

DESERT COLOR - ST. GEORGE (TOWNHOMES)

435-228-4702

6005 S CARNELIAN PARKWAY
ST. GEORGE, UT

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

\$1,000 Reinvestment Fee
\$175 HOA Setup Fee
\$220/month

DESERT COLOR COMMUNITY ASSOCIATION

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

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

CAREER 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 (1.5 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

GAS

Dominion Energy
800-323-5517

ELECTRICAL

Dixie Power
dixiepower.com

INTERNET

Included in HOA
435-231-5773

UTILITIES / GARBAGE / RECYCLING

Water, Garbage, Sewer, and Storm Water services
St George Utilities
sgcity.org/utilities



*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



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COMMUNITY FEATURES

STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Level 2 Carpet with High-Quality 8 lb. Padding
- Beautiful LVP Flooring
- Designer-Selected Lighting Fixtures
- Satin Nickel Light Fixtures
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- Split Shelving in Bedroom Closets
- Satin Nickel Door Hardware
- Smoke and Carbon Monoxide Detectors

TIMELESS EXTERIORS

- Premium Exterior Siding Material (as Per Plan)
- Low-Emissivity White Windows
- Spacious Two Car Garage
- Keyless Entry to Garage
- 8' Tall Garage Doors with Opener
- Tile Roofing
- Painted Garage with Electrical Outlets and Lighting
- One Freeze-less Hose Bib in Garage
- Two Weatherproof Electrical Outlets
- 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 Two Bowl Sink
- Premium Faucet with a Pull-Out Sprayer
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Plumbed Water Line to Refrigerator

LUXURIOUS BATHROOMS

- Primary Bathroom Quartz Vanity with Single Sink
- Primary Bathroom 30" Fiberglass Tub/Shower
- 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"
- CAT6 Foam Barrier Around Doors and Windows
- R-50 Ceiling / R-19 Wall Insulation
- Energy Efficient Double Pane Windows
- 80% Efficient Furnace
- 50 Gallon Water Heater
- A/C Condenser Complete

SMART 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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