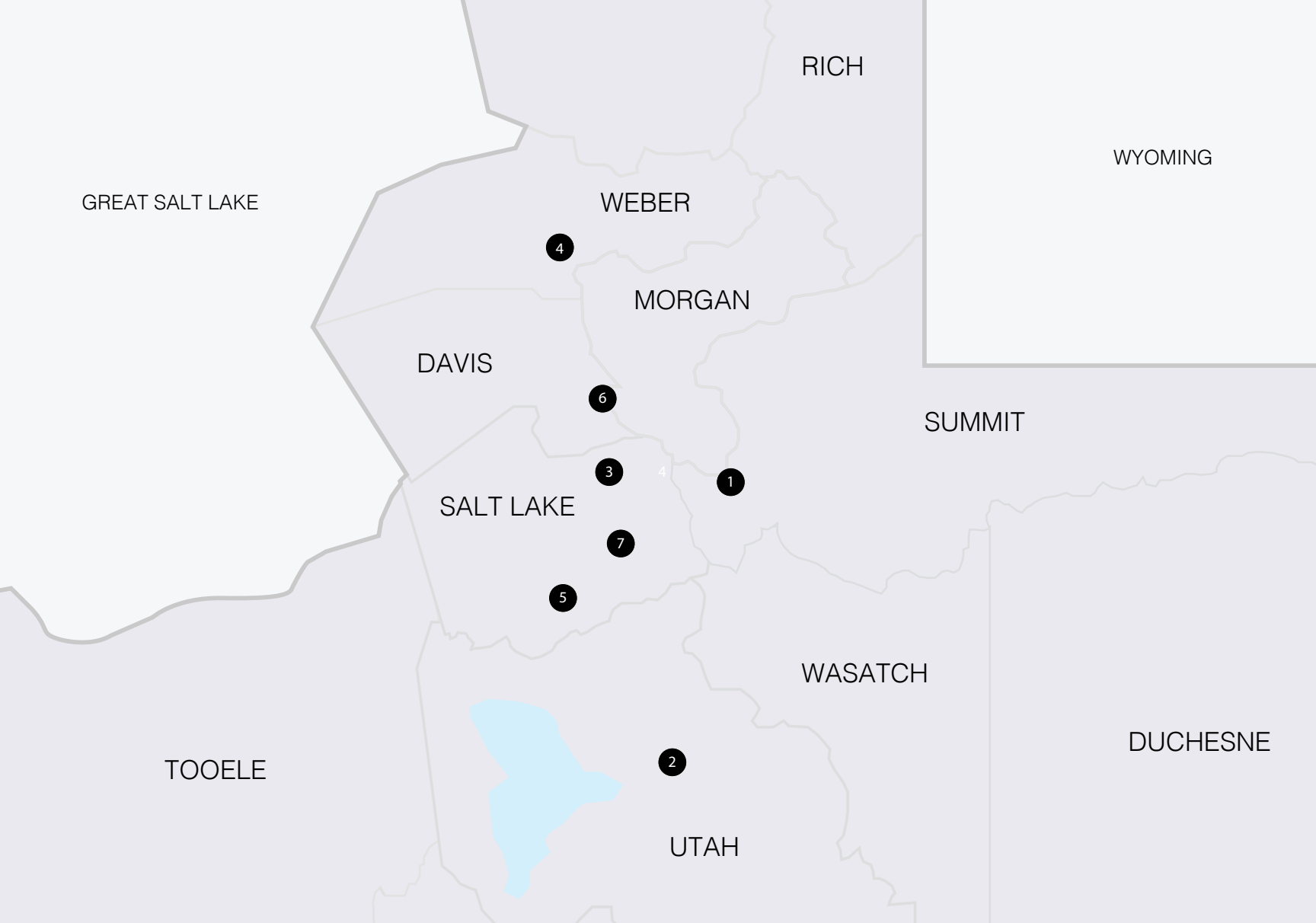
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Coldwell Banker Realty Office Directory

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1. Park City Newpark

1153 Center Drive
Unit G200
435.602.4800

2. Provo/Orem

354 W Center Street
801.434.5100

3. Salt Lake - Sugar House

2180 S 1300 East
Suite 140
801.488.5300

4. South Ogden

1104 Country Hills Drive
Ste. 300
801.476.2800

5. South Valley

75 E 12300
Suite 100
801.307.9400

6. Station Park

172 N East Promontory
Suite 280
801.295.2700

7. Union Heights

7730 Union Park Avenue
Suite 600
801.567.4000

Presented by Rae Stranc



GORGEIOUS CUSTOM HOME

3278 E HAWK DRIVE | SPANISH FORK | Price Upon Request

7br/8ba custom home w/ views of the mountains, valley & lake! Prestigious mountainside subdivision of Oakridge Cove! Open & spacious floorplan w/ lots of windows, natural light, 12' ceilings & marble surround fireplace. Every secondary bedroom is equipped w/ ceiling fan & its own bathroom. Office, gym & full bath on the 2nd level & there is a huge theater room in the basement w/ 2 storage rooms.



Rae Stranc
801.888.4525
Raeanne.Stranc@live.com
GotUtahHouse.com



HIGHLY SOUGHT-AFTER BELLEVUE DRAPER HOME

769 EAST MEDINA DRIVE | DRAPER | \$1,499,900

Relax, rejuvenate and de-stress in this one-owner, 6,207 sqft. grand 2-story home that brings nature inside w/ the large windows & spacious vaulted rooms, and guest suite apt. Enjoy a main floor master bedroom suite and gourmet kitchen. Children can easily walk to elementary, middle and high schools. Take the walking trail to the extra-large neighborhood park just 3 houses away.



Shelly Tripp

801.573.6400

shelly.tripp@cbrealty.com

PepperwoodRealEstate.com

Presented by Lauren McMullin and Cheryl Fine-Whitteron



LOVELY HOME IN THE HEART OF HOLLADAY

2120 E MARRWOOD CIRCLE | SALT LAKE CITY | \$1,350,000

5br/4ba thoughtfully designed home located in the heart of Holladay on an idyllic cul-de-sac cradled by towering Mt. Olympus. Updated open concept kitchen/family room. Features include quartzite countertops, hardwood floors, mature landscape with raised garden beds, main level primary en-suite, plus additional 2br/1.5ba. On the lower level is a flex space w/ a secondary kitchen plus 2br/1ba.



Lauren McMullin
801.808.6702
lauren.mcmullin@cbrealty.com



Cheryl Fine-Whitteron
435.225.2998
cheryl.finewhitteron@utahhomes.com



AMAZING LOCATION, MINUTES FROM SNOWBIRD!

3554 E DANISH RD | SANDY | \$875,000

Charming 6br/4.5ba home w/ beautiful views and a primary bedroom and fireplace on every level. This house features warm mahogany wood throughout, and an office on the main floor next to primary bedroom, with stunning views in every direction from the top floor. It includes a finished basement apartment with a plumbed kitchen area and two Tesla chargers in your garage.



Frank Belko
801.209.1278
frank.belko@cbrealty.com



Presented by Brian Clark



BEAUTIFUL RAMBLER WITH HALF-ACRE LOT

4067 W RED TAIL DRIVE | RIVERTON | \$850,000

6br/3.5ba home on 0.53-acre lot & 4-car garage. Large covered patio and RV pad. This home also boasts a main floor master suite, lots of cabinet space in the kitchen and a finished basement with a storage room, a cold storage room and a basement entrance to the backyard. Includes an approx. 27'x30' concrete pad for a standard basketball court. It is located close to shopping and highway access.



Brian Clark

801.599.3311

brianclarkutahhomes@gmail.com

UtahHomes.com/Brian.Clark



EDEN | \$1,500,000

4br/3.5ba home w/ spectacular Ogden Valley views. PowderOfEden.com

Lynn Griese 801.449.0854
Meredith Reed 435.571.1090



FARMINGTON | \$1,250,000

Designer's Own Home loaded with upgrades. Backyard features a covered deck and patio.

Dan Nix
801.898.4646 | dan.nix@CBRealty.com



SOUTH JORDAN | \$909,750

5br/3.5ba well-maintained, highly sought-after spacious home near Glenmoor Golf Club.

Thom Larson
801.598.5308 | thom.larson@cbrealty.com



SALT LAKE CITY | \$825,000

4br/2ba Home with finished basement & covered patio. Backyard backs up to Red Butte Creek and Miller Park.

Michelle Gilvear
801.694.2876 | michelle.gilvear@utahhomes.com



HEBER CITY | \$820,000

Beautiful 6br/4ba open concept home w/ a professionally landscaped, fully fenced yard & covered patio.

Amy Moody 801.259.3552
Kathleen Stone 801.556.0702



WEST JORDAN | \$816,999

5br/3ba home is impeccably clean w/ upgrades, a fireplace & three skylights throughout the home.

Joel E. Meza
801.382.9179 | joel.meza1@cbrealty.com

Featured Properties



SALT LAKE CITY | \$770,000

4br/2ba Holladay rambler with sun-filled addition and a beautiful yard with shade trees and fruit trees.

Ken & Ann Murdock

801.205.3700 | ken.murdock@utahhomes.com



CENTERVILLE | \$750,000

A wonderful 6br/3.5ba home meant for entertaining w/ open floorplan, multiple living areas & great yard!

Chance Hammock

801.872.4318 | chance.hammock@cbrealty.com



DRAPER | Price Upon Request

A gardener's dream home w/ storage, spacious deck, vaulted ceilings, new windows, & a big, beautiful yard.

Katie Olsen

801.699.5887 | Katie.Olsen@cbrealty.com



SALT LAKE CITY | \$724,900

Remodeled Bungalow in the High Aves with two-car garage and RV parking. Owner/agent.

Christina Dalton 801.560.3390

Reese Cerruti 801.414.9631



MURRAY | \$699,000

Spacious 4br/3ba on beautiful corner lot. Includes a large patio with a hand-crafted Koi Pond.

Sheena Sweeten

801.710.6831 | sheena.sweeten@cbrealty.com



SALT LAKE CITY | \$675,000

3br/2ba Victorian w/stained glass windows & fully enclosed backyard w/new fencing, large patio & gazebo.

Corey Hansen 801.455.8409

Lisa Hansen 801.455.0302



SYRACUSE | \$659,000

3br/3ba beautiful home on Glen Eagle Golf Course. Featuring a finished daylight walkout basement & more.

Cate Gentry

801.330.4311 | cate.gentry@cbrealty.com



GRANTSVILLE | \$650,000

4br/3ba rambler featuring a 3-car garage, vaulted ceilings, granite countertops & stainless appliances.

Alfredo Gonzalez

801.598.3132 | alfredo.gonzalez@cbrealty.com



SALT LAKE CITY | \$650,000

5br/2ba remodeled Sugarhouse bungalow w/new 1.5 car garage. Dark hardwoods! Charming yard w/shade tree.

Brady Oliver

562.762.5083 | brady.oliver@cbrealty.com



HERRIMAN | \$624,900

5br/3ba meticulously updated rambler in Rosecrest with remodeled kitchen and baths, solar & RV parking.

KK Chaplin

801.671.8186 | kathleen.chaplin@cbrealty.com



SALT LAKE CITY | Price Upon Request

3br/2ba home w/ open concept great room, master suite on main level & unfinished basement w/ walkout.

Jeff Geer

801.550.1369 | jlgeer@xmission.com



SANDY | Price Upon Request

4br/3.5ba rare move-in-ready find with passive income potential and renewable energy features in Sandy.

Michael Franz

801.837.6551 | michael.franz1@cbrealty.com

Featured Properties



SYRACUSE | \$570,000

Upgraded 5br/2.5ba home w/tall ceilings, large kitchen island, granite counters, mud room & 2 AC units.

Jessica Thompson

808.430.0090 | jessica.thompson@cbrealty.com



LAYTON | \$560,000

Gorgeous 4br/3ba rambler with remodeled kitchen and incredible views of the Wasatch Mtns. 2325East.com

Lynn Griesse 801.449.0854

Holly Sutton 435.714.0503



WEST JORDAN | \$550,000

6br/3.5ba beautiful 2-story home w/ open floor plan, fully finished basement & stunning kitchen.

Brady Oliver

562.762.5083 | brady.oliver@cbrealty.com



BLUFFDALE | Price Upon Request

Welcome to this fantastic like-new Bluffdale townhome in the Jefferson floorplan from Woodside Homes!

MOJO Real Estate Group

385.999.6656 | info@realestatewithMOJO.com



SALT LAKE CITY | \$520,000

4br/3ba retro-style home w/ large shady backyard, 2 decks & basement w/ family room & separate entrance.

Jimmy Wu

801.231.0365 | Jimmy.Wu@utahhomes.com



IVINS | \$519,900

3br/2ba custom home w/red rock views, spacious great room & kitchen/dining area perfect for entertaining.

Preston Burrell

801.550.4004 | preston.burrell@cbrealty.com



BLUFFDALE | \$500,000

3br/2.5ba modern & upgraded, end unit townhome with finished basement + wet bar. 2-car attached garage!

Raquel Taylor

801.502.7447 | raquel.taylor@cbrealty.com



TOOELE | \$485,000

6br/2ba rambler w/ open concept plan, vaulted ceilings, finished basement & patio w/ mountain views.

Kristi Nicholl Durrant

801.870.1443 | kristi.durrant@cbrealty.com



PANGUITCH | \$435,000

Enjoy a new construction feel without the wait. Top-of-the line finishes and attention to detail.

Michelle Sawyer

801.879.1538 | michelle.sawyer@cbrealty.com



SALT LAKE CITY | \$425,000

Lovely 4br/2ba rambler w/ a park-like yard w/ shed & pergola-covered patio, perfect for entertaining!

Kristi Nicholl Durrant

801.870.1443 | kristi.durrant@cbrealty.com



WEST VALLEY CITY | \$395,000

4br/2ba home w/ large windows, updated kitchen, ample storage & versatile yard w/ its original charm.

Brian Clinger

801.864.0899 | brian@utahpropertysource.com



EUREKA | \$347,500

4br/2ba well-maintained home w/vaulted ceilings, 2 living areas & landscaped backyard w/shed & apple tree.

Meadow Perides

801.787.0392 | meadow.perides@cbrealty.com

SELL YOUR HOME FOR MORE

Uniquely position your home to get noticed and sell quickly, for the best price*. With the property spotlight marketing plan, Coldwell Banker Realty agents can make your property shine like no other thanks to a proven marketing strategy. Contact us today to find out how.

ColdwellBankerHomes.com



*Based on Coldwell Banker Realty property spotlight marketing plan usage data from July 1, 2018 through December 31, 2021 with an average sales price of properties marketed through Listing Concierge of \$603,666. Results are not guaranteed.



LAYTON | \$650,000

5br/4ba home w/finished lower level & gazebo.

Linda Mandrow 801.243.7288
Danny Mandrow 801.231.6355



SALT LAKE CITY | \$650,000

Carefully crafted 4br/2ba bungalow w/ updates!

Lauren McMullin 801.808.6702
 lauren.mcmullin@cbrealty.com



WEST HEAVEN | \$639,000

3br/2.5ba with fenced yard & covered patio.

Rich Maxfield 801.920.4444
 richard.maxfield@cbrealty.com



SALT LAKE CITY | \$609,000

2br/2ba Stunning Renovation in Liberty Wells.

Katie Olsen 801.699.5887
 Katie.Olsen@cbrealty.com



SALT LAKE CITY | Price Upon Request

2br/2ba executive East Bench condo w/ great views.

Robynn Masters 801.652.4530
 robynn.masters@cbrealty.com



SOUTH SALT LAKE | \$599,999

3br/3ba 2-Story ENERGY STAR home w/ Mtn views.

Laxmi Connelley 801.856.8970
 laxmi.connelley@utahhomes.com



LAYTON | \$575,000

4br/2.5ba new 2-story home in prime location.

Shauna Larson 801.540.2355
 shauna@shaunalarson.com



LEHI | \$505,000

Stunning, updated townhome w/ high-end finishes.

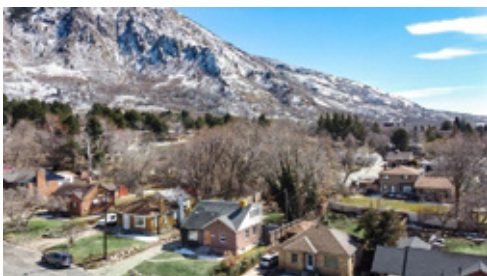
Bill Frandsen 801.814.0909
 billfrandsen88@gmail.com



ROY | \$484,900

4br/3ba home w/modern kitchen & private backyard.

CoDee Stephens 801.510.4440
 codees@comcast.net



OGDEN | \$479,900

5br/2ba Historic East Bench Charmer w/mtn. views.

CoDee Stephens 801.510.4440
 codees@comcast.net



LAYTON | \$475,000

Modern & spacious townhome w/ beautiful kitchen.

Jimmy Wu 801.231.0365
 Jimmy.Wu@utahhomes.com



NORTH SALT LAKE | \$460,000

2br/3ba modern updated townhome in North Salt Lake.

Wyatt Hendricks 801.819.6648
 wyatt.hendricks@cbrealty.com

Featured Properties



SOUTH JORDAN | \$455,000

Stunning 2br/2.5ba townhome w/ an open floorplan.

Christina Schmidt 801.472.7732
christinauhc@gmail.com



MURRAY | \$455,000

3br/2ba updated split entry home w/ Mtn views.

Jeff Tackett 801.556.2259
jeff.tackett@cbrealty.com



MIDVALE | \$439,000

2br/2ba Townhouse in the heart of Salt Lake Valley.

Tim McDavid 385.389.5107
tim.mcdavid@cbrealty.com



OGDEN | \$425,000

4br/2ba full-brick home on spacious lot w/ shop.

Justin Scott 801.458.8824
justin.scott@cbrealty.com



WEST VALLEY CITY | Price Upon Request

Spacious 3br/2.5ba townhome w/ loft & 2-car garage.

Jill Walton 801.554.7368
jill.walton@cbrealty.com



ROY | \$399,900

3br/2ba conveniently located single-level living.

Colton Griffin 801.690.4759
colton.griffin@utahhomes.com



LAYTON | \$390,000

3br/1.5ba home in the heart of Layton w/ large yard.

Cynthia Eck 801.803.9133
cynthia.eck@cbrealty.com



LAYTON | \$375,000

3br/2ba 2-story townhome full walkout.

Sylvia Giles 801.918.4227
sylvia.giles5@comcast.net



WEST POINT | \$310,000

2br/1ba home w/ new appliances & fenced yard.

Tina Belford 801.391.5509
tina.vial@cbrealty.com



MURRAY | \$275,000

2br/1ba Great end-unit condo, conveniently located.

Brenda Oliphant 435.830.3339
brenda.oliphant@cbrealty.com



SALT LAKE CITY | \$270,000

2br/1ba peaceful updated condo w/ private balcony.

Desmond Bawl 770.696.7574
desmond.bawl@cbrealty.com



BOUNTIFUL | \$229,900

2br/2ba home w/ open floor plan & natural lighting.

Michael Creger 801.201.0512
michael.creger@cbrealty.com



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Joyce Rey | CalRE#: 00465013 | D. 310.285.7529 O. 310.777.6200
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MIAMI BEACH, FL | \$25,000,000

Tatyana Ionin | D. 917.471.1005 O. 305.672.6300
Coldwell Banker Realty



HONOLULU, HI | \$25,000,000 FS

Tracy Allen | Lic#: RS-46610 | D. 808.927.6415 O. 808.596.0456
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HOPE RANCH, CA | \$21,500,000

Randy Solakian Estates Group | CalRE#: 00622258 | D. 805.886.6000 O. 805.969.0900
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CORONA DEL MAR, CA | \$19,995,000

Tim Smith | CalRE#: 01346878 | D. 949.478.2295 O. 949.644.1600
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PALM HARBOR, FL | \$7,600,000

Terry Tillung | D. 727.560.8819 O. 727.443.3320
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NEWTON, MA | \$7,500,000

Deborah M. Gordon | D. 617.974.0404 O. 617.731.2447
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SEDALIA, CO | \$7,250,000

Barb Riley | D. 303.548.0753 O. 303.758.7611
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BOSTON, MA | \$6,475,000

Lili Banani | Ellen Meyers | D. 617.407.0402 O. 617.266.4430
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BERNARDSVILLE BORO, NJ | \$6,250,000

Pam Tishman | D. 973.271.9079 O. 973.543.2552
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GREENWICH, CT | \$5,595,000

Amanda Lynch | D. 917.865.8598 O. 203.622.1100
Coldwell Banker Realty



HONOLULU, HI | \$5,588,000 FS

David Giang | Lic#: RS-77843 | D. 808.728.0988 O. 808.597.5550
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Hamptons International | 020.7265.6595



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Coldwell Banker Costa Smeralda | 39.392.913.8659



BRITISH COLUMBIA, CANADA | \$6,982,099
Jane Hoffman | 250.860.7500 | Coldwell Banker Jane Hoffman Realty



CABO SAN LUCAS, MEXICO | \$6,250,000
Enrique Vazquez | 52.1.624.141.7513 | Coldwell Banker Riveras



SCRUB ISLAND, BRITISH VIRGIN ISLANDS | \$4,000,000
Coldwell Banker Real Estate, BVI | 284.495.3000



GUANACASTE, COSTA RICA | \$2,350,000
Linda Gray | 949.344.1986 | Coldwell Banker Coast to Coast Properties

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