

# DESERT COLOR - ST. GEORGE (TOWNHOMES)

6005 S CARNELIAN PARKWAY  
ST. GEORGE, UT

435-228-4702

## 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  
\$175 HOA Setup Fee  
\$212/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

### CAREER TECH HIGH (10-12)

1001 White Dome Dr., 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

### INTERNET

Included in HOA  
435-231-5773

### UTILITIES / GARBAGE / RECYCLING

Water, Garbage, Sewer, and Storm Water services  
St George Utilities  
sgcity.org/utilities



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## COMMUNITY FEATURES

### STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Level 2 Carpet with High-Quality 8 lb. Padding
- Beautiful LVP Flooring
- Designer-Selected Lighting Fixtures
- Satin Nickel Light Fixtures
- Wholly Smooth Drywall Finish
- One-Tone Paint in Standard Living Areas
- Split Shelving in Bedroom Closets
- Satin Nickel Door Hardware
- Smoke and Carbon Monoxide Detectors

### TIMELESS EXTERIORS

- Premium Exterior Siding Material (as Per Plan)
- Low-Emissivity White Windows
- Spacious Two Car Garage
- Keyless Entry to Garage
- 8' Tall Garage Doors with Opener
- Tile Roofing
- Painted Garage with Electrical Outlets and Lighting
- One Freeze-less Hose Bib in Garage
- Two Weatherproof Electrical Outlets
- Desertscape Front Yard with Drip System

### PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Extended Height Cabinetry
- Quartz Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a 5' Kitchen Island
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Two Bowl Sink
- Premium Faucet with a Pull-Out Sprayer
- Long Lasting, Energy-Efficient LED Lights in Kitchen and Over Sink
- Plumbed Water Line to Refrigerator

### LUXURIOUS BATHROOMS

- Primary Bathroom Quartz Vanity with Single Sink
- Primary Bathroom 30" Fiberglass Tub/Shower
- Primary Bathroom Walk-In Closet
- Secondary Bathroom 30" Fiberglass Tub/Shower
- Elongated Toilets Throughout
- Quartz Countertops Throughout
- Beautiful White Cabinets

### QUALITY CONSTRUCTION

- Guaranteed One Year Builder Warranty
- Constructed with Visionary Homes' reputable "Tight Fit Method"
- CAT6 Foam Barrier Around Doors and Windows
- R-50 Ceiling / R-19 Wall Insulation
- Energy Efficient Double Pane Windows
- 80% Efficient Furnace
- 50 Gallon Water Heater
- A/C Condenser Complete

### SMART HOME AUTOMATION

- Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, 220 Volt Outlet in Garage, and MyQ Smart Garage Door Opener.

