

MLS# 2114838

List Price: \$300,000  
Price Per: \$211  
DOM: 1  
Address: 3040 N 225 E  
NS/EW: 3040 N / 0 E  
City: Cedar City, UT 84721  
County: Iron  
Proj/Subdiv: CEDAR BEND  
Tax ID: B-1958-0035-000D  
Zoning: R3  
HOA Contact:  
HOA Amenities: Snow Removal; Water Paid  
Short Term Rental: No

Status: ACTIVE  
  
Entry Date: 10/01/2025  
  
Restrictions: No  
  
Est. Taxes: \$1,320  
HOA?: Yes, \$120/Month  
HOA Phone:  
  
ADU?: No  
  
Elem: Enoch  
Other Schl:

School Dist: Iron  
Sr High: Canyon View



Jr High: Canyon View Middle

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				K	B	F		
2	858	3	2	-	-	-	-	-	-	-	-	-
1	562	-	-	-	1	-	-	-	-	-	-	-
Tot	1,420	3	2	0	1	0	0	0	0	0	0	0

Type: Townhouse

Style: Townhouse;  
Row-mid

Year Built: 2021

Acres: 0.03

Deck | Pat: 0 | 0

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park:

Driveway:

Water:

Water Shares: 0.00

Spa?: No Community Pool?:No

Primary Level:

Senior Comm: No

Animals:

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof:

Heating:

Air Cond:

Floor:

Window Cov:

Pool?: No

Pool Feat:

Possession:

Exterior:

Has Solar?: No

Landscape:

**Remarks:** Move in ready! All appliances included! Enjoy the perfect balance of modern design and everyday convenience in this 3-bedroom, 2.5-bath townhouse. The open concept living space welcomes you with 9-foot ceilings, luxury vinyl plank flooring, and is highlighted by a stylish shiplap accent wall. The kitchen features quartz countertops, stainless steel appliances, gas range, subway tile backsplash, and soft-close cabinetry. Upstairs, the spacious master suite provides a private retreat with dual sinks, large shower and a walk-in closet. The two additional bedrooms are filled with natural light and views of the park located directly behind the townhome. Living here provides easy access to I-15, making your errands and commute a breeze. Come and see it today!

**Agt Remarks:** Vacant. Easy to show. Call Showing Time 800-746-9464 to schedule an appointment.

Owner: Shalece Reeves  
Contact:  
L/Agent: Misty Anderson  
L/Office: Covenant Real Estate

Contact Type: Agent  
Email: mistyarealtor@gmail.com  
  
Listing Type: Exclusive Right to Sell (ERS)  
Expiration Date: 09/30/2026

Ph 1:  
Ph:  
Ph: 435-704-8528

Special Owner Type:  
Ph 2:  
Mobile: 435-704-8528