

# 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](http://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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