

● Now Selling

theIVY Modern Townhomes

960 Grape Ivy Way, Millcreek, Utah 84106
Call: +1 385-252-HOME

3-4

Bedrooms

2.5-3

Bathroom

1622 - 2073

Total Square Footage

2

Car

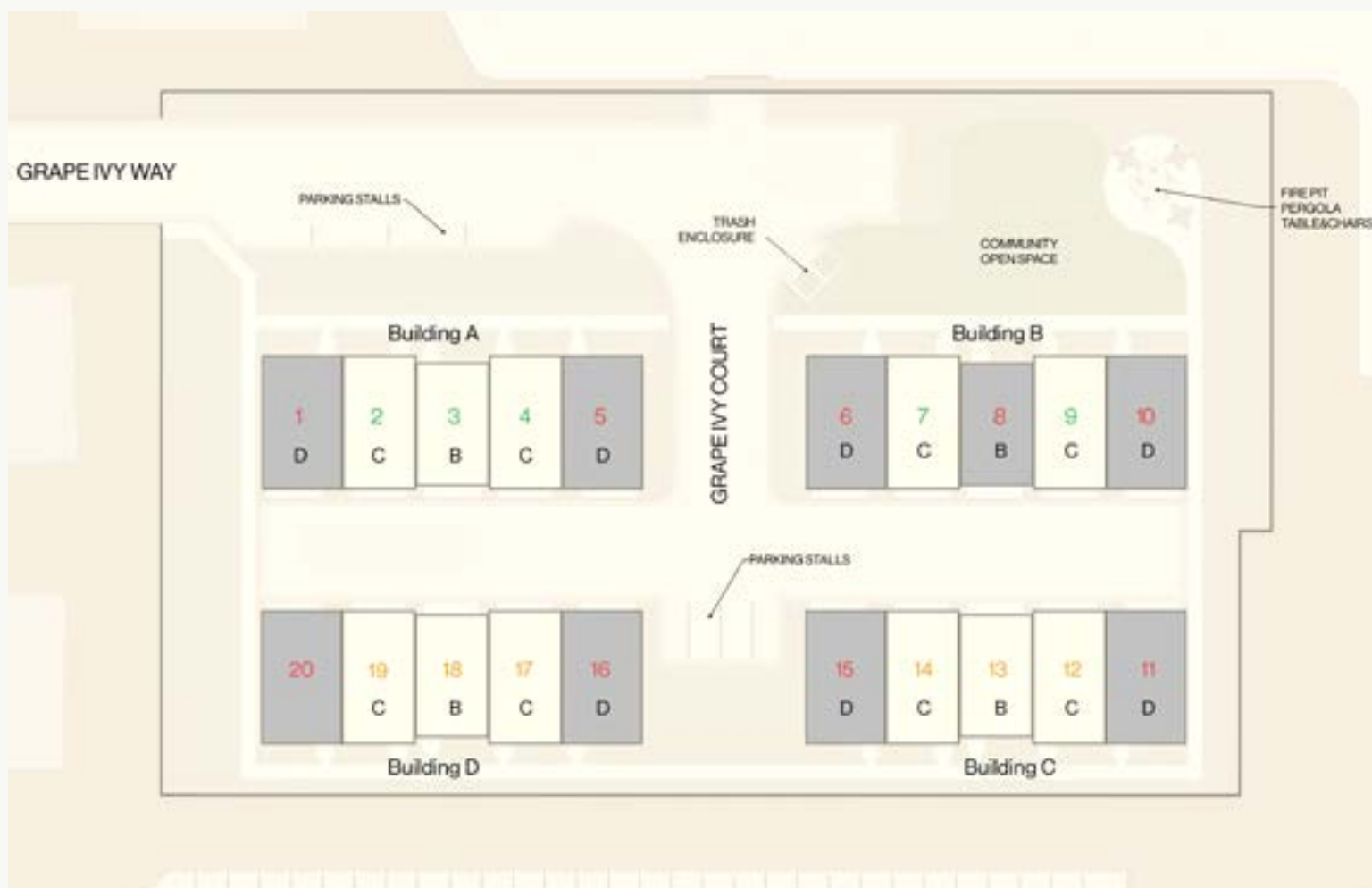
Garage Capacity

Contact Agent



Find your place.

Meet theIVY, the newest addition to the popular neighborhood of Millcreek.



● Move-In Ready

● Under Construction

● Sold

● Future Release

Unit Plans

Find the floor plan that fits your lifestyle.
This community offers modern townhomes.

Plan Name	Position	Total Square Feet	Bedrooms	Bathrooms	Floor Plan
Cambria B	Interior	1622 sqft	3	2.5	Explore Plan
Cambria C	Interior	1822 sqft	4	3	Explore Plan
Cambria D	Exterior	2073 sqft	4	3	Explore Plan



Unit Pricing

Last Revised: 7/2/26

Building A

● Move-in Ready				
\$555,000	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
Unit 2 Building A	4	3	1822 sqft	<u>Cambria C</u>
● Move-in Ready				
\$535,000	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
Unit 3 Building A	3	2.5	1622 sqft	<u>Cambria B</u>
● Move-in Ready				
\$555,000	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
Unit 4 Building A	4	3	1822 sqft	<u>Cambria C</u>

Unit Pricing

Last Revised: 7/2/26

Building B

● Under Construction				
\$565,000	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
	4	3	1822 sqft	<u>Cambria C</u>
Unit 7 Building B				

● Under Construction				
\$565,000	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
	4	3	1822 sqft	<u>Cambria C</u>
Unit 9 Building B				

Unit Pricing

Last Revised: 7/2/26

Building C

● Coming Soon				
Coming Soon	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
	4	3	1822 sqft	<u>Cambria C</u>
Unit 12 Building C				
● Coming Soon				
Coming Soon	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
	3	2.5	1622 sqft	<u>Cambria B</u>
Unit 13 Building C				
● Coming Soon				
Coming Soon	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
	4	3	1822 sqft	<u>Cambria C</u>
Unit 14 Building C				

Unit Pricing

Last Revised: 7/2/26

Building D

● Coming Soon				
Coming Soon	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
Unit 17 Building D	4	3	1822 sqft	Cambria C
● Coming Soon				
Coming Soon	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
Unit 18 Building D	3	2.5	1622 sqft	Cambria B
● Coming Soon				
Coming Soon	Bedrooms	Bathrooms	Square Footage	Floor Plan Type
Unit 19 Building D	4	3	1822 sqft	Cambria C

Community Details

HOA Information

Company	IAMHOA
Website	https://iamhoa.com
Phone Number	801 893 1755
E-mail	andrea@iamhoa.com
Set Up Fee	\$350
Reinvestment Fee/Transfer Fee	0.5% of home value
Monthly Fee	\$205
Includes	Common Areas, Landscaping, Grounds and Exterior Maintenance, Snow Removal on the Streets, Common Area Sidewalks, Driveways and Walks to Front Doors, Exterior Insurance, Water, Trash

Local Schools

School District	Granite School District
Elementary	Lincoln Elementary
Middle School	Evergreen Junior High School
High School	Olympus High School

Utilities

Culinary Water	Salt Lake City Public Utilities
Gas	Enbridge
Power	Rocky Mountain Power
Sewer	Mount Olympus Improvement District
Internet	Google Fiber



Curated by us, for you.

Discover refined living at theIVY with meticulously curated exterior and interior finishes that embody timeless elegance and modern luxury. Each living space is thoughtfully designed with carefully selected materials, colors, and textures, creating a sanctuary of sophistication and comfort for homeowners.

Color Package



Kitchen Backsplash
Daltile - Indoterra,
Riverbed 2 x 9"



Countertop
MSI - Alabaster White
3 cm Square Edge



Cabinets
Sauder - Hudson Oak
Flat Panel



Cabinet Hardware
Berenson
Polished Nickel



Flooring
LVP Flooring
Dwell - Cozy Taupe



Carpet
Dreamweaver
Pinpoint Topaz



Shower Surround
Whitewater Cultured Marble
White Subway Stamped Walls



Wall Paint/Accent Door
Sherwin Williams
Snowbound/Amazing Gray



Pendant Lights
Savoy House
Polished Nickel



Bath Vanity Light
Vaxcel - Webster Two Light
Polished Nickel



Sink Faucet
Trinsic Single Handle Pull-Down
Matte Black



Vanity Faucet
Peerless
Ezra - Matte Black

Included Appliances



GE Fridge
GFE26JY



GE 30" Chimney Hood
JWV5301SJSS



GE 30" Gas Range
JGSS66SELSS



GE Stackable Washer & Dryer
GFW510SC, GFD55ESS



GE Dishwasher
GDT535PS



GE Microwave with Trim Kit
PEB7227ANDD, JX7230SLSS

Included Features

Below is a list of features included in the base price of your home.

DESIGN

9' ceilings on 1st and 2nd floors, 8' on 3rd floor
Elegant entry door with deadbolt
Contemporary door casings and baseboard moldings
Half-wall with decorative cap (per plan)
LVP floors in main floor living areas
Wall to wall carpeting in bedrooms
Designer-curated light fixture package
Front door knob and interior hardware in black
Square drywall corners
Hand trowel interior wall texture and textured ceilings
2-Tone interior paint
Smoke and combination smoke/CO detector(s)
Stainless steel appliances including slide-in range, refrigerator
White front-load laundry
Delta® faucets
Stainless steel undermount single basin kitchen sink
42" upper cabinets
3 cm Quartz countertops
Recessed can lighting in kitchen and family room
Convenient pre-plumbed water line for automatic ice maker
Fiberglass pan with drain under washer and dryer
Light filtering - White roller shade window coverings

BEDROOM & BATHROOM

Primary double-sink vanity (per plan)
Undermount square sinks
Quartz countertops
Tub/shower combination in secondary bathrooms
Primary walk-in closet
Primary walk-in shower with cultured marble
Cabinet sink in powder room (per plan)
Full euro shower glass in primary shower (per plan)
Framed vanity mirror
Elongated toilets in all baths

EXTERIOR

Brick masonry, lap siding with board & batten accents, stucco
2x6 exterior wall construction
Maintenance-free soffit and fascia
Weather stripping on all exterior doors
Insulated two car garage door with coach lights
Garage door with opener and two remotes
One exterior water faucet
One exterior weatherproof electrical outlet

GREEN LIVING

Energy efficient forced air HVAC system
Programmable thermostat
Energy efficient air conditioning unit
Insulation: R-19 batts in exterior walls, R-11 batts in party walls, R-42 rated ceiling insulation on 3rd floor
Energy efficient lighting
Dual glazed Low-E, high efficiency vinyl windows
Energy efficient electric water heater
Water saving plumbing fixtures
Pre-wired for Level 2 EV Charger

LOW VOLTAGE TECHNOLOGY PACKAGE

Low voltage panel
(2) TV + (2) Data lines (location per plan)
Decora "rocker" light switches

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Disclaimer

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