

# \$259,900 - 571 N Winchester Way, Kanab

MLS® #1408170

**\$259,900**

Bedroom, Bathroom,  
Empty Lots and Land on 0.28 Acres

La Estancia, Kanab, UT

Don't miss out on this opportunity to live in Kanab's premier community La Estancia! This larger lot is nestled next to the beautiful red cliffs of Kanab with views of the city and Tom's Canyon! Bring your own builder or use La Estancia's builder. Amenities include beautiful clubhouse with indoor/outdoor pools, fitness center & picnic area. Dog park for your furry friends, children's playground area, hiking & biking trails and open spaces. And di we mention the views! You can't hide the amazing red hills that wrap around the subdivision. Set on your patio and be take in the spectacular sunrise, sunset and endless night skies!

## Essential Information

MLS® #	1408170
Price	\$259,900
Acres	0.28
Type	Empty Lots and Land
Sub-Type	Single Family Lot
Status	Active

## Community Information

Address	571 N Winchester Way
Area	Kanab
Subdivision	La Estancia
City	Kanab
County	Kane



State	UT
Zip Code	84741

### Amenities

Utilities	Water Source: City/Municipal, Natural Gas: Not Available, Power Source: City/Municipal, Power: Line To Property, Sewer: Not Hooked-up, Internet: Fiber Optic, Propane: Available
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### Exterior

Exterior Features	Access- All Year, Curb & Gutter, Sidewalks, View of City, View of Mountains
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### School Information

Elementary	Kanab
Middle	Kanab
High	Kanab

### Additional Information

Date Listed	January 27th, 2023
Days on Market	469
Zoning	PUD
HOA Fees	56.00
HOA Fees Freq.	month

### Listing Details

This (property or listing) is courtesy of Berkshire Hathaway Home Services Utah Properties (Kanab)

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