

# AZALEA - IVINS

350 WEST OLD HIGHWAY 91  
IVINS, UT

435-228-7858

## AMENITIES

- Community Pool & Hot Tub
- Nearby Parks, Trailheads, Restaurants & Grocery Stores
- 2 Minutes from Fire Lake Reservoir
- 8 Minutes from Snake Hollow Bike Park
- 8 Minutes from Black Desert Resort & Golf Club
- 10 Minutes from Tuacahn Amphitheater
- 20 Minutes from Utah Tech University
- 1 Hour from Zion National Park
- 2.5 Hours from Lake Powell

## HOA INFORMATION

Reinvestment fee of .5%  
\$153/month

### AZALEA HOA:

azaleatownhomes@hoaliving.com

You can set up auto-pay through your portal at [portal.hoaliving.com](http://portal.hoaliving.com), then select Azalea. Contact your HOA for more details.

## PUBLIC SCHOOLS

### RED MOUNTAIN ELEMENTARY (K-5)

263 200 S, Ivins, UT 84738

### LAVA RIDGE INTERMEDIATE (6-7)

2425 Rachel Dr, Santa Clara, UT 84765

### SNOW CANYON MIDDLE (8-9)

1215 Lava Flow Dr., St. George, UT, 84770

### SNOW CANYON HIGH (10-12)

1385 N 2400 W, St. George, UT, 84770

## NEARBY PLACES

### BLACK DESERT RESORT & GOLF (3.7 mi)

1500 E Black Desert Dr., Ivins UT 84738

### IVINS CITY HALL (1.5 mi)

85 Main St., Ivins, UT 84738

### US POST OFFICE (2.8 mi)

1400 Chapel Street, Santa Clara, UT 84765

## UTILITIES

### GAS

Dominion Energy  
800-323-5517

### ELECTRICAL

Rocky Mountain Power  
888-221-7070

### INTERNET

CenturyLink  
800-244-1111

### CITY UTILITIES / GARBAGE

(Garbage services included in HOA)

Water, Sewer, and Storm Water utilities require account setup through Ivins City Utility services.

Online sign up - <https://www.ivins.com/2020-utility-services/>



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## COMMUNITY FEATURES

### STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Upgraded Carpet with High-Quality 8 lb. Padding
- Beautiful Upgraded LVP Flooring
- Designer-Selected Satin Nickel Lighting Fixtures
- Wholly Smooth Drywall Finish
- One-Tone Paint
- Satin Nickel Door Hardware
- Smoke and Carbon Monoxide Detectors

### TIMELESS EXTERIORS

- Premium Exterior Siding Material (as Per Plan)
- Low-Emissivity White Windows
- Window Coverings
- Spacious Two Car Garage
- Keyless Entry to Garage
- 8' Tall Garage Doors with Opener
- Tile Roofing
- Painted Garage with Electrical Outlets and Lighting
- One Hose Bib in Garage
- Desertscape Front Yard with Drip System

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Extended Height Cabinetry
- Quartz Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a 5' Kitchen Island
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Double Basin Sink
- Premium Faucet with a Pull-Out Sprayer
- Long Lasting, Energy-Efficient LED Lights in Kitchen
- Plumbed Water Line to Refrigerator

### LUXURIOUS BATHROOMS

- Primary Bathroom Quartz Vanity with Double Sinks
- Primary Bathroom 30" Fiberglass Tub/Shower
- Secondary Bathroom 30" Fiberglass Tub/Shower
- Elongated Toilets Throughout
- Quartz Countertops Throughout

### SMART HOME AUTOMATION

- Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, 220 Volt Outlet in Garage, & MyQ Smart Garage Door Opener

### QUALITY CONSTRUCTION

- Guaranteed One Year Builder Warranty
- Constructed with Visionary Homes' reputable "Tight-Fit Method"
- Foam Barrier Around Doors and Windows
- Water Softener Rough-In
- R-50 Ceiling / R-19 Wall Insulation
- Energy Efficient Double Pane Windows
- 80% Efficient Furnace
- 50 Gallon Water Heater
- A/C Condenser Complete

