



9390 N CANYON WASH DR

EAGLE MOUNTAIN, UT 84005

\$925,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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EAGLE MOUNTAIN, UT 84005

Country Living with City-Style Comfort
1.48 Acres of Light, Luxury & Limitless
Potential in Eagle Mountain Welcome to
a home that lives as large as your
dreams. This 7-bedroom, 3-bathroom
retreat is nestled on a rare 1.48-acre
horse property with animal rights and
no HOA-offering the perfect mix of wide-
open freedom and thoughtful luxury. -
From the moment you step inside,
you're greeted by the main floor's open
circular concept, soaring 14-foot vaulted
ceilings, and an eye-catching fireplace
and built-in entertainment center that
anchors the living room and draws you
in with warmth and style.

Garage Count: 2 Car Garage,
Sewer: Public,
Fireplace Count: 2 Fireplaces,
Cooling: Central A/C,
Special Program: Global Luxury,
Heating Type: Forced Air

\$925,000



The entire space is drenched in natural light, thanks to oversized windows that bring the outside in. The primary suite on the main level is your personal sanctuary-complete with a soaking tub + fireplace, separate shower, and walk-in closet. The renovated secondary bathroom (2017) features a large walk-in shower, perfect for anyone needing mobility-friendly design. In the heart of the home, the updated kitchen (2018) boasts quartz countertops, a modern backsplash and sink, and stainless steel appliances-all designed to make gatherings and everyday living effortless. -Downstairs, the walkout basement is already plumbed for a second kitchen and offers 4 bedrooms, a full bathroom, and amazing storage space, making it ideal for multi-gen living, guest quarters, or your creative vision. -Outside, dream big with over 100 mature trees, space for a shop, RVs, horses, gardens, or an epic outdoor retreat. There's room to expand, play, and create the lifestyle you've always imagined. -Located in peaceful Eagle Mountain, you're just minutes from schools, shopping, and outdoor adventure-but miles away from ordinary. New carpet, new paint, new blinds, and a brand-new roof are on the way! Buyer to verify square footage. Owner-Agent.



