

Provided as a courtesy of
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Office Listing #: No **List Price/SqFt:** 396.83 **Possession Date:**

Short Sale Status: No

Geo Lat: 37.073647 **Geo Lon:** -113.542546 **Cross Street:**

County: Washington **Subdivision:** STONE CLIFF **Tax ID:** SG-SCF-10-1060

Total Taxes: 9,365.94 **Tax Year:** 2020 **Elementary Schools:** Crimson View Elementary

Intermediate Schools: Washington Fields Intermediate **Jr. High Schools:** Crimson Cliffs Middle **Sr. High Schools:** Crimson Cliffs High

Listing Class: Single Family **Basement SqFt:** 0 **Main SqFt:** 3,780

Upstairs SqFt: 0 **Other SqFt:** 0 **Total SqFt:** 3,780

Master Bedroom Level: 1st Floor **Total Bedrooms:** 3 **Den/Office:** Yes

Total Bathrooms: 4.50 **Formal Dining Room:** No **Year Built:** 2018

Levels: 1 **Lot Dimensions:** **Lot Irregular:** No

Lot Acres: 0.55 **Garage Capacity:** 6 **Garage Type:** Attached

Garage Size SqFt: **Carport Capacity:** 0 **Carport Type:** None

Total Dues/Fees: 235 **Assoc Dues Period:** Monthly

Seller Concessions: **Sold Price/SqFt:**

Public Remarks: Beautiful custom home built by Circle A Construction located on a quiet culdesac in the premier Gated Community of Stone Cliff. Beautiful oversized great room area with views of the city of St George. Large Kitchen & Dining area, butler pntny and large walk in pantry. All offers are being accepted through Sunday, February 21, responding on Monday, February 22nd.

Directions:

Assoc Dues Include: Clubhouse; Gated; Pool; Private Road; Tennis Courts
Construction: Built & Standing
Foundation/Basement: None
Exterior: Rock; Stucco
Roof: Flat
Garage/Parking: Attached; Extra Depth; Extra Height; Extra Width; Garage Door Opener; RV Garage; RV Parking
Utilities: Culinary, City; Dixie Power; Electricity; Natural Gas

Land Description: City View; Cul-De-Sac; Curbs & Gutters; Paved Road; Sprinkler, Auto-Full; Terrain, Flat; View, Mountain
Water: Culinary
Pool: Association; Heated; In-Ground
Heating: Natural Gas
Air Conditioning: Central Air
Inclusions/Features: # Fireplace(s): 3; Bar, Dry; Bath, Sep Tub/Shwr; Ceiling Fan(s); Central Vacuum; Dishwasher; Disposal; Fireplace, Gas; Fireplace, Insert; Handicap Features; Landscaped, Full; Microwave; Outdoor Lighting; Oven/Range, Built-in; Patio, Covered; Patio, Uncovered; Refrigerator; Sprinkler, Auto; Sprinkler, Full; Walk-in Closet(s); Water Softner, Owned; Window Coverings

Showing Instructions: See Remarks
Zoning: Residential
Accessibility Features: Accessible Bedroom; Accessible Central Living Area; Accessible Full Bath; Accessible Kitchen; Accessible Washer/Dryer; Central Living Area; Common Area
Green Features: Zoned HVAC
Terms of Sale: 1031 Exchange; Cash; Conventional
Renting: Rentable, Restrictions May Apply

Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Master Bedroom	Main				Fireplace and Views	Dining Room	Main				
Bedroom 2	Main				Mini Kitchen, Patio Door	Full Bathroom	Main				
Bedroom 3	Main					Full Bathroom	Main				
Office	Main					Full Bathroom	Main				
Kitchen	Main				Butler Pantry & Large Walk In Pantry	Half Bathroom	Main				
Living Room	Main				Large with fireplace and views	Half Bathroom	Main				1/2 Bathroom in Garage

List Price: 1,500,000