

698 FARMLAND DR

KAYSVILLE, UT 84037

\$1,080,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

698 FARMLAND DR

KAYSVILLE, UT 84037

Step into your own private resort, where luxury living meets unforgettable entertaining. The backyard is the showstopper- featuring a stunning three-years new 20 x 45 saltwater in-ground pool complete with a 4-foot tanning ledge, a waterslide, an automatic cover, and space for multiple water sports. Whether hosting large gatherings or enjoying a quiet evening, the expansive patio, including a covered dining patio and a striking 21 x 14 timber-beam pergola (with a gas line for a future fire feature), creates the perfect outdoor setting. A pool house pre-plumbed for water, sewer, and power offers the opportunity to add a bathroom, kitchenette, or both.

Sewer: Public,
Garage Count: 3 Car Garage,
Pool Description: Pool,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Heating Type: Forced Air

\$1,080,000



You will love the paver sidewalk along the back of the home, with matching pavers bordering the backyard flower beds. Raised garden beds complete this thoughtfully designed outdoor oasis. Inside, the home continues to impress with expansive, open entertaining spaces on both levels. The main-level great room features a full wall of windows overlooking the backyard, flooding the space with natural light and seamlessly connecting indoor and outdoor living. Custom floor-to-ceiling built-ins and a classic farmhouse-style shiplap fireplace add warmth and character. The gourmet kitchen is a true centerpiece, offering custom staggered cabinetry, quartz countertops, stainless steel appliances, a gas range, a corner pantry, and an oversized island with breakfast bar seating for five. Vaulted ceilings, a built-in desk, and a timeless glass tile backsplash complete the space. Retreat to the main-level primary suite, where vaulted ceilings, fresh neutral paint, and backyard views create a peaceful escape. The spa-inspired bath features an oversized, newly tiled shower, a corner jetted tub, quartz countertops, a private water closet, and a spacious walk-in closet.



Downstairs, the fully finished lower level is designed for hosting in style, with a massive gathering room including ample space for a pool table, stone accent wall, built-in media wall, and a sleek kitchenette with floating shelves, ample storage, and an undercabinet double beverage refrigerator-plus plenty of room for games, movie nights, or relaxing with friends and family. Situated on a .48-acre fully fenced, west-facing corner lot, the property also includes ample RV parking, a sports court with commercial-style lighting, and a charming farmhouse-style shed with 240V power. The fully finished, climate-controlled garage with its own thermostat is a standout, featuring epoxy floors, recessed lighting, built-in black cabinets, a workbench, a wall-mounted TV, and even an ergonomically designed dog-washing station with a sprayer. Additional highlights include a main-level laundry room with storage and a folding counter, a total of 7 bedrooms with one that has been converted to a home gym with a rubber floor, and premium mechanical upgrades such as a Noritz tankless water heater, water softener, pre-wired for a whole home generator, and a high-efficiency Daikin Fit HVAC system ensuring maximum and consistent comfort throughout each room of the home.



The value of the upgraded HVAC systems throughout the home is over \$40,000. Perfectly located with quick access to I-15 and the West Davis Corridor, and just around the corner from the scenic Rio Grande Trail, this exceptional property offers the ultimate blend of comfort, convenience, and resort-style living. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement. The seller has received multiple offers on this home and is currently reviewing them. Best and final offers are due by Wednesday, May 6th by 2pm for consideration.



