



\$ 455,000

1307 W 1600 N, Provo, UT 84604

- » Beds: 5 | Baths: 3 Full
- » MLS #: 2022207
- » Single Family | 2,606 ft² | Lot: 8,712 ft²
- » More Info: 1307W1600N.IsForSale.com



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CHARMING 5-BEDROOM, 3-BATHROOM HOME IN THE HIGHLY SOUGHT-AFTER GRANDVIEW NEIGHBORHOOD! This delightful home is the perfect blend of classic charm and modern updates, nestled in one of Provo's most desirable areas. **RECENT UPDATES:** Newer furnace (1.5 years), newer roof (4 years), master bathroom (3 years), some sections of fence are brand new. **STYLISH 1960S-INSPIRED KITCHEN:** Step into a kitchen that celebrates retro style with original cabinets and counters, beautifully preserved and paired with modern conveniences including a gas range/stove. It's the perfect blend of nostalgia and functionality! **OUTDOOR SPACE PERFECT FOR ENTERTAINING:** Enjoy the privacy and beauty of a fully fenced, landscaped backyard with mature trees. The covered patio and pavilion create an ideal space for family gatherings, barbecues, and relaxation. **PRIME LOCATION:** This home is just a 5-minute walk to Westridge Elementary and the impressive Rotary Park, which features sports fields, 8 pickleball courts, tennis courts, playgrounds, restrooms, a sandpit, two baseball diamonds, and pavilions. **FOR COMMUTERS:** it's only a 3-minute walk to the UTA bus stop, with a quick 10-minute bus ride to Provo Central Station, connecting you to FrontRunner, UVX, and other UTA bus services for easy travel to North Utah County, Salt Lake City, Ogden, and beyond. **CONVENIENT ACCESS TO EVERYTHING:** Located minutes from Downtown Provo

