

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
\$160/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

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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