

*Provided as a courtesy of*  
**CASSANDRA LEE**  
 RED ROCK REAL ESTATE  
 90 E 100 S  
 St George, UT 84770  
 Office - (435) 272-6097  
[cassandra@yourstgagent.com](mailto:cassandra@yourstgagent.com)  
<https://clee.remaxstgeorge.com/>  
 License #: 7866997 SA00



<b>Office Listing #:</b> 001WDH	<b>List Price/SqFt:</b> 337.60	<b>Possession Date:</b>
<b>Short Sale Status:</b> No		

<b>Geo Lat:</b> 37.149934	<b>Geo Lon:</b> -113.634118	<b>Cross Street:</b>
<b>County:</b> Washington	<b>Subdivision:</b> ANASAZI HILLS AT ENTRADA	<b>Tax ID:</b> SG-AZHE-1-33
<b>Total Taxes:</b> 5,804.31	<b>Tax Year:</b> 2019	<b>Elementary Schools:</b> .
<b>Intermediate Schools:</b> .	<b>Jr. High Schools:</b> Snow Canyon Middle	<b>Sr. High Schools:</b> Snow Canyon High

<b>Listing Class:</b> Single Family	<b>Basement SqFt:</b> 0	<b>Main SqFt:</b> 4,221
<b>Upstairs SqFt:</b> 0	<b>Other SqFt:</b> 0	<b>Total SqFt:</b> 4,221
<b>Master Bedroom Level:</b> 1st Floor	<b>Total Bedrooms:</b> 4	<b>Den/Office:</b>
<b>Total Bathrooms:</b> 3	<b>Formal Dining Room:</b> Yes	<b>Year Built:</b> 2006
<b># Levels:</b> 1	<b>Lot Dimensions:</b>	<b>Lot Irregular:</b> Yes
<b>Lot Acres:</b> 0.56	<b>Garage Capacity:</b> 3	<b>Garage Type:</b> Attached
<b>Garage Size SqFt:</b> 774	<b>Carport Capacity:</b> 0	<b>Carport Type:</b> None
<b>Total Dues/Fees:</b> 115.67	<b>Assoc Dues Period:</b> Monthly	

<b>Seller Concessions:</b>	<b>Sold Price/SqFt:</b>
----------------------------	-------------------------

**Public Remarks:** Stunning architect's own Entrada contemporary home w/ dramatic architectural elements found throughout. Impressive entry. Interior fire feature atrium, lovely pool & spa also w/fire feature, master suite includes new vanity & custom closet/wardrobe. New carpet paint upgraded electrical, plumbing, lighting in & out. Amazing red cliff Entrada views.  
**Directions:** Entrada main gate entry, past club house to Entrada trail 1/4 mile. Home is on the right.

**Assoc Dues Include:** Clubhouse; Gated; Pool; Private Road; Tennis Courts  
**Construction:** Built & Standing  
**Foundation/Basement:** Slab on Grade; None  
**Exterior:** Rock; Stucco  
**Roof:** Flat  
**Garage/Parking:** Attached; Extra Width; Garage Door Opener

**Utilities:** Culinary, City; Electricity; Natural Gas; Sewer  
**Land Description:** Curbs & Gutters; Paved Road; Terrain, Grad Slope; View, Mountain  
**Water:** Culinary  
**Pool:** Concrete/Gunite; Fenced; Heated; In-Ground; Private; With Spa  
**Heating:** Natural Gas  
**Air Conditioning:** Central Air

**Inclusions/Features:** # Fireplace(s): 3; Alarm/Security Sys; Atrium; Bath, Sep Tub/Shwr; Ceiling Fan(s); Central Vac Plumbed; Dishwasher; Disposal; Fireplace, Gas; Home Warranty; Hot Tub; Landscaped, Full; Outdoor Lighting; Oven/Range, Freestnd; Patio, Uncovered; Refrigerator; Smart Wiring; Sprinkler, Full; Walk-in Closet(s); Window, Double Pane; Wired for Cable  
**Showing Instructions:** Call Agent/Appt; Key Box; See Remarks  
**Zoning:** PUD; Residential  
**Terms of Sale:** Cash; Conventional; Submit Any Offer  
**Renting:** Rentable, Restrictions May Apply

**List Price:** 1,425,000