



B U Y E R P A C K A G E

396 W 1130 N

Sunset, Utah 84015

\$429,999

5 BED · 3 BATH · 2,350 SQ FT · .21 ACRE · ALL BRICK

Inside: home details, photo tour, video tour code, Sunset guide, showing checklist & contact
sunsetut.com · The Haws Group · 801-915-4315

What you are walking through

5

BEDROOMS

3

BATHROOMS

2,350

SQ FT

.21 ac

LOT

ABOUT THE HOME

Move-in ready all-brick rambler on a fully fenced .21-acre lot in Sunset, Utah. Five bedrooms, three bathrooms and 2,350 square feet of light-filled living space, with a new sewer line, new air conditioning and a new furnace already handled. An updated kitchen, fireplace living room and generous backyard round it out — minutes to Hill Air Force Base, I-15 and the Denver & Rio Grande rail trail.

RECENT UPDATES

- New sewer line
- New air conditioning
- New furnace
- All-brick exterior
- Updated kitchen & baths
- Fully fenced backyard
- Finished lower level
- Attached garage + RV parking

LISTING DETAILS

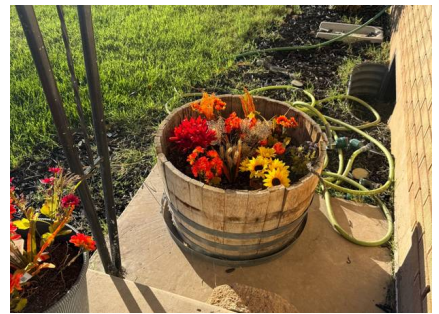
List price	\$429,999
Bedrooms	5
Bathrooms	3
Square feet	2,350
Year built	1960
Lot size	.21 acre
MLS #	2164911

NEXT STEPS

1. Scan the showing code or call to pick a time that works for you.
2. Bring your lender's pre-approval so an offer can move quickly.
3. Walk the yard and lower level twice — note anything you want re-checked.
4. Ask for the full 23-page brochure with floor plans and every photo.

PHOTO TOUR

396 W 1130 N · Sunset, Utah



Fresh curb appeal, updated kitchen, fireplace living room, bedrooms and baths.

All 37 photos, floor plans and the full description: sunsetut.com

VIDEO TOUR

Walk the home in 26 seconds

Point your phone camera at the code below to watch the video walk-through: the fresh flower planters at the front door, the updated kitchen, the fireplace living room, the bedrooms and the updated baths. No app needed, and nothing to sign up for.



sunsetut.com/#video-tour

Or type that address into any browser.

ALSO ONLINE

- Full listing and 37 photos — sunsetut.com
- 23-page brochure with floor plans — sunsetut.com/396-W-1130-N-Brochure.pdf
- 2-page flyer — sunsetut.com/396-W-1130-N-Flyer.pdf
- Living in Sunset, Utah buyer guide — sunsetut.com/homes-for-sale-sunset-utah

Why buyers choose this area

Sunset is a one-square-mile city in northern Davis County, Utah. Every street address inside city limits uses ZIP code 84015, and the area is known for affordable brick rambler-style homes, a short commute to Hill Air Force Base, and quick access to I-15.

M A R K E T S N A P S H O T

5,567 Population

\$74,250 Median household income

\$379,312 Average home value

\$370,000 Median sold price

69.4% Owner-occupied

~32 Homes on market

P A R K S & R E C R E A T I O N

Sunset Park — ballfields, playground & walking path

Denver & Rio Grande Rail Trail — paved corridor

Hill AFB West Gate — ~10 min from most streets

S C H O O L S

Davis School District

Doxey Elementary

North Davis Junior High

Clearfield High School

C O M M U T E

I-15 — about 5 minutes east

Downtown Ogden — ~15 minutes north

Salt Lake City — ~30 minutes south

FrontRunner Clearfield station — nearby

Figures sourced from public records and local-market estimates as of 2026.

Full local guide: [sunsetut.com/homes-for-sale-sunset-utah](https://www.sunsetut.com/homes-for-sale-sunset-utah)

SHOWING CHECKLIST

Take notes while you walk the home

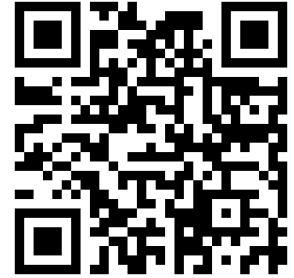
Check each item and jot questions to ask your agent.

- | | | | |
|---|-------|--|-------|
| ☐ Driveway & garage condition | _____ | ☐ Roof / gutters / exterior brick | _____ |
| ☐ Front entry & door hardware | _____ | ☐ Kitchen appliances & counters | _____ |
| ☐ Cabinet & flooring condition | _____ | ☐ Fireplace & living-room layout | _____ |
| ☐ Windows & natural light | _____ | ☐ Primary bedroom size & closet | _____ |
| ☐ Bathroom fixtures & water pressure | _____ | ☐ Additional bedrooms | _____ |
| ☐ Lower-level living space | _____ | ☐ Furnace / AC / electrical panel | _____ |
| ☐ Backyard fencing & landscaping | _____ | ☐ Storage / shed / RV parking | _____ |
| ☐ Street noise & neighbor proximity | _____ | | |

QUESTIONS TO ASK

- ☐ How old is the roof, HVAC and water heater?
- ☐ Have there been any recent inspections or repairs?
- ☐ What is included in the sale?
- ☐ Are there any HOA or city restrictions?

sunsetut.com/#schedule



YOUR NOTES

396 W 1130 N · Sunset, UT 84015 · 5 bed · 3 bath · 2,350 sq ft · MLS # 2164911