

DESERT COLOR - ST. GEORGE (CONDOS)

6051 S SILVER BIRCH LANE
ST. GEORGE, UT

801-210-0985

AMENITIES

- 2.5 Acre Recreational Lagoon
- Nearby Golf Entertainment
- Pickleball Courts, Community Trails, and Parks
- Future Shopping & Dining within the Community
- 10 Minutes to Red Cliffs Mall
- 13 Minutes from Utah Tech University
- 13 Minutes from the St. George Airport
- 1 Hour from Zion National Park
- 2.5 Hours from Lake Powell

HOA INFORMATION

\$3,000 Reinvestment Fee | \$300 HOA Setup Fee | \$336/month

DESERT COLOR COMMUNITY ASSOCIATION - MASTER HOA

Suzanne Archibald
desertcolorca@ccmcnet.com
435-562-5483

SAGE HAVEN CONDOS - SUB ASSOCIATION

Community Association Management (CAM)
sagehavenatdesertcolor@hoaliving.com
435-674-2002

PUBLIC SCHOOLS

FREEDOM PREPARATORY ACADEMY (K-5 Public Charter School)

5690 Carnelian Pkwy., St. George, UT, 84790

DESERT CANYONS ELEMENTARY (K-5)

3101 Rimrunner Dr., St. George, UT, 84790

SUNRISE RIDGE INTERMEDIATE (6-7)

3167 S 2350 E, St. George, UT 84790

DESERT HILLS MIDDLE (8-9)

936 East Desert Hills Dr., St. George, UT, 84790

DESERT HILLS HIGH (10-12)

828 Desert Hills Dr. E, St. George, UT, 84790

CARREER TECH HIGH (10-12)

1001 White Dome Dr., St. George UT, 84790

NEARBY PLACES

BLOOMINGTON COUNTRY CLUB (4.5 mi)

3174 S Bloomington Dr. E, St. George, UT 84790
435-673-4687

BIGSHOTS GOLF (1.3 mi)

1108 W Black Mtn. Dr., St. George UT 84790
435-900-3440

US POST OFFICE (7.5 mi)

1150 E Riverside Dr, St. George, UT 84790

UTILITIES

ELECTRICAL

Dixie Power
dixiepower.com

INTERNET

Included in HOA
435-231-5773

UTILITIES / GARBAGE

(Water, Garbage, Sewer and Storm Water services included in HOA)



*Visionary Homes reserves the right to change prices without notice. Approximate square footage and options shown in plan may not be included in base price.

SCAN FOR MORE INFO
435.228.4702
visionaryhomes.com



Desert Color Condos

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COMMUNITY FEATURES

STUNNING INTERIORS

- 9' Ceilings
- Upgraded Carpet with High-Quality 8 lb. Padding
- Beautiful Upgraded LVP Flooring
- Designer-Selected Lighting Fixtures
- Wholly Smooth Drywall Finish
- One-Tone Paint
- Matte Black Hardware Throughout
- Smoke and Carbon Monoxide Detectors

TIMELESS EXTERIORS

- Premium Exterior Siding Material (as Per Plan)
- Low-Emissivity White Windows
- One Car Garage
- Keyless Entry to Garage
- 8' Garage Door with Opener
- Tile Roofing
- Painted Garage with Electrical Outlets and Lighting
- Window Coverings Included

PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Extended Height White Shaker Cabinets
- Durable Quartz Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a 5' Kitchen Island
- Quality Stainless Steel Electric 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 Single Sink
- Primary Bathroom Tile Shower Surround (Levels 2 & 3 Only)
- Primary Bathroom Walk-In Closet
- Secondary Bathroom 30" Fiberglass Tub/Shower
- Elongated Toilets Throughout
- Quartz Countertops Throughout
- Beautiful White Cabinets

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

HOME AUTOMATION

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



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