

DIVARIO - ST. GEORGE

2726 W BRENTA WAY
ST. GEORGE, UT

435-241-3646

AMENITIES

- Serene Location with Mountain Views nearby to Hiking and Outdoor Adventure
- Near Downtown St. George with Shopping, Dining, Entertainment, and Top-Rated Schools
- 3 Minutes from Sunbrook Golf Course
- 13 Minutes to Utah Tech University
- 19 Minutes from Tuacahn Amphitheater
- 20 Minutes from Fire Lake Reservoir
- 20 Minutes to Red Cliffs Mall
- 1 Hour from Zion National Park
- 2.5 Hours from Lake Powell

HOA INFORMATION

\$100 Capitalization Fee
\$15/month HOA assessments

TERRA WEST MANAGEMENT SERVICES

Bailey Tait
btait@terrawest.com
435-674-4633

PUBLIC SCHOOLS

ARROWHEAD ELEMENTARY (K-5)

545 Arrowhead Trail, Santa Clara, UT 84765
435-674-2027

TONAQUINT INTERMEDIATE (6-7)

1210 W Curly Hollow Dr., St. George, UT 84770
435-688-2238

DIXIE MIDDLE (8-9)

929 S 100 E St. George, UT, 84770
435-628-0441

DIXIE HIGH (10-12)

350 E 700 S, St. George, UT, 84770
435-673-4682

NEARBY PLACES

SUNBROOK GOLF CLUB (1.4 mi)

2366 W Sunbrook Dr., St. George UT 84770
435-627-4400

THUNDER JUNCTION ALL ABILITIES PARK (4.5 mi)

1851 S Dixie Dr., St. George UT 84770

POST OFFICE (5.1 mi)

180 N Main Street, St. George UT 84770
800-275-8777

UTILITIES

GAS

Dominion Energy
800-323-5517

TDS / INTERNET

Cable, WIFI TV, Internet, Phone Services
435-319-4616

UTILITIES / GARBAGE / RECYCLING

(Water, electrical, garbage, storm water, and sewer 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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EQUAL HOUSING
OPPORTUNITY

Divario Community Map