

DESERT COLOR - ST. GEORGE (TOWNHOMES)

6005 S CARNELIAN PARKWAY
ST. GEORGE, UT

435-228-4702

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
\$212/month

DESERT COLOR COMMUNITY ASSOCIATION

Suzanne Archibald
desertcolorca@ccmcnet.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



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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.

