

# 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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