

# DESERT COLOR - ST. GEORGE

6045 JASPER RIDGE DRIVE  
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

\$1,000 Reinvestment Fee  
\$125 HOA Setup Fee  
\$150/month

### DESERT COLOR COMMUNITY ASSOCIATION

Suzanne Archibald  
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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

## 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

**CENTURYLINK/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

- LED Disk Lights Throughout
- Large Windows for lots of Natural Light
- Open Concept Layouts
- 9' Ceilings on Main Floor
- 10'-12' Entries (Per Plan)
- 5" Large Baseboards
- Wholly Smooth Drywall Finish
- Stain Resistant Carpet with 8 lb Pad
- Upgraded Laminate Flooring
- Multiple Styles of Tile to Choose From
- Choice of Lighting Fixtures
- 8' Tall Front Doors
- Multiple Choices for Interior Door Style
- Central Air Conditioning
- Rocker Switches

### TIMELESS EXTERIORS

- Multiple Styles of Exterior Elevations & Finishes
- 8' Tall Garage Doors with Opener
- Tile Roofing
- One Tone Painted Garage
- Three Garage Electrical Outlets
- Covered Backyard Patio
- 6' Wide Sliding Patio Door
- Desertscape Front Yard Landscaping
- Block Walls Surrounding Sides & Back of Home
- Full Rain Gutters that run to a Drain

### PRESTIGIOUS KITCHEN

- Cabinets with Crown Molding
- Large Pantry (Per Plan)
- Granite Countertops
- 5' Kitchen Island
- Stainless Steel Gas Appliances
- 8" Deep Double Basin Stainless Steel Sink
- LED Lights in Kitchen

### LUXURIOUS BATHROOMS

- Primary Bathroom Vanity with Single Sink and Tile Flooring
- Primary Suite Walk-In Closet
- Primary Bathroom Euro Shower Door
- Primary Bathroom Zero Drop Entry Shower (Main Level Only)
- Secondary Bathroom 30" Fiberglass Tub/Shower
- Secondary Bathroom LVP Level 2 Flooring
- Granite Countertops
- Elongated Toilets

### QUALITY CONSTRUCTION

- Guaranteed One Year Warranty
- 80% Efficient Furnace
- Radiant Barrier in Attic
- 2x6 Exterior Walls
- 50 Gallon Water Heater
- Water Softener Rough-In
- Visionary "Tight-Fit" Method

### HOME AUTOMATION

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



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