

ALAIA - WASHINGTON

1009 E MALIBU LANE
WASHINGTON, UT

435-265-3042

AMENITIES

- Pool & Lazy River within the Community
- Future Community and Fitness Center, Infinity Pool, and Pickleball Courts
- 15 Minutes to Sand Hollow Resort & Golf Club
- 16 Minutes to Green Spring Golf Club
- 15 Minutes to Utah Tech University
- 15 Minutes to Red Cliffs Mall
- 19 Minutes from Sand Hollow Reservoir
- 30 Minutes from Tuacahn Amphitheater
- 1 Hour from Zion National Park
- 2.5 Hours from Lake Powell

HOA INFORMATION

.65% Reinvestment Fee
\$95/month HOA assessments

Includes: Pool, lazy river, trails, community and common area maintenance, and future improvements

PUBLIC SCHOOLS

MAJESTIC FIELDS ELEMENTARY (K-5)
675 Majestic Dr, Washington, UT 84780
+1 435-634-7005

WASHINGTON FIELDS INTERMEDIATE (6-7)
322 W 3090 S, Washington, UT 84780
+1 435-634-7020

CRIMSON CLIFFS MIDDLE (8-9)
4280 Crimson Cliffs Wy, Washington, UT 84790
+1 435-634-7010

CRIMSON CLIFFS HIGH (10-12)
4430 S Crimson Cliffs Wy, Washington, UT 84780
+1 435-634-7015

NEARBY PLACES

STAHOLI FAMILY FARMS (1.8 mi)
3400 S Washington Fields Rd, Washington UT 84780
435-673-4096

SAND HOLLOW RESERVOIR (9.9 mi)
3351 Sand Hollow Rd, Hurricane UT 84737

SAND HOLLOW GOLF CLUB AND RESORT (10.5 mi)
5662 West Clubhouse Drive, Hurricane, UT 84737
435-656-4653

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)
Washington City Utilities
<https://washingtoncity.org/services/utilitybilling>

**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](https://www.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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