

# FOR SALE

## Residential Treatment / Assisted Living Center

217 E Scenic Peak Cove  
Draper, UT 84020

# \$1,900,000

- 7,900 SF of living space on a 0.46-acre lot.
- 13 bedrooms and 13 full bathrooms.
- Current licensing in place as a Youth Residential Treatment Center with 16 beds as PRTF, plus 10 desks for PHP and IOP.
- Elevator, full fire suppression, and ADA-accessible features.
- Nearly all bedrooms are en-suite with kitchenettes.
- Mountain views, full landscaping, covered patio/deck, and attached garage.



### PROPERTY INFORMATION

Positioned on a quiet cul-de-sac in Draper, this expansive 7,900 SF property offers exceptional versatility and a strong foundation for behavioral treatment. Originally modified from a luxury residence into an assisted living center, the home now features thoughtful retrofits including an elevator, full fire suppression system, ADA accessibility, and nearly all en-suite bedrooms with kitchenettes.

This property is well suited for Adult RTC, sober living, group home, skilled nursing, memory care, assisted living, multigenerational living, or short-term rental/income use such as Airbnb, VRBO, or traveling nurse housing. With its size, layout, and accessibility upgrades, it stands out as a rare turnkey opportunity in a highly desirable Draper setting.



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