

DIVARIO - ST. GEORGE

2617 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/



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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

